



South Downs National Park Authority
Authority Monitoring Report
01 April 2021 to 31 March 2022

December 2022

Executive Summary

This is the eighth Authority Monitoring Report (AMR) produced by the South Downs National Park Authority (SDNPA) and it is the third 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 2021-22, which is the eighth year of the 2014-2033 plan period for the SDLP. The COVID-19 pandemic continued to have a significant impact on development in the year and this is reflected in some of the reported figures.

The AMR reports progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme. One of the highlights of the monitoring year was that all the neighbourhood planning areas given a provision figure for housing in the Local Plan have now been made part of the development plan for the National Park. This was following the referendum for the Twyford Neighbourhood Development Plan (NDP) in January 2022. In summer 2022 we ran a successful consultation on the Area Action Plan for Shoreham Cement Works and we adopted our Design Guide SPD.

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 2021/22 AMR:

A Thriving, Living Landscape

- 36% average Biodiversity Net Gain on largest scale development sites
- All permissions in Flood Zone 2 & 3 were determined in accordance with the advice of the Environment Agency (EA)
- Design quality of new developments assessed for the first time. Post construction design review provided beneficial feedback which has been used in design training for officers across the Authority

People Connected with Places

- Completion of further 680m of non-motorised user footpath on the Egrets Way as phase 5 was finished
- A total of 99 units of visitor accommodation were permitted including 40 holiday lodges at Marwell Activity Centre

Towards a Sustainable Future

- A net total of 2008 dwellings benefit from planning permission but are unbuilt.
- Of these 507 are defined as affordable homes.
- 172 new homes were completed in the National Park,
- We have a 5.9 year supply of deliverable housing sites
- 10,507m² net total of completed employment floorspace
- Conversion and change of use of agricultural buildings repurposed to provide 5,470m² of new employment floorspace

Contents

Executive Summary	2
Introduction	6
2. Progress against the Local Development Scheme	8
3. Duty to Cooperate	13
4. Core Policies	18
5. A Thriving, Living Landscape	21
6. People Connected with Places	35
7. Towards a Sustainable Future	40
APPENDIX 1: INDICATORS IN THE 2021 AUTHORITY MONITORING REPORT	70
APPENDIX 2: LOCAL DEVELOPMENT SCHEME (LDS) FOR THE SOUTH DOWNS NATIONAL PARK AUTHORITY (DECEMBER 2022)	81
APPENDIX 3: SOUTH DOWNS HOUSING PROVISION TRAJECTORY FIGURES (2022)	82
APPENDIX 4: DELIVERABLE SITES FOR HOUSING	84
APPENDIX 5: DEVELOPABLE SITES AND BROAD LOCATIONS FOR HOUSING	87

List of Indicators

Indicator SDLP1: Added value	18
Indicator SDLP4: Number of major developments permitted	19
Indicator SDLP7: Number of Village Design Statements adopted	21
Indicator SDLP8: Quality of design on new developments	21
Indicator SDLP13: Developments granted planning permission within designated wildlife sites or ancient woodland	23
Indicator SDLP14: Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain	25
Indicator SDLP15: Schemes granted permission for biodiversity offsetting	28
Indicator SDLP16: Number of dwellings permitted and completed within zones of proximity to internationally designated wildlife sites that are identified in the Local Plan as requiring such monitoring	29
Indicator SDLP20: Planning applications granted for loss of Tree Preservation Order (TPO) trees without replacement	31
Indicator SDLP21: Percentage of Listed Buildings at risk	31
Indicator SDLP22: Conservation Area Appraisals and Management Plans written	32
Indicator SDLP24: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'	33
Indicator SDLP25: Developments granted planning permission contrary to the advice of the Environment Agency in Flood Risk Zones 2 and 3	33
Indicator SDLP27: Gross increase in non-motorised multi-user routes (km)	35
Indicator SDLP28: Developments granted planning permission for visitor accommodation facilities	36
Indicator SDLP29: Developments granted planning permission for community, culture, leisure and recreation facilities	37
Indicator SDLP30: Number of permitted outdoor events	39
Indicator SDLP32: Plan period and housing target for Local Plan	40
Indicator SDLP33: Number of dwellings completed (net)	40
Indicator SDLP34: Dwellings with extant planning permission (net)	43
Indicator SDLP35: Net additional dwellings expected to come forward within 5 years from the date of monitoring	43
Indicator SDLP36: Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring	46
Indicator SDLP37: Number of affordable dwellings completed (net), broken down by tenure	47
Indicator SDLP39: Number and percentage of housing completions on previously developed land (net)	48

Indicator SDLP40: Percentage of housing completions within and outside settlement boundaries	49
Indicator SDLP41: Number of people on the Self-Build register at 31 March	50
Indicator SDLP42: Number of CIL exemptions granted for Self-Build during the monitoring year	50
Indicator SDLP43: Number of permissions for Self-Build granted during the monitoring year	51
Indicator SDLP49: Permissions granted for loss of agricultural dwellings through removal of occupancy condition	51
Indicator SDLP50: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites	52
Indicator SDLP51: Total net and gross new employment floorspace completed	55
Indicator SDLP52: Total net and gross new employment floorspace extant permissions	56
Indicator SDLP53: Total net and gross new retail floorspace completed, by use class	58
Indicator SDLP54: Total net and gross new retail floorspace extant permissions, by use class	59
Indicator SDLP57: Developments granted planning permission for agricultural developments in the reporting year	60
Indicator SDLP58: Development granted permission for new and expanded facilities for viticulture and associated business	61
Indicator SDLP59: Employment and housing completions resulting from conversion of agricultural or forestry buildings	62
Indicator SDLP61: Developments granted planning permission within Local Green Space	63
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)	64
Indicator SDLP63: Permissions granted for Major development to BREEAM excellent standard	65
Indicator SDLP64: Number of full planning permissions for renewable energy development	66
Indicator SDLP65: Number and status of Air Quality Management Areas (AQMAs)	67
Indicator SDLP66 Progress of restoration of Shoreham Cement Works	68
Indicator SDLP67: Progress of redevelopment of North Street Quarter and adjacent Eastgate area	69

Introduction

- 1.1 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. It is also home to over 118,000 residents and features over 8000 small businesses. This AMR helps to monitor how effective the National Park Authority has been on delivering on its purposes and duty.
- 1.2 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.
- 1.3 This AMR reports on the monitoring year April 2021 to March 2022, but provides pragmatic updates where appropriate up to December 2022.
- 1.4 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.
- 1.5 The National Park Authority has a strong ReNature campaign. There is a target in the Corporate Plan to secure an additional 13,000ha, or 33% of land managed for nature by 2030 from a baseline of 25%. Towards the end of 2021 we launched a Call for Nature Sites. This was a pilot project seeking to identify potential land that could contribute to nature recovery across the South Downs National Park. The Call for Nature Sites successfully generated a lot of interest and 77 initiatives were put forward. These have been assessed and approximately half of the initiatives put forward have potential for progression relatively soon. Officers across the Authority are now having conversations with landowners and land managers about their initiatives and the advice and guidance which the National Park can provide.
- 1.6 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.
- 1.7 Most of the indicators come from Figure 10.2: Monitoring and Implementation Framework of the Local Plan. Further indicators have been added as appropriate.

- 1.8 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 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 2021 to March 2022, but also provides factual updates up to December 2022.
- 2.2 The previous LDS was approved by Planning Committee in October 2018. In May 2022, the Authority approved a new LDS, having reviewed the approved LDS dated October 2018. Taking into account the constantly changing national context for planning and the economy, the need for efficiency and current resourcing at the National Park Authority, a refreshed LDS was approved by the Authority in December 2022. Full details are set out below on how this relates to the Local Plan Review, the AAP and NDPs. The timelines for this document is set out in Appendix 2 of this document.

Local Plan Review

- 2.3 The South Downs Local Plan (SDLP) was adopted by the NPA on 02 July 2019. Some of the evidence base and engagement behind the successful adoption dates back to 2015 when we started to prepare the Plan. It is a legal requirement and stated in paragraph 33 of the NPPF that local plans should be reviewed and updated as necessary every five years.
- 2.4 The decision was made by the Authority to start work on the Local Plan Review in May 2022. Since then we have launched a Call for Sites, started work on the Land Availability Assessment and commissioned a Housing and Development Needs Assessment (HEDNA).
- 2.5 A further decision was made by the Authority in December to incorporate Shoreham Cement Works into the Local Plan Review. There will be a delay of around eighteen months to the preparation and adoption of the Local Plan Review including Shoreham Cement Works.

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 re-started on the AAP in April 2021 after the pandemic 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. A Member Task & Finish Group was set up to guide the preparation of the Plan. The Issues & Options version of the Plan was published for public consultation from 07 June to 02 August 2022. This was supported by drone footage and consultation videos of the site, which were both very well received. A total of 2,858 representations were received on the AAP from 226 organisations and individuals; these are currently being processed.

- 2.8 The decision was made by the Authority to incorporate Shoreham Cement Works into the Local Plan Review. This will mean that there will be an additional round of Regulation 18 consultation on the site as part of the Local Plan Review.

Neighbourhood Development Plans

- 2.9 As at 1 December 2022 there are 60 Neighbourhood Development Plans (NDP) in various stages of development across the National Park. A map showing the designated Neighbourhood Areas can be seen at figure 1. 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 and Neighbourhood Forums such as Coldean in Brighton & Hove.
- 2.10 Twyford NDP was adopted by the Authority in February 2022. It is the fortieth NDP to be adopted by the SDNPA. Twyford is the last settlement given a housing provision figure in the South Downs Local Plan to finish its NDP. All the settlements listed in policy SD26 of the South Downs Local Plan have housing allocations to meet that housing provision.
- 2.11 At the end of December 2022, 42 NDPs had been made by the SDNPA and are now part of the development plan for the National Park. The latest ones to be made are Twyford, Steyning and Lyminster & Crossbush. Two Neighbourhood Areas were designated in the monitoring period namely Coldean and Alfriston, while West Saltdean was designated in August 2022. Coldean and West Saltdean are our first neighbourhood forums to be designated for neighbourhood planning rather than town or parish councils.
- 2.12 Starting work on the Local Plan Review may trigger some Qualifying Bodies to consider reviewing their own NDP. We wrote to all the town and parish councils in June to encourage them to work collaboratively with the National Park Authority, through the Local Plan Review, to plan for their communities. This will give communities the chance to influence development in their area without the significant resource commitment required for an NDP. For parishes that are wholly in the National Park or whose main settlement is in the National Park, we are introducing Parish Priority Statements. These are an opportunity for town and parish councils to set out the principal needs and prevailing views of their local community. We will provide a standard template for these documents.

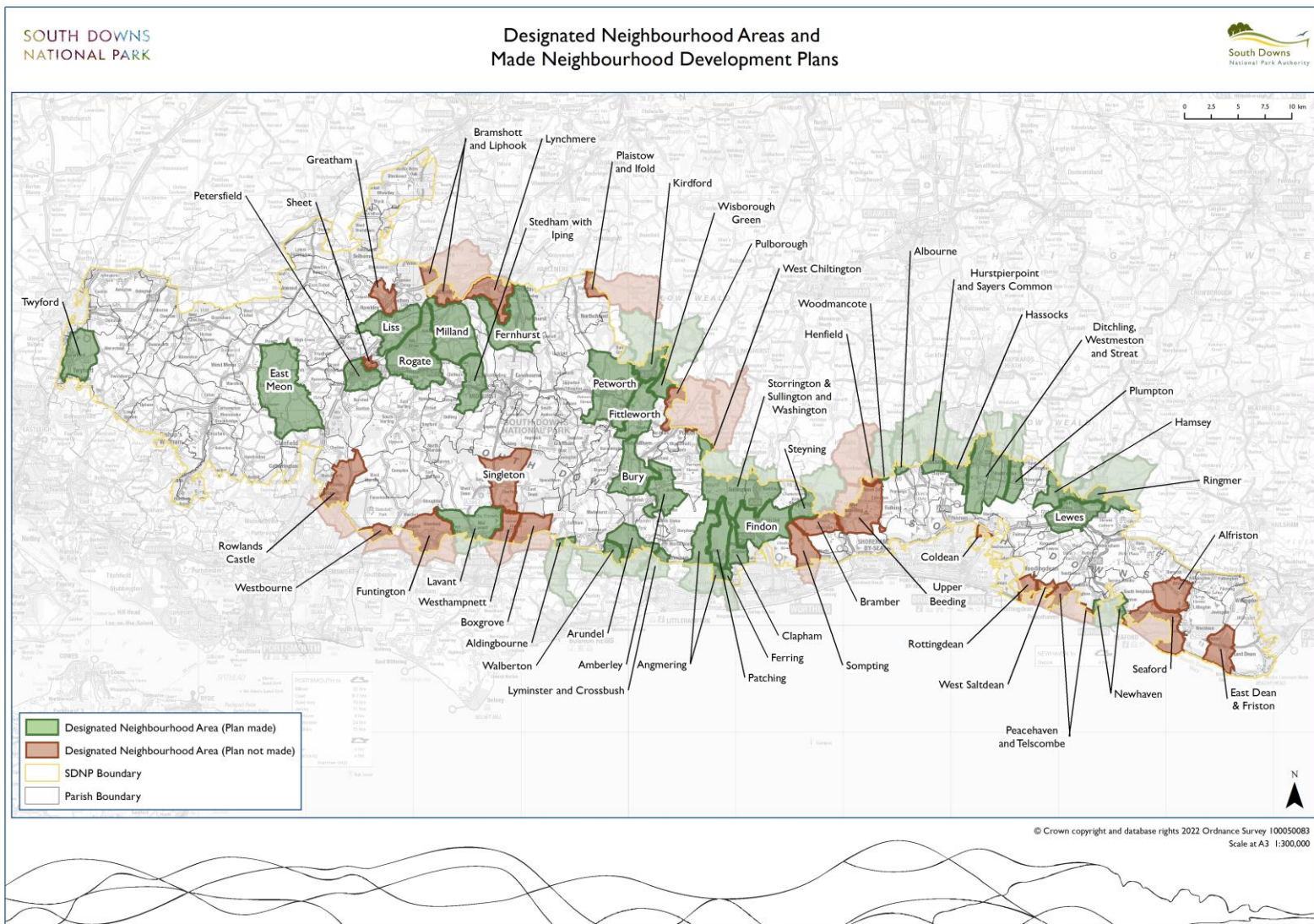


Figure 1: Designated Neighbourhood Areas and Made Neighbourhood Development Plans in the National Park, December 2022

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 SPD: adopted September 2021
 - e) Clapham Parish Design Statement SPD: adopted November 2022
 - f) Design Guide SPD: adopted July 2022
 - g) 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: published for consultation September to November 2022. It is anticipated a final draft, taking into account the response from the consultation, will be presented to Planning Committee in early 2023.

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 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. The Regulation 19 Pre-Submission consultation ran from October 2021 to January 2022. The Plan was submitted for examination on 13 May 2022 and the hearings took place in November 2022. We attended, gave evidence and led on some issues.
- 2.17 The SDNPA is also working in partnership with Hampshire County Council, Portsmouth City Council, Southampton City Council and the New Forest NPA on a Partial Review of the Hampshire Minerals and Waste Plan. The Regulation 18 consultation starts on 8 November 2022 and runs to 31 January 2023

- 2.18 The SDNPA continue to work closely with West Sussex County Council on Minerals and Waste matters. There is currently no plan making activity in West Sussex as the adopted Minerals and Waste Plans are up to date and remain relevant and effective. The Joint Minerals Plan and Soft Sand Review were adopted in 2018 and 2021 respectively. A 5-year assessment on the relevance and effectiveness of the Joint Minerals Plan will be undertaken in early 2023, as required by national policy. If it is determined that a formal review of the Plan is required, a timetable will be set out in an updated LDS. The West Sussex Waste Plan was adopted in 2014 and subject to a 5-year review in 2019, as required by national policy that concluded it remains relevant and effective.
- 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 is a fundamental part of cross-boundary planning, and the local planning authority's monitoring report gives details of what action they have taken during the period covered by the AMR.
- 3.2 With the start of the Local Plan Review, the Authority considered it appropriate and timely to update its strategic cross-boundary themes. We wanted to ensure that they aligned with our corporate priorities relating to ReNature, Climate Action, and a National Park for All. There were also some practical updates in terms of terminology. The updated priorities were discussed and endorsed by Members in a Local Plan Review workshop in November 2022 and are as follows:
- Conserving and enhancing the **natural beauty** of the National Park and its setting
 - **Nature recovery** and making nature bigger, better and more joined up
 - Mitigation of and adaptation to **climate change**
 - New **homes** including accommodation for Travellers focusing on affordable homes for local communities
 - The **local economy** and jobs particularly in land management and the visitor economy
 - **Sustainable travel** into and across the National Park
 - **Green and grey infrastructure** serving communities in and around the National Park
- 3.3 These key issues will be shared with representatives of local authorities, county councils, statutory agencies and local groups within and adjoining the National Park. They will be 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. Five authorities are known as host authorities. These five authorities are Winchester City Council, East Hampshire District Council, Chichester District Council, Horsham District Council and Lewes District Council. These 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 on a number of subject areas annually by the SDNPA for both officers and members at the host authorities.

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 this issue. A study and strategy was commissioned by Crawley, Horsham and Chichester councils to support their plan making. SDNPA has worked closely with the commissioning authorities on this. The strategy, also known as the Part C report, has identified an approach for Local Plans to be water neutral. The strategy has been published and can be viewed on the [Crawley District Council website](#). Going forward, the authorities will now be working together to develop the offsetting scheme.

Nutrient Neutrality

- 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 advise 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*'.
- 3.9 Earlier this year Natural England revised its guidance on Nutrient Neutrality. This identified more areas across the county that NE advice should be nutrient neutral, and a revised methodology and new calculator were issued. In the Solent area, the River Itchen catchment was also scoped in for phosphates in addition to nitrates.
- 3.10 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 Manager supported by two officers coordinate the progression of a strategic approach to the nutrient neutrality issue affecting the Solent and Itchen catchments. 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

- 3.11 The SDNPA has continued to work with the other affected authorities on the strategic cross boundary issue of air quality impacts on the Ashdown Forest Special Area of Conservation (SAC) arising from traffic associated with new development. The SDNPA set up and are an active member of the Ashdown Forest Working Group (AFWG)). The purposes of the group are to work collaboratively on Ashdown Forest and share information arising from our HRA work.
- 3.12 The AFWG agreed at its meeting in February 2022 to commission joint air quality monitoring for Ashdown Forest from AECOM. This work is now underway. The group agreed at its meeting in October 2022 to commission a bespoke traffic model from Jacobs. The model will cover all of the authorities rather than just East Sussex. Once the model has been commissioned work will start on an updated Statement of Common Ground.

Cross-boundary organisations

- 3.13 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.
- 3.14 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.
- 3.15 There has also been regular attendance at officer liaison meetings as follows:
- Hampshire & Isle of Wight Planning Officers Group (HIPOG)
 - Development Plans Group (DPG) (sub group of HIPOG)
 - Planning Research Liaison Group (PRLG) – (sub group of HIPOG)
 - Hampshire Alliance for Rural Affordable Housing (HARAH)
 - Solent Recreation Mitigation Partnership (SRMP).
 - Partnership for South Hampshire (PfSH) Water Quality Working Group (WQWG)
 - Sussex North Water Resource (Supply) Zone officer groups (Water Neutrality Executive Board, Water Neutrality Lead Officer Group, Policy Working Group, Development Management Working Group, and Offsetting Working Group).

- West Sussex Chief Planning Officers Group (CPOG)
- West Sussex Planning Policy Officers Group (PPOG)
- East Sussex Local Plan Managers Group

Key actions

3.16 Responses to the following neighbouring authority planning consultations:

- East Hampshire Draft SPD Housing Outside Settlement Boundaries (September 2022)
- Worthing Local Plan 2020-2036 Main Modifications consultation (May 2022)
- Brighton and Hove City Plan Part 2 Main Modifications consultation (May 2022)
- Eastbourne Land Availability Assessment - Call for Sites and Methodology Consultation (March 2022)
- EHDC Consultation on Draft Climate Change and Sustainable Construction SPD (February 2022)
- EHDC Revised Statement of Community Involvement (February 2022)
- Mid Sussex Site Allocations DPD: Main Modifications Consultation (January 2022)
- Mid Sussex Local Plan SEA Scoping (December 2021)
- Waverley Borough Local Plan Part II Regulations 19 (November 2021)
- Chichester District Council SEA Scoping (July 2021)
- Eastleigh Main Modifications Consultations (July 2021)

Further joint working

3.17 Joint working with Natural England and East Hampshire District Council in the Wealden Heaths Phase II SPA continues to be 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. It should be noted the limit in the 400m buffer zone for additional new dwellings has been reached. Further details are provided in the output section for indicator SDLPI6.

Minerals and Waste

3.18 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.

3.19 As part of the Authorities work relating to the preparation of the East Sussex, South Downs and Brighton & Hove Minerals and Waste Plan Partial Review the Authority has signed a number of Statements of Common Ground (SoCG). These SoCG relate to the cross boundary supply of aggregates (excluding soft sand), the provision of soft sand, the provision of aggregates and safeguarding of minerals infrastructure, Shoreham Harbour, importation of marine borne aggregate and a SoCG on a range of matters with Natural England. The soft sand SoCG is perhaps most relevant to the SDNPA given the existence of the soft sand resource in the National Park. The Soft Sand SoCG sets out the Authorities' understanding

of the need for soft sand across the wider area and how each Minerals Planning Authority will work to address adequate provision through their Mineral Plans.

- 3.20 The Authority will work closely with the Hampshire Authorities (Hampshire County Council, New Forest National Park Authority, Portsmouth City Council and Southampton City Council) in the preparation of SoCG, which are considered necessary as part of the partial review of the Hampshire Minerals and Waste Plan. These SoCGs will be reported in the AMR for 2023.
- 3.21 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). The Authority will continue to exercise its Duty to Co-operate function to ensure a steady and adequate supply of minerals recognising the purposes and duty of the National Park.
- 3.22 The SDNPA comments on other SoCG 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 work streams 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.

Output:

- 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. Patchy data was available for over seven years but more accurate data is available from summer 2020 when case officers started consistently recording on the planning database the types of value added during the process of determining an application. The 2020/21 AMR provided some data for the first time. In this AMR, 12 months of data provides a fuller overall picture of the value added by planning. Officers are able to record the category or categories of added value through their work on each application.
- 4.3 For the purposes of assessing added value for this indicator only certain types of application were considered. The assessment focused on types such as full applications where there was consistently more scope for officers to add value. The applications included full, householder, removal or variation of condition and certain types relating to prior approval for example agricultural buildings. Some development types were excluded in the assessment of added value, for example tree preservation order permissions or tree(s) in a conservation area. Development types were excluded on the basis there was less obvious albeit some opportunity to add value in many of these cases.

Commentary:

- 4.4 As outlined above, for those development types included in the assessment there were 955 applications where added value was filled in by the case officer. This is 44% of all the applications for development types included in the assessment. These 955 applications resulted in 1,180 records for added value given that some of the applications have more than one added value record.
- 4.5 The 1,180 records were assessed by the type of added value. The most frequently recorded types of added value are shown in the table below.

Type of Added Value	Number of times officers added value for that Type
PRO – Proactive Working	338
ECOSI – Ecosystem Services Improved	249
ECO – Biodiversity value enhanced	146
IMPRV – Improved design	112
MISC – Other added value	75

Table 1: Added value records – most commonly recorded types of added value

- 4.6 The five most common types of added value recorded in 2021/22 are the same as the previous year. Proactive working (PRO) remains the most commonly recorded type of added value. MISC – Other added value has been recorded less frequently, being the second most common in the previous year. The other three types in the table remain in the same order. It is interesting and perhaps unsurprising that the five most common types of added value remained the same when looking at a full year's data and focusing on particular categories of planning application. The South Downs Local Plan's landscape led approach, including the particular emphasis on design and the ecosystems services requirements are reflected in the common types of added value.
- 4.7 The types of added value shown in the table are briefly explained below. 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 ensuring a bat box be added to an extension for a householder application, to improving and making more locally specific 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.

Indicator SDLP4: Number of major developments permitted

Policy monitored: Core Policy SD3: Major Development

Target:

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

Output:

- 4.9 Paragraph 177 of the NPPF states that planning permission should be refused for major development in National Parks 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.
- 4.10 Policy SD3 of the South Downs Local Plan (SDLP) sets out how the Authority will determine what constitutes major development and, if a proposal is deemed to be major development, how that application will be considered. The policy clarifies that it applies to all development proposals that require planning permission including temporary events.
- 4.11 One application constituting major development was determined in the monitoring year 2021/22. This was SDNP/18/06103/OUT, for the erection of up to 226 dwellings with public open space at Old Malling Farm, Old Malling Way, Lewes which was approved on 11 March 2022. This was an allocated site

Commentary:

- 4.12 No applications were refused for major development during the monitoring year.
- 4.13 SDNP/18/06103/OUT at Old Mallig Farm, Old Mallig Way, Lewes, determined as a major development was approved in 2021/22.
- 4.14 The permission at Old Mallig Farm is an outline approval for a maximum of 226 dwellings, consisting of 75 affordable rented dwellings, 28 shared ownership affordable dwellings and 10 Lewes Low Cost Housing Dwellings (therefore including 113 market dwellings). The site was originally located in the Lewes Joint Core Strategy and then the South Downs Local Plan. The proposed development complies with the sustainability requirements of policy SD3 criterion 3 through setting out strategies in the approved Design Brief for Green Infrastructure (GI) to provide more, better and joined up habitat and sustainable drainage as part of improved land management on the site. Some of the matters covered by SD3 criterion 3 will be covered in detail in the reserved matters application for example relating to health and wellbeing although the GI strategy provides for walking and cycling routes across the site. The provision of 50% affordable housing on site is fully in accord with the aspirations of the South Downs Local Plan. The provision of 113 affordable dwellings is of significant benefit to the town of Lewes as well as the wider South Downs National Park.

5. A Thriving, Living Landscape

Indicator SDLP7: Number of Village Design Statements adopted

Policy monitored: Strategic Policy SD5: Design

Target:

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

Output & Commentary:

- 5.2 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 a Supplementary Planning Document (SPD). Due to the ongoing impact of the Pandemic, the progression of Community led Plans has been limited as communities have been restricted in their ability to hold public meetings and progress the development of their plans. However, Hambledon VDS was adopted at Planning Committee in September 2021 and Clapham VDS was adopted in November 2022. There is ongoing work on the following:
- Easebourne Parish Design Statement
 - Selborne VDS
 - West Meon VDS

Indicator SDLP8: Quality of design on new developments

Policy monitored: Strategic Policy SD5: Design

Target:

5.3 There is no specific target for this indicator.

Output:

- 5.4 A post construction design review was carried out and the results are summarised for this indicator. Nine sites that have been built out were reviewed on the quality of the completed dwellings. The sites selected were permitted and completed as recently as possible. Ideally they would be sites permitted against the policies of the South Downs Local Plan (SDLP). However the SDLP was adopted in July 2019. Therefore it was difficult to find sites permitted after July 2019 that had been completed by the time of the site visits in May 2022. The selected sites do cover a range of scales of development from four or five dwellings to much larger schemes involving significant numbers of homes. All of the sites are residential developments.
- 5.5 The post construction design review assessed each site against a range of design principles which are layout, heritage (conservation areas if applicable), scale, public realm, parking and services, green and blue infrastructure, residential amenity, boundaries, materials, architectural detail, energy and sustainable construction, and accessibility. The criteria for each of these principles was taken from the National Design Guide (2019) with some adaptation to local circumstances. In addition locally specific principles from the South Downs Local Plan were also reviewed and these were dark night skies, National Park purposes and duty and ecosystem services.

- 5.6 Each design principle was covered by detailed criteria with a maximum score available for each one. The detailed criteria and scoring system enabled an objective and consistent approach to the assessment of each site. Scores for the detailed criteria were added to provide an overall total for each site. The assessment placed the sites in a category of Mediocre, Fair, Good, and Excellent depending on the final score.

Commentary:

- 5.7 The review found that of the nine sites, two were assessed as Mediocre, five as Fair and two as Good. The key outcome is to use the findings of the review to inform future planning decision making. The following summarises the lessons learned to be taken forward:
- Ecosystem services should be an integral part of the design process at an early stage.
 - Efficient layouts should be a priority, to deliver a landscape strategy, maximise development areas where possible and avoid spaces left over after planning (SLOAPs).
 - Services, storage and parking are not given sufficient attention and they dominate public realm and are solved with post-design/construction solutions.
 - Attention should be put to ownership, maintenance and management of land once the development is completed.
 - Some developments are of poor/mediocre design quality however their scoring is raised thanks to social and economic benefits through new Public Rights of Way (PROW), affordable housing, community facilities and other benefits
 - Renewable energy and low carbon technologies should be part of any proposal and be integrated in the development.
 - Contemporary architecture has demonstrated that it could result in a development that is well integrated in the surroundings, some times in a better way than traditional-inspired architecture.
 - Sustainable Drainage Systems (SuDS) should be designed at early stages, including catchment areas. These should ensure that all four aspects of SuDS are maximised: water quality, water quantity, biodiversity and amenity.
 - Green Infrastructure should be joined up and not be left to edges of sites only.
 - Planting should contribute to microclimate regulation too, not just to soften spaces.
 - Materials should be of good quality and not tokens, but characteristic.
- 5.8 In summary the carrying out of the post construction design review exercise was beneficial in understanding the quality of completed housing schemes of different scales compared with the expected proposal at the time of permission. The lessons learned provided a valuable insight for areas that can, and hopefully will be, improved in future decision making when using policy SD5 Design. The results and the lessons learned have already been shared at recent design training events for all planning officers in the National Park. A repeat of the exercise in future years should allow for schemes permitted post the adoption of the SDLP in July 2019 to be considered. These later schemes would provide an assessment of the effectiveness of decision making in relation to SD5 Design.

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:

- 5.9 All developments within designated wildlife sites, to conform to 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))	21
Local Sites (Local Wildlife Site (LWS, SINC, SNCI) and Local Nature Reserve (LNR))	95
Ancient Woodland	26 (plus a further 25 which have other nature conservation designations and are included above)

Table 2: Planning permissions granted in designated wildlife sites or ancient woodland, 2021/22

*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.

- 5.10 A total of 193 applications were granted permission within, adjacent or intersecting the nature conservation designations. Of these, 39 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:

- 5.11 Of the 154 applications recorded in table 2, 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.
- 5.12 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 three borehole headworks kiosks and three motor control centre (MCC) kiosks at the Otterbourne Boreholes at Twyford Moors Water Supply Works, within the River Itchen SAC. A Habitat Regulations Assessment Screening was prepared by Southern Water and provided. This concludes no likely significant effects. A Construction Environmental Management Plan is provided and conditioned. The other 11 applications have red line boundaries of the plots adjacent to the international designations and the majority of these are householder applications.
- 5.13 There were 21 applications overlapping with Sites of Special Scientific Interest (SSSI), which is a national nature conservation designation. The majority of these applications were for proposals adjacent to the SSSI and were mostly householder scale development. Two applications were within SSSI designations:

- Felling of two Tree Preservation Order trees at Itchen Abbas within the boundary of the River Itchen SSSI. The approval was in conformity with policy. There was no adverse impact on, or conflict with the reason for designation of, the River Itchen SSSI.
- Creation of 6.8 hectares of wetland habitat within the Lewes Brooks SSSI. An application by the Ouse and Adur Rivers Trust to carry out works to existing habitat within the area of the SSSI. The proposals will bring enhancements to the protected habitat in conformity with the reasons for designating the SSSI.

- 5.14 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.
- 5.15 There were nine permissions wholly within a Local Wildlife Site, of which three were also inside an Ancient Woodland. Three of the permissions, including two inside areas of Ancient Woodland, were for the removal or dead or dangerous trees or the removal of broken branches for trees covered by Tree Preservation Orders. There were two permissions relating to existing telecommunications masts, one for a replacement mast at Mill Road, Brighton, and one for additional antennas at Trundle Hill, Singleton. One permission was signage and improvements to an existing footpath at St Catherine's Hill Nature Reserve. There was a permission for repairs to a fire damaged listed thatched cottage at Langrish near Petersfield. Similarly a single storey side extension was permitted at Park Lodge within the Ovington Park Wood Local Wildlife Site. The area of the extension was formalised garden rather than the surrounding woodland. These proposals were of a scale and nature that there would be no loss of meaningful Local Wildlife Site habitat. Finally there was a permission for change of use from forestry to multiple forestry related uses including education and training related to the woodland. The proposal at Smugglers Wood near Milland covers an existing area of Ancient Woodland. Extensive work with the applicant produced a scheme bringing a series of natural environment enhancements and a woodland management plan all secured by legal agreement.
- 5.16 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:

- 5.17 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) are set out in the Environment Act 2021. This will make a minimum of 10% BNG, demonstrated by the Natural England Metrics, mandatory on most development sites. These requirements are expected to commence in November 2023 and will be supported by regulations which have yet to be made. In this interim period, SDNPA has guidance on implementing BNG to meet the requirements in SD9(1)(b).
- 5.18 Ahead of the requirements of the Environment Act commencing via the supporting regulations planning applications are taking different approaches in addressing and presenting information on BNG.
- 5.19 Applications generally considered to be likely within scope for the future BNG mandatory requirements were reviewed. This excluded applications which were, for example, householder scale applications, works to existing structures, change of use applications, temporary uses, and TPOs.
- 5.20 Of these, over 66% of planning applications included biodiversity measures either directly linked to achieving biodiversity net gain or as general biodiversity enhancements, but were not measured using the BNG Metric. 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, as explained in the BNG TAN.
- 5.21 Six planning applications included measurements of BNG using the Metric. See table 3a below. The average BNG for area habitats achieved is 35%. This is comparable with the 36% recorded in last years' AMR. There was also hedgerow habitat creation and enhancements recorded. Three applications averaged 697%. Three others also involved hedgerow creation and enhancement however these were not possible to report within the average percentage figure.
- 5.22 The types of applications using the Metric are generally larger sites with ecologists already involved in the project. As reflected through this AMR, most applications tend to be smaller scale within the National Park. A beta test version of the Small Sites Metric was released in July 2021, towards the start of the AMR year, however it does not appear there has been uptake in using this metric tool. It may take some time for this new tool to become more readily in use and we may see more of applications using the tool next year.
- 5.23 In addition, there were six applications specifically for the creation of new habitat. Five of the applications were for six new ponds and one application was for the creation of 6.8ha of wetland habitat at Lewes Brooks. These applications did not use the metric, but clearly they make an important contribution to habitat creation and nature recovery that is not captured in the BNG percentages. More information about these applications is set out in Table 3b.

Planning Application	BNG Habitat % change	Net BNG Habitat Units	BNG Hedgerow %	Net BNG Hedgerow Units	Main habitat gain/enhancements
SDNP/20/01855/FUL 17 new homes, Heather Close, West Ashling, West Sussex	-51.56%	-2.53	1869.51%	11.22 units	Replacement of non-native ornamental hedge with native hedgerow, neutral grassland enhanced, creation of shrub, SuDs and green roof features. Loss of some mixed scrub, tall herb community's grassland and some neutral grassland.
SDNP/20/03676/FUL 14 new homes, Limbourne Lane, Fittleworth, West Sussex	41.92%	1.93	92.75%	1.40 units	Enhanced pond and grassland. New hedgerow and enhancement of existing hedgerow.
SDNP/20/05058/FUL - Paris House, Petersfield - Class E retail unit with access, car parking and associated works	11.07%	0.25 units	n/a	1.01 units	Extensive green roof, rain garden, scrub and tree planting. New native hedgerow created on site – no baseline hedgerow so not possible to calculate a percentage.
SDNP/20/05236/FUL - Highways works at The Northern Boundary of The A27 Coombes Road Lancing	94.27%	50.35 units	n/a	2.83 units	Creation of neutral grassland (a mix of meadow and wetland planting), mixed scrub, lowland mixed deciduous woodland. Creation of new mixed native hedgerow on the site - no baseline hedgerow so not possible to calculate a percentage.
SDNP/20/05618/FUL - Works and equipment associated with proposed telecommunication mast at New Barn Lane, Buriton	100%	0.07 units	?	?	New seeding/turfing, native shrub planting and new tree planting. 10 linear metres of mixed native hedgerow but this is not quantified via a Metric calculation.
SDNP/18/06103/OUT - Old Mallang Farm, Lewes - erection of up to 226 dwellings and Public Open Space with associated infrastructure	11.49%	2.26 units	128.83%	1.48 units	Neutral grassland, mixed scrub and urban woodland, SuDs, trees and shrub, native species rich hedgerow with trees.
Average %	35%		697%		

Planning Application	BNG Habitat % change	Net BNG Habitat Units	BNG Hedgerow %	Net BNG Hedgerow Units	Main habitat gain/enhancements
Total gain in biodiversity units		52.33		17.94	

Table 3a: Applications that used the relevant DEFRA Metric to calculate BNG 2021/22

Planning Application	Summary of habitat creation
SDNP/21/04893/FUL – Cheriton, Hampshire	Installation of a "dew style" pond at Gander Down 9m by 10m and 1.5m deep.
SDNP/21/05885/FUL – Upham, Hampshire	The construction of two small wildlife ponds to provide wetland habitat and an essential water source for farmland birds and other wildlife on Stephen's Castle Down. Pond No. 1 is to be approximately 3m x 3m in size and located on the edge of a dell at the southern end of the site. Pond No. 2 is to be approximately 5m x 8m in size and located on the edge of arable land close to the chalk downland to the north of the site.
SDNP/21/06027/FUL – Lewes Brooks, East Sussex	Creation of 6.8ha of wetland habitat on land at the north of Lewes Brooks, including the realignment of the existing Cockshut channel with the current route being infilled with spoil, a new channel created and ground works creating a series of pools and raised areas.
SDNP/20/05513/FUL – Iping, West Sussex	Creation of a pond to deliver biodiversity enhancements. Retrospective application.
SDNP/21/03625/FUL – Elsted, West Sussex	Construction of a conservation pond in the paddock.
SDNP/21/01867/FUL – Binderton, West Dean, West Sussex	Addition of wildlife pond (20 metres x 9 metres at longest/widest) into paddock of 3 acres.

Table 3b: Applications for habitat creation 2021/22

- 5.24 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 SDLPI5: Schemes granted permission for biodiversity offsetting

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity

Target:

5.25 There is no specific target for this indicator.

Output & Commentary:

- 5.26 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.
- 5.27 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.
- 5.28 Natural England updated their advice and guidance for calculating and therefore addressing nutrient neutrality in March 2022. It constitutes the most up-to-date scientific information regarding water quality and so must be taken into account in preparing Habitats Regulations Assessments on planning applications. The new advice involve the publication of a new calculator and revised methodology for the Solent, plus the specific identification of a River Itchen SAC catchment which brings phosphates in addition to nitrates, into scope for offsetting requirements. In summary, 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.
- 5.29 Several sites have been secured for nutrients offsetting in the National Park. These sites are:
- Whitewool Farm, East Meon – Wetland
 - Gawthorpe Estate, Warnford – Woodland planting
 - Chilgrove, Chichester – Woodland planting
 - Droke Forest, Chichester – Woodland planting
 - Pillars, West Marden – Woodland planting
 - West Stoke (South Park (Pitlands)) – Woodland planting
- 5.30 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 via a 'credit' system by the housing development industry. 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.

- 5.31 For the other sites listed above, 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:

- 5.32 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 4 below.
- 5.33 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 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 4: Buffer zones around international sites and their treatment in the South Downs Local Plan

Output:

- 5.34 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 were granted during the monitoring year.
- 5.35 A permission for two mobile homes and a caravan was approved during this monitoring period in the East Hampshire part of the 400m zone for Wealden Heaths Phase II SPA outside the National Park. This permission was deemed equivalent to one dwelling and took up the remaining housing unit allowable within the 400m zone for the Wealden Heath Phase II SPA.

Commentary:

- 5.36 One permission equivalent to a net gain of one dwelling was issued during this monitoring period within the 400m zone for the Wealden Heaths Phase II SPA.
- 5.37 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, the 43 dwelling limit has now been reached.
- 5.38 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.

- 5.39 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 2022-23 AMR.

Indicator SDLP20: Planning applications granted for loss of Tree Preservation Order (TPO) trees without replacement

Policy monitored: Development Management Policy SDI1: Trees, Woodland and Hedgerows

Output:

Criteria	Applications	Trees
Loss of TPO trees	43*	158
Proposed replacement of all or some of the lost TPO trees	27 (62%) (All – 23 (85%)) (Some – 4 (15%))	95 (60%)
Where replacement trees are proposed, how many are subject to a condition?	27 (100%)	87 (100%)
Replacement trees with condition but not proposed in application, tree report or officer report	3	8

Table 5: Loss and replacement of trees with a TPO in the South Downs National Park 2021-22

* Two applications were excluded, one for the proposed loss of 21 trees subject to a Felling License application. This proposal included further felling to be undertaken at a later date, has a condition for replanting but does not specify number. The other proposal excluded is for the removal of a 5m length of trees for the maintenance of a drainage ditch, there is no reference to the number of trees to be removed or any replacement.

Commentary:

- 5.40 There were 45 applications for the loss of a total of 158 TPO trees. Of these, 27 applications involved replacement of some or all of the TPO trees. A total of 95 replacement trees were proposed; approximately 60% of the number of TPO trees lost, which is a percentage increase from 50% last year. Lack of space for viable replacements on site will account for some of the applications that did not include replacement of all TPO trees. All applications for proposed replacement trees included a condition to this effect in the approval.

Indicator SDLP21: Percentage of Listed Buildings at risk

Policy monitored: Development Management Policy SDI3: Listed Buildings

Target:

- 5.41 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	31.03. 22	% of the National Park's listed buildings at risk, 31.03.2022
87	84	81	78	74	70	69	69	68	1.16%

Table 6: Number of listed buildings at risk, by year

Commentary:

- 5.42 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. In some cases, a List Entry can cover more than one building or structure. Of those in the BaR survey, 68 or 1.16% of all buildings, are now recorded as being at risk. The Cart Shed at Upper Cranmore, The Street, Heyshott was removed from the at risk register during the monitoring year.
- 5.43 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, such as tombstones. Imaginative solutions may be required for these structures and some may require recourse to statutory notices. Due to staff sickness the letters to the owners of Buildings at Risk, which were planned to be sent in early 2022, were postponed. At a future date the National Park Authority will offer to explore ways of resolving any issues around reuse and understanding the nature of the risk.

Indicator SDLP22: Conservation Area Appraisals and Management Plans written

Policy monitored: Development Management Policy SD15: Conservation Areas

Target:

- 5.44 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:

- 5.45 In the 2021/22 monitoring year, the Poynings and Kingston CAAMPs were formally adopted at Planning Committee in October 2021. The designation of a new conservation area at Nepcote is being progressed in 2022/23.

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

Policy monitored: Development Management Policy SD18: The Open Coast

Target:

5.46 Character of the undeveloped coast protected.

Output:

5.47 A total of eight 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/or extensions. Each of these developments were considered acceptable in this very sensitive park of the National Park.

Commentary:

5.48 There was one permission for the erection of two dwellings on land in East Dean. This application follows a previous approval, where the principle of development had already been established in 2018. The proposed development was seen to be sympathetic to the character of the area, therefore conserving and enhancing the character of the Heritage Coast in accordance with Policy SD18.

5.49 Applications also included the erection of a front extension and external alterations to the chaplaincy building at Beachy Head. This modest extension (to provide garaging for a vehicle and other chattels) was considered to be proportionate and unlikely to harm the landscape character of the area.

5.50 There were two applications for the display of advertisements. One for the installation of a suite of branded arrival signage at Seven Sisters Country Park and another for the continuation of sponsorship signage on the Ovingdean A259 roundabout.

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:

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

Output:

5.52 There were 54 permissions wholly within Flood Zone 2 and 3. No permissions were determined contrary to the advice of the Environment Agency (EA).

Commentary:

5.53 There were no objections by the EA to any of the applications wholly within Flood Zones 2 and 3. The permissions were for a range of modest and minor developments including single storey extensions and change of use involving a lower flood risk rather than residential. There was also a permission for the installation of river level monitoring equipment on the River Rother near The Wharf, Midhurst to provide a flood warning service to the local community.

There were 22 permissions covering tree applications, variation/discharge of conditions, non-material amendments and advertisements.

- 5.54 There was one permission for sites with part of their area in Flood Zone 2 or 3 where the EA objected. The outline approval for up to 226 dwellings at Old Malling Farm, Lewes, has 0.85ha of the 10 ha site area within Flood Zone 2/3. The EA initially objected as the Flood Risk Assessment (FRA) was missing the latest Climate Change data for predicting future flooding events. The objection was removed when the updated FRA included the missing data and subject to conditions being attached to the approval. The conditions included all residential development to be within Flood Zone 1 and above the existing 6.5m land contour on the site.

6. People Connected with Places

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

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

Target:

- 6.1 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:

- 6.2 During the reporting period construction began on Phase 5 of the Egrets Way Non-Motorised User (NMU) path. Works had been previously delayed due to the Covid 19 pandemic. A total of 680m of Egrets Way was completed. Phase 5 works are expected to complete during the next reporting period. Phase 6 of the Egrets Way is also scheduled to start on site in 2022/23.
- 6.3 During the same reporting period resurfacing works took place on the 2.5km Falmer-Woodingdean path. The new smoother and broader surface means the path is accessible for a wider range of users.
- 6.4 Feasibility work to support the development of other NMU routes including the proposed Midhurst Greenway was also undertaken in the period.
- 6.5 Thinking about the related target to increase the proportion of journeys made by non-motorised means, it is usual to reference data from people counters installed on walking and cycling infrastructure and also the findings of the most recent National Park visitor survey which captures visitors' main mode of travel from a survey of individual visitors.
- 6.6 In summer 2021 more than 2200 visitors took part in the South Downs National Park visitor survey. Interviews were conducted at 23 locations across the National Park. When asked about travel 81% of visitors had travelled by private vehicle, an increase of 4% from 2018.
- 6.7 Where new walking and cycling infrastructure has been installed survey evidence continues to show a resulting increase in usage.

Commentary

- 6.8 The slight rise in the use of private vehicles by visitors reflects national travel trends indicating a general reluctance to return to public transport during the Covid 19 pandemic. UK Government statistics show Public Transport passenger journeys were down 68% in the year ending 2021. Further details are available at [Transport Statistics, Great Britain 2021](#).
- 6.9 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.

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. We published a Technical Advice Note on Camping and Glamping in July 2021 to help landowners and agents when applying for planning permission for camping and glamping tourism accommodation.

Output:

Type of Accommodation	Planning permissions granted	Number of rentable units permitted (gross)	Number of rentable units permitted (loss)	Number of rentable units permitted (net)
Campsite/caravan site (pitches)	11	40	0	40
Self-catering accommodation (units)	23	64	6	58
Hotel/B&B (rooms)	5	13	12	1
Total	39	117	18	99

Table 7: Planning permissions granted for visitor accommodation, by type 2021-22

- 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.

Commentary:

- 6.12 A total of 38 planning permissions were granted for visitor accommodation facilities in the reporting year, of these the majority were for self-catering accommodation units. Overall, the number of rentable units are slightly less than last year with a higher increase in campsite/caravan pitches and self-catering accommodation but an increase of only one (net) hotel/B&B bedroom compared to 40 in the previous monitoring year.
- 6.13 The most substantial scheme permitted during the monitoring year was for 40 timber holiday lodges at Marwell Activity Centre, Owslebury. The Activity Centre provides a range of educational and recreational holidays and courses to students, leaders and the general public.
- 6.14 There were several permissions in the monitoring year for glamping pods and shepherds huts including in Stoughton, Findon, Trotton, Ramsdean and at Truleigh Hill Youth Hostel. In addition, there was a permission for the change of use of land to include the siting of three shepherd's huts, ancillary utilities cabin and a seasonal tree tent in Alfriston.
- 6.15 Temporary Permission was granted for a change of use of agricultural land to creating 18 pitches (a reduction from 25 pitches originally proposed) offering a relatively 'wild' camping

experience with no electricity and removable toilet and shower facilities. This permission also included landscape character and biodiversity enhancements for a further four hectares.

- 6.16 Permission was granted for improvements to the Angel Hotel in Petworth, which included alterations, extensions and a partial change of use of other historical buildings (including an existing unit of self-catering accommodation, a shop and a residential dwelling) to increase their number of bedrooms. There was also a change of use to mixed flexible use comprising a C1 use class for a guesthouse in Bishops Waltham resulting in four new guest suite bedrooms, communal living/dining area and manager's accommodation.
- 6.17 There was a loss of 12 Hotel/B&B rooms through two permissions. One, at the Star Inn in Alfriston which resulted in fewer but larger and improved bedrooms, and another at the Flower Pots Inn in Cheriton, where there was a loss of five rooms to be converted into storage and office space for their growing micro-brewery business.
- 6.18 Losses of self-catering accommodation included the conversion of an existing holiday let to a permanent residential dwelling in Findon. It was considered the applicant had provided sufficient evidence the holiday let was financially unviable and was, therefore, in accordance with policy SD23. The conversion of two smaller units into one more suitable, larger unit of holiday accommodation in Storrington also resulted in a loss, along with a permission for the erection of a day nursery in Bramdean - an alternative scheme to that previously approved to provide two units of holiday 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:

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

Output:

- 6.20 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 square metres (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	487	0
Other community facilities (community halls, village shops, public houses, places of worship, police or healthcare facilities)	27	8	3,966	1,863
Cultural facilities (museums, art galleries, historic houses etc.)	0	0	0	0
Wildlife or countryside based visitor attractions (including nature reserves, zoos, country parks)	0	0	0	0
Other leisure or recreation related developments	4	1	353	169

Table 8: Planning permissions granted for community/culture/leisure/recreation facilities, by type 2021-22

Commentary:

- 6.21 There were 46 permissions for community facilities in the reporting year. The majority of these were for other community facilities with no permissions granted for wildlife or countryside based visitor attractions or cultural facilities. Consent was given for the reconstruction of a circular Bronze Age Structure at Butser Ancient Farm, this is considered a new exhibit, rather than a new facility, and therefore does not contribute to the figures in table 8.
- 6.22 Five permissions for *community sports* included two new teaching classrooms and office at Seaford College Sports Hall, Petworth, a change of use from agricultural building to flexible cycle hub in Shoreham and an existing lawful development certificate for the use of part of Combe Hill in Rogate as a downhill mountain bike park. Permissions also included proposals for two cricket nets at Hampshire Hogs Cricket Club, Warnford and a new access pathway at Cowdray Park Golf Club, Easebourne.
- 6.23 Of the 27 permissions for the gain or extension of other community facilities, 14 related to schools, day nurseries/childcare. These ranged from a change of use of nursing home to day nursery in Liss (962sqm additional floorspace), the use of a site and eight modular buildings (215sqm) for nature-based educational purposes (Bishop Luffa School – Lavant), to a single storey outdoor learning shelter at Hollycombe Primary School, Milland (22sqm additional floorspace). Other permissions included the Tithe Barn in Falmer, where a change of use to 744sqm of versatile event space (in addition to the erection of commercial buildings and overnight accommodation) brings a sympathetic viable use to a Grade II listed building. There was a permission for a loft conversion at Petworth Surgery, front extension and external alterations to the Beachy Head Chaplaincy building and extension of an existing chapel building at Clayton Wood Natural Burial Ground in Hassocks. Permissions at three public houses namely The Duke of Cumberland in Henley, The Jolly Farmer in Blacknest and the Country Inn in Bepton resulted in small gains of additional floorspace.
- 6.24 Losses for other community facilities included permissions for a change of use of a gym facility in Findon to two residential dwellings, the demolition of an existing Church Hall and construction of three residential dwellings in Lewes (following a previous extant consent for the redevelopment of the site) and construction of two dwellings following demolition of the

Henry Warren Club, Nyewood. A permission and Section 106 agreement was however secured to ensure the provision of a new village hall. Two permissions for change of use resulted in the loss of public houses at The Black Fox Inn, Liss (to a residential dwelling with ancillary medical rooms and The Woodmans Arms, Angmering (to offices).

- 6.25 Finally, under other leisure, two permissions were granted for change of use to dog walking facilities in both South Harting and Hambledon. Permissions were also given for a circular shelter at the Petersfield Community Garden and the conversion of a mixed-use building (brewery and agricultural) in East Worldham Alton, to include a yoga/fitness studio/meditation room. There was a loss of other leisure due to the change of use of The Boathouse Ballet Studio to its former use as a Brasserie, at Houghton Bridge, Amberley.

Indicator SDLP30: Number of permitted outdoor events

Policy monitored: Strategic Policy SD23: Sustainable Tourism

Target:

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

Output and Commentary:

- 6.27 Applications relating to Matterley Farm and the Boomtown Festival continue to be dealt with as they are received. However, there were no permissions relating to the Boomtown Festival during the monitoring year. There were no other permissions for outdoor events in the monitoring year.

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 target in the South Downs Local Plan (SDLP), which is landscape led rather than target driven.
- 7.2 The SDLP Housing Trajectory 2022 forms figure 2 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 (2014-22)
 - 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. There is no formal housing target as National Parks are not expected to have such a target. However we have set 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 172 new homes were completed during the reporting year in the South Downs National Park. This comprised 213 gross dwelling completions and 41 losses of dwellings.

Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/20 22
Net completions	249	262	250	296	314	282	175	172

Table 9: Dwelling completions in the National Park, by year

Commentary:

- 7.7 Housing completions are set out from the start of the plan period in 2014 to the end of the current monitoring year in Table 9. The output for 2021/22 was below the annualised provision figure from the Local Plan. The level of completions was similar to the previous year when the impact on construction progress of the Covid-19 pandemic and multiple lockdowns was clearly seen. These challenges continued to an extent into early 2022, with the addition of supply chain issues. Nevertheless, Table 9 shows that net dwelling delivery has been remarkably stable prior to the pandemic.
- 7.8 The largest number of completions came forward at Land North East of Andlers Ash, Liss where 55 of a 77 dwelling site were completed. Further completions were made at 12 Park Crescent, Midhurst (17 homes) and Land at Units 6-8 Brooks Road, Lewes (12 homes). The remainder of the completions were spread across a broad range of small sites across the National Park.

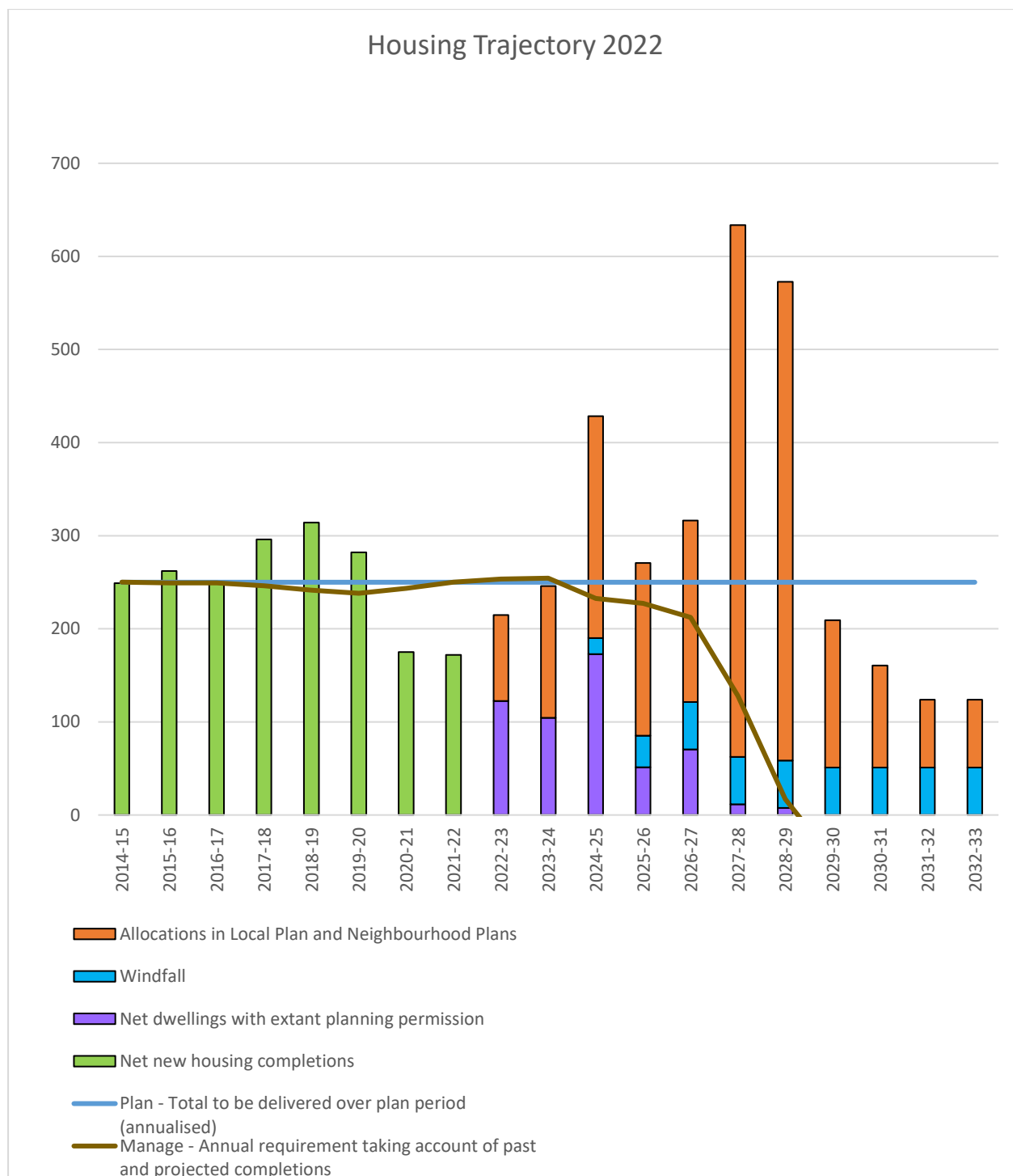


Figure 2: SDLP Housing Trajectory 2022
 Based on the housing provision figures in policy SD26 of the South Downs Local Plan

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 2,008 net dwellings within the National Park as of 01 April 2022, which is an increase of 12% on the equivalent figure one year before.

Commentary:

- 7.11 The total dwellings with extant planning permission includes 226 dwellings at Old Malling Farm, Lewes which received permission in March 2022. Old Malling Farm is a greenfield site allocated in the South Downs Local 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 ongoing effects 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 and DEFRA Circular 2010 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 2022-23 to 2026-27 (years 9-13 of the Plan period).
- 7.14 The housing provision figure that will be used is that in the Local Plan (policy SD26). Whilst somewhat academic in a National park given the context described above, in order to provide a 5% buffer within years 9-13 of the plan period, 5% of the total number of dwellings to be delivered within years 9-13 should 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, 172 dwellings (net) were delivered in the reporting year 2021-22, which is 78 below the annualised provision figure. However, for the previous five years, delivery has exceeded the annualised provision figure, resulting in 67 more dwellings than the annualised provision figure (see Table 10). There is therefore no undersupply to take into account.

Output:

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

		2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	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)	123	105	173	51	70	522
c	All allocations total	92	142	238	185	195	853
d	Windfall Total	0	0	17	34	51	102
e	Total annual supply	215	246	428	271	316	1476
g	Surplus/deficit (e-a)	-35	-4	178	21	66	226
g(i)	Surplus/deficit with buffer (e-a(ii))	-48	-17	165	8	53	161
	Cumulative housing supply since 2021	215	461	889	1,160	1,476	
		2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	Total over yrs 6-10
a	SDLP housing provision	250	250	250	250	250	1,250
b	Planning permissions	11	8	-	-	-	19
c	All allocations total	571	514	158	110	73	1,426
d	Windfall Total	51	51	51	51	51	255
e	Total annual supply	634	573	209	161	124	1,700
f	Surplus/deficit (e-a)	384	323	-41	-90	-126	
	Cumulative housing supply since 2021	2,110	2,682	2,892	3,052	3,176	
		2032 -33					Total over yrs 11
a	SDLP housing provision	250					250
b	Planning permissions	-					-
c	All allocations total	73					73
d	Windfall Total	51					51
e	Total annual supply	124					124
f	Surplus/deficit (e-a)	-126					
	Cumulative housing supply since 2021	3,300					

Table 10: Housing land supply over the next 11 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 comfortable 5.90 years against the annualised local plan provision figure of 250 dwellings per annum, or 5.61 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 continue to be slow for the next year, this does recover strongly in years 2-5 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 2023. 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 A non-implementation rate of 5% has been applied to all sites to take into account the small proportion of planning permissions not being implemented. The vast majority of sites granted planning permission for housing in this National Park located in the south east of England get built out eventually.
- 7.20 A total of 1,476 new homes are projected to be built over the next 5 years. This includes delivery on permissions allocated in the SDLP, namely Old Malling Farm, as well as sites allocated through NDPs. 180 new homes are expected to be completed in Petersfield where several sites allocated in the Petersfield NDP will either start or complete within the next 5 years. Over 100 homes are also expected to be completed in Lewes, where development at South Downs Road is underway and completions expected next year. New homes are also expected to be completed in the village of Lavant, where several sites were allocated for development in the Lavant NDP and have since received planning permission. 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 Whilst the year April 2021 to March 2022 did not see the national lockdowns of the previous year, the effects of the Covid pandemic were still apparent in the construction industry. Homes England reported that although the housing sector began to recover, start and completions were still well below delivery figures seen prior to the pandemic. This is reflected in delivery rates seen across the National Park although completions are projected to pick up over the next two years. Whilst the impacts of the pandemic are diminishing, there are other challenges house builders face, including the prospect of a cooling housing market, the end of the Help to Buy scheme and significant inflation in build costs. The Authority will take appropriate steps to aid in delivery by engaging with developers and expediting S106 agreements and the discharge of conditions, as well as promoting the use of our pre-app advice service and Planning Performance Agreements.

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 a 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, 11 years from 2021-22, housing supply can only be reported up to years 10-11.

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 eleven years (given the plan period runs to 2033, leaving 11 years remaining from 2021-22) are:
- Over the next eleven years as a whole there is expected to be a 20% surplus overall (550 dwellings).
 - For the whole Local Plan period, including the years 2014-15 and 2032-33 it is currently anticipated that there will be 5,300 net additional homes delivered, against a provision figure of 4,750. This translates to a surplus of 11% (or 550 dwellings). See Figure XX 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 Mall Farm, in Lewes, which is allocated in the SDLP, Planning Committee approved in June 2021 and S106 agreement signed in March 2022. 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 eleven 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, 111 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 382 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 334 dwellings are expected to be delivered by the Petworth, Liss, Fernhurst, Rogate and Twyford NDPs in years 6-10.
- 7.26 In previous years a further source of dwellings, expected to deliver in the latter part of the plan period, comprised broad areas i.e. settlements where the SDLP sets a provision figure for allocation, but neighbourhood planning groups were still progressing neighbourhood plan

production. All NDPs with a housing provision figure in Policy SD26 have now been made and are included in 'NDP allocations' accordingly. The broad area category has therefore been deleted from the trajectory.

- 7.27 An allowance for windfall sites has been made from year 3 onwards. This includes small sites with a potential to include between one and four net dwellings and excluding residential garden sites. This is calculated on the basis of a historical trend for delivery on such sites of 68 dwellings per annum (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. Please see the section on Water Neutrality in chapter 3 Duty to Co-operate for further information on this 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
2021/22	28

Table 11: Net affordable homes completed, by year

Commentary:

- 7.30 Net affordable housing completions are set out by year from the beginning of the plan period in 2014 to the end of the monitoring year in Table 11. A total of 28 affordable homes were completed in 2021/22, making up 16% of the total new homes completed. This is an improvement on last year, but still substantially below levels achieved in previous years, for the same reasons as outlined with housing generally. At Andlers Ash in Liss, 14 new affordable homes were completed and there will be more completions in future years as 45% of the 77 dwelling development were secured as affordable homes. At land at Units 6-8 Brooks Road Lewes, 12 affordable homes have also been completed.
- 7.31 Policy SD28 of the SDLP seeks a minimum of 75% affordable homes to be provided as rented affordable tenure. The Andlers Ash permission includes a total of 32 affordable homes, 70% of which will be rented affordable tenure. At land at Brooks Road in Lewes, of the 12 completions, four homes were affordable rent tenure and eight were shared ownership.
- 7.32 For dwellings with outstanding or extant permission, 507 are affordable out of a total of 2,008. This continues the trend from 2019/20 and 2018/19. There are notable 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.

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

Policy monitored: Strategic Policy SD25: Development Strategy

Target:

- 7.33 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:

- 7.34 74 net dwelling completions in the reporting year took place on previously developed land, which accounts for 43% of the total net completions.

Commentary:

- 7.35 The percentage of completions on previously developed or brownfield land was about a third lower in 2021/22 at 43% compared to the previous year at 64%. Two years ago in 2019/20 the figure was 34%. In 2018/19 the percentage was 45%. The 2021/22 percentage is closer to the recent trend in the National Park.
- 7.36 Across the counties of the National Park, East Sussex returns a much higher percentage of brownfield completions. In 2021/22 the figure was 97% with 30 net completions, which is comparable with previous years. All but one of the completions were in Lewes with two locations, 191 High Street (previously the Crown Inn), all units finished, and Units 6-8 Brooks Road, part built out, providing the majority of these numbers. In Hampshire 21% of net completions were on brownfield sites. Over two thirds of the Hampshire greenfield

completions were at the former Andlers Ash Nursery, Liss. This site was the largest concentration of completions in one location (55) in 2021/22 and in part helps explain the lower brownfield percentage rate in the National Park total. The Hampshire brownfield percentage was comparable with the previous year. In West Sussex the brownfield percentage was lower than the previous year (86%) at 48% in 2021/22. Unlike previous years there were no completions on large brownfield sites in West Sussex.

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

Policy monitored: Strategic Policy SD25: Development Strategy

Target:

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

Output:

- 7.38 There were 172 net completions in 2021/22. Of these completions, 129 dwellings or 75% were inside settlement boundaries and 43 dwellings or 25% were outside settlement boundaries.

Commentary:

- 7.39 The number of completions inside settlement boundaries increased in 2021/22, 129 dwellings or 75%, compared to the previous year (112 dwellings or 64%) and was closer to 2019/20 where the rate was 82%.
- 7.40 As in previous years East Sussex had the highest rate of completions (90% or 28 dwellings) inside settlement boundaries. Hampshire also saw a high rate of 80% or 71 dwellings which was comparable to the previous year. The majority of completions were at the former Andlers Ash Nursery, Liss. Although this is greenfield land, most of the dwellings are located inside the settlement boundary which was amended in the Liss Neighbourhood Plan to include this housing allocation.
- 7.41 The rate of completions inside settlement boundaries in West Sussex (58% or 30 dwellings) was higher than in 2020/21 and was comparable to 2019/20 when the percentage was 54%. Park Crescent, Midhurst was built out and was the largest site within a settlement boundary returning completions in West Sussex. There was one completion at Pook Lane, Lavant. The remaining 17 units at this site will help to increase the proportion of completions inside settlement boundaries 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:

7.42 No specific target for this indicator

Commentary:

7.43 At 31 March 2022, there were 241 individuals and four groups on the Self-build Register ("the Register"). The total includes the 57 individuals and two groups who applied to be added to the Register during the reporting year.

7.44 Progress was made on the local connection test for the self-build register during the monitoring year. Members agreed at Planning Committee in September 2021 that the local connection test be implemented subject to public consultation. Consultation on the proposed local connection test was carried out between January and March 2022 for eight weeks. A report on the responses to the public consultation was made to the Director of Planning after the end of the monitoring year in April 2022. The report recommended, subject to some amendments to the criteria following responses made to the consultation, that the local connection test be implemented. The Director of Planning in collaboration with the Chair of Planning Committee agreed with the recommendation and decided the local connection test be implemented. Those persons on the existing register were asked to reapply, completing the new local connection test, during a six week period ending in early August 2022. After this date the register was divided into Part I and 2. SDNPA under the duty in the Self-build and Custom Housebuilding Act 2015 (as amended) are required to permit sufficient plots to meet the demand evidenced by Part I of the register. The required number of plots to be permitted will more accurately reflect the demand within the National Park as shown by Part I 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:

7.45 No specific target for this indicator.

Output & Commentary:

7.46 There were eight housing applications permitted during the reporting year that were granted a CIL exemption for self-build. The eight applications account for a gross gain of eight dwellings, a loss of six 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:

7.47 No specific target for this indicator.

Output & Commentary:

7.48 An outline application for up to 10 dwellings for self-build, including access and layout with all other matters reserved, was received in July 2021 for the site at Reservoir Lane, Petersfield allocated in the Neighbourhood Plan. The outline application was approved on 20 October 2022 outside the monitoring year. A reserved matters application for the development was received in November 2022. These applications will be covered in the monitoring report for 2022/23. There were no other self-build applications received or approved during the 2021/22 monitoring year.

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:

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

Output:

7.50 There were nine permissions for the removal of an agricultural tie in the reporting year.

Commentary:

7.51 Six Lawful Development Certificates were issued for non-compliance with an agricultural occupancy condition. In each of these cases, the permission sought 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. One of these permissions, Newlands Farm in Upham, proposed the transfer of the occupancy condition to an alternative dwelling under the same ownership. The alternative dwelling was considered to be more suitable as it is situated within a cluster of other farm dwellings and holiday cottages. The transfer was secured with a Section 106 agreement.

7.52 In Avington, Winchester, another Lawful Development Certificate was issued, seeking to regularise the change of use of one dwelling into three dwellings and remove the agricultural occupancy condition. This was considered, on a balance of probabilities, to be lawful as the material change of use from one dwelling to three dwellings, created three separate planning units, therefore making them free of occupancy restrictions.

7.53 A Certificate of Lawful Use or Development was issued for a dwelling in Soberton. This application sought to legalise a dwelling not built pursuant to the permission originally granted. Therefore, any conditions attached to the permission would not apply and it would be lawful for anyone not employed in agriculture to occupy the dwelling.

- 7.54 A proposal to remove an agricultural occupancy condition was granted at a dwelling in Twyford. The dwelling, built in the 1960's as a farm worker's cottage, was associated with Northfield Poultry Farm, this holding no longer exists and has since been redeveloped into housing. It was, therefore, considered that the condition had outlived its use and was no longer reasonable.

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:

- 7.55 Policy SD33 of the SDLP 2019 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 & Hove;
 - 6 pitches in that part of the National Park located in East Sussex (Lewes, Eastbourne, Wealden);
 - 6 pitches in that part of the National Park located in East Hampshire District.
- 7.56 As at 31 October 2022 the updated unmet need is 31 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 & Hove
 - 2 pitches in East Sussex (Lewes, Eastbourne, Wealden)
 - 17 pitches in Coastal West Sussex in Arun and Chichester
 - 1 pitch in Mid Sussex for need arising from future household formation
- 7.57 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. The Coastal West Sussex GTAA also notes a need for one additional Travelling Showperson's plot within the SDNP. The updated Winchester GTAA (2022) identifies a need for 8 plots from travelling showpeople households. A Travelling Showperson's plot is the equivalent of Gypsy and Traveller pitch, but also incorporates space for storage and additional vehicles.
- 7.58 Table 12 details the latest position on outstanding need for Gypsies and Travellers for each GTAA covering the National Park.

Local Authority	Policy SD33 need figure	GTAA update	Unmet Need October 2018	Outstanding Unmet Need October 2022
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"> 13 Gypsy and Traveller pitches 0 Travelling Showpeople plots 	<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>	<ul style="list-style-type: none"> 0 Gypsy and Traveller Pitches 0 Travelling Showpeople plots 	<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 <u>Appeals</u> <ul style="list-style-type: none"> One ongoing G&T appeal in Chichester for 1 family.
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"> 0 Gypsy and Travellers 9 Travelling Showpeople 	<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 2022 published in May.	<ul style="list-style-type: none"> 1 Gypsy and Traveller pitch 0 Travelling Showpeople plots 	<ul style="list-style-type: none"> Need for 2 gypsy and traveller pitches. 0 need for travelling showpeople plots. The <u>GTAA 2022</u> covers the period 2021-2040 and identifies a need for 2 pitches up to 2036 and a further one pitch up to 2040
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"> 0 Gypsy and Traveller pitches 	<ul style="list-style-type: none"> Need - 0 need for gypsy and traveller pitches

Local Authority	Policy SD33 need figure	GTAA update	Unmet Need October 2018	Outstanding Unmet Need October 2022
Mid Sussex	<ul style="list-style-type: none"> 0 gypsy and traveller pitches 0 travelling showpeople plots 	<u>GTAA April 2022</u>	<ul style="list-style-type: none"> 0 Gypsy and Traveller pitches 0 Travelling Showpeople plots 	<p>SDLP indicates 0 need for gypsy pitches and travelling showpeople plots.</p> <p>Mid Sussex updated the GTAA for Mid Sussex. Although this initially covered the area of Mid Sussex outside of the SDNP, further work was done to interview the occupants of two sites recently allowed at appeal in Fulking within the National Park.</p> <p>The findings suggest that there may be a future need of 2 pitches, to meet need from new (future) household formation. According to this information, one of these pitches will be required between 2031-35. Hence the overall need figure in paragraph 7.56 above.</p>
Winchester	<ul style="list-style-type: none"> 0 gypsy and traveller pitches 0 travelling showpeople plots 	Winchester have recently updated their <u>GTAA October 2022</u>	<ul style="list-style-type: none"> 0 Gypsy and Traveller pitches 0 Travelling Showpeople plots 	<ul style="list-style-type: none"> Need - 0 need for gypsy and traveller pitches Need – 8 need for travelling showpeople plots

Table 12: Outstanding need for Gypsies and Travellers in the National Park

Output:

7.59 In the period 2021-22 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 application 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.

- 7.60 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 02 March 2021. The site is in that part of the National Park within Chichester District.

Commentary:

- 7.61 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'. The Court of Appeal in October 2022 ruled that the planning policy definition of gypsies and travellers discriminates against disabled and elderly members of the traveller community. 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.

Sustainable Economic Development

Indicator SDLP51: Total net and gross new employment floorspace completed

Policies monitored: Strategic Policy SD35: Employment Land

Target:

- 7.62 Policy SD35 of the Local Plan makes provision for approximately 5.3 ha of land for offices or Research & Development (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:

- 7.63 A net total of 10,507 m² of new employment floorspace was completed during the monitoring year.

Commentary:

- 7.64 The employment completion figures for the monitoring year are set out in Table 13. The amount of completed floorspace increased in 2021/22 compared to the previous year, both the gross and net figures. The gross figure of 12,201 m² compared to 8,438 m² in 2020/21. The net figure of 10,507 m² was significantly higher than the 1,954 m² completed in 2020/21. Floorspace lost in 2021/22 was only 1,694 m².
- 7.65 The significant completions included 3,232 m² mixed E(g) [was B1] floorspace at Buckmore Farm and 1,185 m² for three commercial units and a trade counter for mixed E(g), B2 and B8 use in Bedford Road, both in Petersfield. There was B8 floorspace at Brockbridge Farm Bradshott Lane (2,165 m²) and Blackmoor Apple Farm, Honey Lane (2,164 m²) both on the Blackmoor Estate.
- 7.66 There was also completed floorspace at The Limmers, Durley (418 m²), and Hazelholt Farm, near Bishops Waltham (920 m²) both B8 use. The redevelopment of North Farm, Washington continued with a further completion of 710 m² of E(g)(iii) light industrial floorspace in 2021/22.

Use class	Gross gain (m ²)	Loss (m ²)	Net completed (m ²)
Mixed Office, R & D, Light Industrial E(g) [B1]	3,458	0	3,458
Office E(g)(i) [B1(a)]	303	350	-47
R & D E(g)(ii) [B1(b)]	0	0	0
Light Industrial E(g)(iii) [B1(c)]	931	0	931
General Industrial B2	212	1,344	-1,132
Storage & Distribution B8	5,667	0	5,667
Mixed E(g),B2,B8 [Mixed B1,B2,B8]	1,185	0	1,185
Commercial, Business & Service	445	0	445
Total	12,201	1,694	10,507

Table 13: Completions on employment sites, 2021/22 by use class

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

Policies monitored: Strategic Policy SD35: Employment Land

Target:

- 7.67 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:

- 7.68 There is extant planning permission for 64,796 m² of gross new employment floorspace and permitted losses of 37,434 m². This results in a net permitted employment floorspace in the National Park of 27,362 m².

Commentary:

- 7.69 The net outstanding figure for office floorspace is -10,229m² (see Table 14 below). This includes the permission for the redevelopment of the former Syngenta site which results in a loss of office space. The offices at the former Syngenta site had been vacant for several years and are in an unsustainable out of town location. Permission has been approved for a comprehensive redevelopment of the site.
- 7.70 The figures also contain for the first time some Class E floorspace where specific reference has been made to employment types (in this case Mixed E(g) formerly B1) and a Mixed E and B8 use. These types combine for a further net extant floorspace of 1,745m² (as shown in Table 14 below). For gains in employment floorspace there were permissions for office E(g)(i) floorspace at Iford Farm in East Sussex (two applications, approximately 1,300m²) and storage and distribution B8 at Lewes and Pulborough garden centres totalling just under 1,000m².

There were also permissions for gains in employment floorspace below 1,000m² at several sites across the National Park. These included a change of use from an agricultural building to commercial office (500sqm) at Newlyn Farm near Upham, erection of commercial office (396sqm) at Falmer Court Farm as part of the redevelopment of the Tithe Barn and a change of use of an agricultural building at Chilgrove Farm, West Dean to a flexible use for office and storage and distribution (225sqm).

Use class	Gross gain outstanding (m²)	Loss outstanding (m²)	Net gain outstanding (m²)
Mixed Offices, R & D, Light Industry E(g) [B1]	2,939	0	2,939
Offices E(g)(i) [B1(a)]	10,250	20,479	-10,229
Research & Development E(g)(ii) [B1(b)]	563	0	563
Light industry E(g)(iii) [B1(c)]	9,226	3,086	6,140
General Industry B2	0	3,980	-3,980
Storage & Distribution B8	8,447	4,932	3,515
Mixed E(g),B2,B8 [Mixed B1,B2,B8]	21,515	4,513	17,002
Mixed E(g),B8 [Mixed B1,B8]	9,666	0	9,666
Mixed Commercial, Business & Service E and B8	436	0	436
Commercial, Business & Service E	1,753	444	1,309
Total	64,796	37,434	27,362

Table 14: Outstanding permissions on employment sites at 31.03.22 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:

7.71 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]	0	461	-461
Shops - local convenience - F.2(a) [was A1]	0	0	0
Financial & Professional Services - E(c) [was A2]	0	255	-255
Restaurants & Cafes - E(b) [was A3]	362	0	362
Pubs & Bars (Drinking Establishments) - Sui Generis [was A4]	0	303	-303
Hot Food Takeaways - Sui Generis [was A5]	0	52	-52
Total Retail Completions	362	1,071	-709

Table 15: Retail Completions 2021/22(floor space in square metres)

Commentary:

- 7.72 The table above shows an overall net loss of 709m² retail floorspace in 2021/22. There were two losses of retail floorspace in Liss and Arundel Road, Angmering. The former was the loss of E(c) Financial & Professional Services floorspace of 255m² through the completion of a change of use to a single dwelling in Station Road. The latter was the change of use of the Woodmans Arms (pubs and bars now classed as sui generis) resulting in a loss of 303m² to office space. There were losses of Shops E (a) retail floorspace at four sites in Lewes including a former antiques market in Station Road that has been converted to four residential units. The other loss in Lewes was of a hot food takeaway (now sui generis) to residential use.
- 7.73 There was one completed gain of 362m² retail floorspace, a café/restaurant [use class E(b)] at Fourfields Farm in Ditchling. This was an application for Prior Approval, which was determined to be required and was approved. The approval allowed the change of use of an agricultural building to a mixed café/restaurant [E(b)] with assembly and leisure [E(d)] use. The building is used ancillary to a seasonal campsite as well as offering occasional events at other times of the year.

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

Policy monitored: Strategic Policy SD36: Town and Village Centres

Target:

7.74 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]	5,497	1,427	4,070
Shops - local convenience - F.2(a) [was A1]	0	0	0
Financial & Professional Services - E(c) [was A2]	78	365	-287
Restaurants & Cafes - E(b) [was A3]	1,105	117	988
Pubs & Bars (Drinking Establishments) - Sui Generis [was A4]	0	0	0
Hot Food Takeaways - Sui Generis [was A5]	0	0	0
Commercial, Business & Service E	942	0	942
Total Retail - New Permissions 2020/21	7,622	1,909	5,713

Table 16: Retail Permissions at 31 March 2022 Gross and Net (floor space in square metres)

Commentary:

7.75 The above table shows there was 5,713m² of net retail floorspace with extant permission at 31 March 2022. Larger sites permitted in previous years with extant permission include St Peter's Road, Petersfield (328m²), North Street Quarter in Lewes (543m²) and the redevelopment of the Aldi store also in Lewes (gross 1,788m², net 361m²) all in use class Shops E(a).

7.76 There were permissions in 2021/22 for gross 3,588m²/net 3,158m² of retail floorspace. This included a new supermarket in Petersfield on the former Paris House site in use class Shops E(a) for 1,817m². Permission was granted for the units at Brooks Road, Lewes to be changed from office/light industrial to use class E, providing a further 942m² of potential retail floorspace. Permission was also given for the former Lloyds Bank in Midhurst to be converted to residential for a loss of 313m² of Financial & Professional Services floorspace class E(c). Permissions on a range of other sites provided a further gain of 829m² and a loss of 117m² retail floorspace.

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

Policy monitored: Development Management Policy SD39: Agriculture and Forestry

Target:

7.77 There is no specific target for this indicator.

Output:

7.78 There were 14 permissions for agricultural development in the reporting year with an additional 58 applications for prior approval.

Commentary:

Decision Type						Total
Application type	Raise Objection	No Application Required Prior Notification	Prior Approval Granted	Application Not Required	Prior Approval not required	
APNR	2	1	3	0	0	6
APNB	12	8	6	14	0	40
APNDW	0	0	1	0	0	1
PA3R/PA3A	0	0	3	0	4	7
DEM	0	0	0	0	3	3
PNCOUF	1	0	0	0	0	1
Total	15	9	13	14	7	58

Table 17: Applications for Prior Approval by decision type

APNR – Agriculture Prior Notification Roads; APNB – Agriculture Prior Notification Buildings; APNDW – Agriculture Prior Notification Water; PA3R/PA3A – Prior Approval Change of Use Agriculture to Flexible Use; DEM – Prior Notification – Demolition; PNCOUF – Prior Notification – Agriculture to Flexible Use

7.79 There were 13 permissions for new agricultural/forestry buildings or structures, all of which were considered to comply with Policy SD39.

7.80 These permissions included a proposed agricultural building and associated infrastructure in Bramdean. The objective of this proposal was to re-site current farm building facilities to a more appropriate location, to provide better facilities for modern farming techniques.

7.81 There was also a permission for the erection of a milking parlour and food processing building for the production of artisanal foods such as charcuterie and cheese in Graffham, and the erection of a greenhouse measuring 52m by 22m for horticultural uses in Ditchling. In Tisted, an above ground water tank was permitted to store water from a borehole last used in the 1970's and intended as a water supply for a herd of cows.

7.82 In Milland, a permission for the change of use from forestry to mixed use (forestry, production of forestry products, education/training courses and associated camping) was granted. This permission regularised several existing structures, including a roundhouse and framing bed, as well as permitting a new barn to be constructed from wood harvested from the site. The

mixed use supports the National Park's second purpose to *promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*

- 7.83 In addition, there was one permission for a new or improved access track for forestry or agricultural use at Rectory Farm Dairy in Bepton. The new access is considered better suited to a move towards more mechanically based farming activities, as well as resulting in less conflict with footpath users.

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:

- 7.84 There is no specific target for this indicator.

Output:

Application Reference	Location	Proposal	Decision Date
SDNP/22/00396/FUL	North Farm, Washington	Demolition of existing industrial building and construction of a building for storage of wine.	23-Mar-22
SDNP/21/00398/FUL	Ridgeview Winery, Ditchling	New hospitality suite within the existing winery and the creation of a new AI fresco area with associated landscaping.	07-Feb-22
SDNP/20/05772/FUL	Ridgeview Winery, Ditchling	Extension to existing winery with associated access and landscaping	07-Jun-21
SDNP/21/00773/CN D	Red Admiral Vineyard, Droxford	Variation of condition 2 in relation to Application Reference Number: SDNP/20/01971/FUL. The proposed internal storage has been re-arranged so requires an altered window & door.	07-Apr-21
SDNP/21/03169/FUL	Hambledon Vineyard, Hambledon	Change of use of bottle store to preparation room and construction of a new personnel door and two high level windows.	01-Oct-21

Table 18: Viticulture schemes permitted 2021/22

Commentary:

- 7.85 Details of the five permitted schemes are set out in table 18.
- 7.86 At North Farm in Washington, a former intensive turkey farm, permission was given for the construction of a new building to provide bespoke cold storage and fermentation space for wine, replacing temporary storage elsewhere on the site. This new building replaces an existing industrial building formally used for processing game.
- 7.87 There were two permissions at Ridgeview Winery in Ditching. The application site crosses the boundary of the National Park, therefore a tandem application was required with Lewes District Council for the extension to the existing winery with associated access and

landscaping. The extension accommodates additional equipment and wine presses, allowing for a larger number of grapes received from other vineyards to be pressed, fermented and bottled alongside those from Ridgeview Estate. In addition, a permission for a new hospitality suite within the existing winery and creation of a new al fresco area. The proposal includes a new restaurant for visitors during wine tours. This scheme accrues rural economy and tourism benefits that fit with the National Park's second statutory purpose and duty.

- 7.88 At Hambledon Vineyard, a change of use from bottle store to preparation room was permitted. A previous permission, for multi-purpose building combining visitor facilities, cellar and estate offices, rationalised the uses on site, resulting in alternative provision for bottle storage, enabling the current bottle store to be repurposed as a support facility for food receptions, storage, pot wash and preparation area.
- 7.89 Finally, there was a variation of condition to a previous permission at Red Admiral Vineyard to construct a new agricultural barn/store for the storage of farming machinery & equipment, maintenance area and office to support the existing business. The proposed internal storage has been re-arranged so requires an altered window and door configuration.

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

Policy monitored: Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings

Target:

- 7.90 Protect the agricultural character of the National Park.

Output:

- 7.91 There were employment and housing completions resulting from a change of use or conversion of agricultural or forestry buildings resulting in 5,470m² of net employment floorspace and six net dwellings respectively. These completions were from four employment and five housing permissions.

Use Class by m ²	Gross	Loss	Net
Light Industrial E(g)(iii)[B1(c)]	221	0	221
Storage & Distribution B8	5,249	0	5,249
Total	5,470	0	5,470

Table 19: Conversion of agricultural/forestry buildings to Employment – Completed floorspace in square metres by use class

Commentary:

- 7.92 The six housing completions included the conversion of a former agricultural building at Tullens Fruit Farm, Pickhurst Lane, near Pulborough to form two agricultural workers

dwelling. There was also a change of use from an agricultural barn at Stanbridge Farm near Petersfield to form a single dwelling for a farm worker. The other three completions as a result of conversion/change of use were single open market dwellings, at sites close to High Cross, near Petersfield, and in West Sussex, near Stoughton and Small Dole.

- 7.93 There were employment completions resulting from change of use from agricultural to storage & distribution, use class B8, at two farms on the Blackmoor Estate totalling 4,329m² and near Durley for 920m². The latter was a lawful development certificate regularising a change of use that had previously occurred. There was also a change of use to light industrial of 221m² at Blagden Farm near Clanfield.

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

Policy monitored: Development Management Policy SD47: Local Green Spaces

Target:

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

Commentary:

- 7.95 There were 19 permissions within, part within or sharing a boundary with Local Green Spaces (LGS) in the reporting year. Applications for Tree Preservation Orders (TPOs) and Trees 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 19 permitted sites, have a very minimal impact, as they simply share a boundary with an area of LGS.
- 7.96 In comparison to the last monitoring year, there were fewer permissions and only one where the permission site was actually within the Local Green Space.
- 7.97 Permission was granted for the installation of a French drain at Ditchling Rugby Club. The new drain will intercept excess surface water runoff before it reaches the playing field, as the excess water affects playing conditions in the winter months. This site, known as West Mead Field, was designated as local green space in the Ditchling, Westmeston and Street Neighbourhood Development Plan (adopted in 2018).
- 7.98 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:

- 7.99 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. In addition for 2021-22, other elements of policy SD48 as expanded upon in the Sustainable Construction SPD have been considered as follows: no more than 110 litres per day water consumption; use of greener materials; waste and provision of bins; Electric Vehicle (EV) charging points. For permissions of 10 or more dwellings: 10% Green roofs; 10% of homes Passive house certified.

Output:

- 7.100 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 2021/22 was analysed. Initially all housing permissions resulting from conversion or change of use were removed as these type of developments by their nature offer fewer opportunities to use methods and design that result in a significant reduction in carbon dioxide. A sample of nine of the remaining 48 housing permissions for 2021/22 was used to assess compliance with the requirements of policy SD48 and the Sustainable Construction SPD. The nine permissions in the sample include at least one application decided by each of the five “host” authorities (two for Chichester and East Hampshire), one decided directly by the SDNPA and one Appeal decision. In assessing each of these permissions, documents including the decision notice and officer report were considered.
- 7.101 Seven of the permissions met the 19% carbon reduction standard over and above Part L of the Building Regulations as required by policy SD48. The standard was secured by condition on each of these permissions. The two other permissions were for a single dwelling and two dwelling developments. There were mitigating factors in these two schemes. For the single dwelling scheme the residential aspect was part of a wider development including reuse of existing buildings for commercial use. There was less scope within the whole scheme for carbon reduction although other features such as no more than 110 litres per day water consumption and an EV charging point were secured by condition, the officer concluding the package of measures were proportionate for the scale of the development to meet policy SD48. For the two dwelling scheme the officer again concluded that the inclusion of domestic air source heat pumps and induction cookers along with EV charging points (secured by condition) were sufficient for the scale of the development.
- 7.102 For the 20% carbon reduction through on site energy provision as stated in the Sustainable Construction SPD, four permissions were able to demonstrate compliance secured by condition. The two schemes for one and two dwellings respectively mentioned above were also unable to meet the 20% standard. Another scheme for two dwellings was also unable to meet the 20% standard although the development did meet the standards for 19% carbon reduction and daily water consumption. The four schemes meeting the 20% carbon reduction standard covered a range of development sizes including two, seven, ten and 17 dwellings. There were two permissions where 4% and 10% carbon reduction through on site energy provision were achieved.

- 7.103 In summary there was good level of compliance with either the 19%, or 20%, or both, carbon reduction standards as well as at least one or more of the other selected criteria being met in seven schemes of the nine in the sample. All the schemes achieved at least one of the selected criteria. The most frequently achieved criteria were for no more than 110 litres per day water consumption and EV charging points, both being achieved in eight of the nine permissions. Two of the permissions in the sample were able to demonstrate compliance with all of the selected criteria in the Target above. These two schemes were for more than ten dwellings and included compliance with the green roofs and passive house certified criteria. The two schemes together achieved the provision of three dwellings to passive house certification. There were a further two schemes that achieved all the selected criteria in the Target above for sites less than ten dwellings. 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:

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

Output:

- 7.105 There was one permission for major non-residential development during the monitoring year achieving the BREEAM Excellent standard. This was SDNP/20/05058/FUL for the erection of a Class E retail unit with access, car parking and associated works at Paris House, Frenchmans Road, Petersfield, GU32 3AW.

- 7.106 There were no permissions for multi-residential development achieving the BREEAM Excellent standard during the monitoring year.

Commentary:

- 7.107 A new food store operated by Aldi is proposed on the site which is previously developed land having formerly been occupied by a building used as a factory, offices and warehousing. The former building was demolished in 2018. The new food store would have an internal sales floor area of 1,315sqm plus staff facilities, service and storage areas.

- 7.108 The building is proposed to meet the BREEAM 'excellent' rating and in certain specific aspects of its design (energy performance) it exceeds this standard with the pre-assessment estimate being above the number of credits required for outstanding. The proposal is to use renewable technologies within the building as opposed to external options such as solar panels. A heat loss recovery system would be used. This would utilise within the building the heat expelled from food chiller units. Further renewable technology would be installed to help heat the building without using traditional combustion. The design includes a proposed green roof, a sustainability feature which would enable biodiversity enhancements.

- 7.109 The proposed water efficiency standards are 25% higher than current building standards. A means of monitoring water consumption is proposed within the systems of the buildings to achieve high efficiency water savings.

7.110 The store is proposed to operate a waste management plan which would include facilities for storage of recyclable waste. The waste would be returned to a regional distribution centre for recycling. Materials to be recycled would include cardboard, paper, plastics and batteries. Collected food waste would be returned for recycling and use in anaerobic digestion plants elsewhere.

7.111 Achieving the BREEAM standard set out in the proposal is covered by conditions in the planning approval.

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

Policy monitored: Development Management Policy SD51: Renewable Energy

Target:

7.112 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	Full permissions granted 2021/22
Solar photovoltaic (PV) panels	1	7	8	5	5
Micro hydro	0	0	0	0	0
Biomass	0	0	1	3	2
Air/ground source heat pump	0	1	1	7	4
Anaerobic digestion	0	0	0	0	0
Other	0	0	1	0	0

Table 20: Permissions granted for renewable energy development 2017/18 to 2021/22

Commentary:

7.113 A total of 11 Full Permissions were granted for renewable energy development in the reporting year. 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.

7.114 There were five permissions for solar PV panels, including 17 PV panels on the roof of a Grade II listed Church in Funtingdon, these panels will be located discreetly and not seen from most public vantage points when viewed from the ground, so is considered to be acceptable.

7.115 In Wisborough Green, permission was granted for the erection of a ground mounted solar array (38 panels) and inverter shed for the generation of domestic electricity. The array will be situated within a parcel of land to the south east of the site.

- 7.116 Two permissions were granted in Lewes for the installation of roof mounted solar PV panels at both Sackville House (183 panels) and County Hall (170 panels). Both applications were made by East Sussex County Council and form part of their aim to achieve 13% year on year carbon reduction target as stated in their Climate Emergency Plan.
- 7.117 In Fernhurst, permission was granted for the construction of a roof mounted solar PV array on a building used for the manufacture of candles. At the same site, permission was given for the removal of five oil boilers and tank and installation of seven air source heat pumps.
- 7.118 Other permissions for air source heat pumps include at the Lewes campus of the East Sussex College Group. Permission was granted here, for the installation of an air source heat pump as part of a wider programme of works to improve efficiency and reduce carbon emissions across the college group.
- 7.119 Ground source heat pump arrays were permitted in Compton and Lurgashall. Both application sites were located outside the curtilage of the building, therefore not benefitting from permitted development rights.
- 7.120 In addition to the Full permissions, there was a variation of condition 16 to a previous application SDNP/19/05405/FUL in Liss to erect two detached dwellings. The variation allows for the installation of two air source heat pumps.
- 7.121 Two permissions were granted for biomass boilers. One at the Trooper Inn, Froxfield, for a detached outbuilding to house a new biomass boiler system and ancillary equipment, and the other for underground heating and power service network to a range of buildings on the Goodwood Estate, including the erection of a biomass sub-station. This permission completes the infrastructure needed to operate the biomass plant previously approved (SDNP/20/03380/FUL) in October 2020.

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

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

Target:

- 7.122 Improvements in air quality.

Output:

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

Commentary:

- 7.124 The main pollutant of concern under the Local Air Quality Management regime is nitrogen dioxide (NO₂) and the key local source is road traffic. Elevated concentrations of NO₂ can occur in roads in and around town centres. This is the case for the two AQMAs identified within the National Park.
- 7.125 Firstly, the Midhurst AQMA. Chichester District Council (CDC) published their latest air quality status report in July 2021. This showed that for NO₂ at Rumbolds Hill, Midhurst the level of exceedance was 34µg/m³. The national standard for NO₂ is 40µg/m³. The NO₂ level was 40µg/m³ when the annual air quality review was published in June 2020. There was

continued detailed monitoring of air quality in Midhurst as part of a range of actions in the Air Quality Action Plan (AQAP). Some of the work outlined in the AQAP continued to be effected by the Covid-19 pandemic. The air quality status report stated that in future years ongoing actions would allow the AQMA at Rumbolds Hill to be undeclared.

- 7.126 Secondly, the Lewes Town Centre AQMA. The latest report on air quality in Lewes District, including the Lewes Town Centre AQMA, is yet to be published. The latest available data is from the June 2020 report. This indicated a NO₂ level at the Lewes Town Centre AQMA of 42µg/m³ compared to 53µg/m³ when the AQMA was first declared in June 2005.
- 7.127 Both the District Councils and SDNPA continue to advance opportunities for cycling and walking. This is through improvement to existing paths and investment in new shared routes. This is one of several measures the three authorities, working in partnership with the respective County Councils are seeking to deliver to enable an overall improvement in air quality including in areas identified as concentrations of pollutants higher than the national standards.

Indicator SDLP66 Progress of restoration of Shoreham Cement Works

Policy Monitored: Strategic Site Policy SD56: Shoreham Cement Works

Target:

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

Output:

- 7.129 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.
- 7.130 Work re-started on the AAP after the pandemic in April 2021 culminating in the publication of the Issues & Options version of the Plan for public consultation in June 2022. A Member Task & Finish Group was set up to guide the preparation of the Plan. A considerable amount of work went into filming drone footage and commissioning consultation videos of the site; they were both very well received. A total of 2,858 representations were received on the AAP from 226 organisations and individuals; these are currently being assessed.
- 7.131 The decision was made by the Authority in December 2022 to incorporate Shoreham Cement Works into the Local Plan Review. This will mean that there will be an additional round of Regulation 18 consultation on the site as part of the Local Plan Review.

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:

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

Output:

7.133 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 at the start of 2023.

APPENDIX I: INDICATORS IN THE 2021 AUTHORITY MONITORING REPORT

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP1: Value added: the value added to a development scheme by the planning process	N/A	Core Policy SD1: Sustainable Development	SDLP	Yes	
SDLP2: Increase in multiple provision of ecosystem services	SDLP2	Core Policy SD2: Ecosystems Services	SDLP	No	Output under review to find more meaningful change in the data.
SDLP3: The value of key Natural Capital Assets is maintained or enhanced	SDLP3	Core Policy SD2: Ecosystems Services	SDLP	No	Output under review to find more meaningful change in the data.
SDLP4: Number of major developments permitted	N/A	Core Policy SD3: Major Development	SDLP	Yes	
SDLP5: Change in land use by category	SDLP5	Strategic Policy SD4: Landscape Character	SDLP	No	Output under review to find more meaningful change in the data.
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	No	No reporting this year.
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	Yes	First time reported – summary of post construction design review process.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP9: Percentage of the National Park that is relatively tranquil for its area	SDLP12	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)	SDLP13	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	SDLP14	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	No	No reporting as no new data in monitoring year.
SDLP12: Population and distribution of priority species	SDLP15	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	No	No reporting as no new data in monitoring year.
SDLP13: Developments granted planning permission within designated wildlife sites or ancient woodland	SDLP18	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
SDLP14: Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain	N/A	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP15: Schemes granted permission for Biodiversity offsetting	N/A	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.
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.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
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	No	No reporting as no new data in monitoring year.
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	No	No reporting as no new data in monitoring year.
SDLP24: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'	SDLP34	Strategic Policy SD18: The Open Coast	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
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	No	No reporting this year.
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	
SDLP30: Number of permitted outdoor events	N/A	Strategic Policy SD23: Sustainable Tourism	New	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP31: Developments granted planning permission for equestrian facilities	SDLP49	Development Management Policy SD24: Equestrian Uses	SDLP	No	No reporting this year.
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	N/A	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	Reference before 2020/21	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)	N/A	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	SDLP	Yes	No reporting this year.
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	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP42: Number of CIL exemptions granted for Self-Build during the monitoring year	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP43: Number of permissions for Self-Build granted during the monitoring year	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP44: Care Homes (C2) permissions/completions total number of bedrooms	N/A	Strategic Policy SD27: Mix of Homes	SDLP	No	No reporting this year.
SDLP45: Permissions/completions of extra care housing (C2)	N/A	Strategic Policy SD27: Mix of Homes	SDLP	No	No reporting this year.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP46: Number of dwellings completed (net), by number of bedrooms	SDLP58	Strategic Policy SD27: Mix of Homes	SDLP	No	No reporting this year.
SDLP47: Number of completed replacement dwellings	N/A	Development Management Policy SD30: Replacement Dwellings	SDLP	No	No reporting this year.
SDLP48: Number of small dwellings lost (through construction of replacement dwellings)	N/A	Development Management Policy SD30: Replacement Dwellings	SDLP	No	No reporting this year.
SDLP48a: Large housing sites (ten or more dwellings) with completions, gains from development	N/A	Strategic Policy SD27: Mix of Homes, Strategic Policy SD28: Affordable Homes	SDLP	No	No reporting this year.
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	
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	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
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	No	No reporting this year.
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	No	No reporting this year.
SDLP57: Developments granted planning permission for agricultural developments in the reporting year	SDLP73	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
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	No	No reporting this year.
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	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP64: Number of full planning permissions for renewable energy development	SDLP97	Development Management Policy SD51: Renewable Energy	SDLP	Yes	
SDLP65: Number and status of AQMA's	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	

APPENDIX 2: LOCAL DEVELOPMENT SCHEME (LDS) FOR THE SOUTH DOWNS NATIONAL PARK AUTHORITY (DECEMBER 2022)

	2023-24	2023-24	2023-24	2023-24	2024-25	2024-25	2024-25	2024-25	2025-26	2025-26	2025-26	2025-26	2026-27	2026-27	2026-27	2026-27	2027-28	2027-28	2027-28	2027-28
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Local Plan Review								18				19		S			A			
West Meon VDS SPD	A																			
Selborne VDS SPD	A																			
Easebourne VDS SPD	A																			

For the timetables for the Minerals and Waste Plans in the South Downs National Park follow the links below:

[East Sussex Waste and Minerals Plans and Monitoring Reports](#)

[Hampshire Minerals and Waste Plan](#)

[West Sussex Minerals and Waste Plan](#)

Symbol	Stage in document preparation
S	Submission of documents and information to the Secretary of State
E	Independent examination
M	Consultation on proposed modifications
A	Adoption
13	Representations on a supplementary planning document
18	Representations on the preparation of a local plan
19	Representations on a local plan

APPENDIX 3: SOUTH DOWNS HOUSING PROVISION TRAJECTORY FIGURES (2022)

	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	4750
g	Net new housing completions	249	262	250	296	314	282	175	172												2000
	Extant planning permissions on small sites (1- 4units)*									46	47	47	48	48							235
	Extant planning permissions on large sites (5+units)*									77	58	128	4	22	11	8	0	0	0	0	306
h	Net dwellings with extant planning permission									123	105	173	51	70	11	8	0	0	0	0	541

	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
i	Windfall									0	0	17	34	51	51	51	51	51	51	51	408
k	Allocations (SDLP)									10	0	59	46	99	282	268	78	66	66	66	1037
l	Allocations (NDP)									83	142	180	140	96	290	246	80	44	7	7	1314
n	Total allocations									92	142	238	185	195	571	514	158	110	73	73	2351
o	Housing supply (g+h+i+n)	249	262	250	296	314	282	175	172	215	246	428	271	316	634	573	209	161	124	124	5300
p	Cumulative Housing Supply	249	511	761	1057	1371	1653	1828	2000	2215	2461	2889	3160	3476	4110	4682	4892	5052	5176	5300	
q	Provision figure minus supply (o-e)	-1	12	0	46	64	32	-75	-78	-35	-4	178	21	66	384	323	-41	-90	-126	-126	
s	Manage - Annual provision figure taking account of past/projected completions	250	249	249	246	241	238	244	250	254	254	233	227	212	128	17	-47	-151	-426	-550	

APPENDIX 4: DELIVERABLE SITES FOR HOUSING

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
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	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				302
	Large planning permissions total - 5% discount				287
	Small sites (<5 dwellings) with planning permission				247
	Small planning permissions total - 5% discount				235
Allocation: SDLP	Land at Greenway Lane	Buriton	SD62	10	9
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	69	69
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	85	25

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
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: 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	101	101
Allocation: Fernhurst NDP	Former Syngenta Site, Midhurst Road (mixed use)	Fernhurst	SDNP/19/00913/FUL	210	210
Allocation: Ditchling NDP	Lewes Road/ Nye Lane	Ditchling	SDNP/19/00175/FUL	7	2
Allocation: Liss NDP	Land at Andlers Ash Road Central	Liss	SDNP/19/00669/FUL	39	7
Allocation: Liss NDP	Land at Andlers Road South	Liss	SDNP/19/00669/FUL	38	7
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		12	12
Allocation: Amberley NDP		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	0

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Allocation: Lavant NDP	Land adj Pook Lane (LNDP20)	Lavant	SDNP/18/04918/FUL	18	17
Allocation: Lavant NDP	Eastmead Industrial Estate, Mid Lavant (LNDP22)	Lavant		58	58
Allocation: Fittleworth NDP	Limbourne Lane, Fittleworth	Fittleworth		14	14
Allocation: Rogate NDP	Land west of the Flying Bull PH, Rake	Rogate		2	0

APPENDIX 5: DEVELOPABLE SITES AND BROAD LOCATIONS FOR HOUSING

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	37	37
SDLP Allocation	Land at Itchen Abbas House	Itchen Abbas	SD73	9	9
SDLP Allocation	Land at Old Malling Farm	Lewes	SD76	226	131
SDLP Allocation	Holmbush Caravan Park	Midhurst	SD79	60	60
Allocation: SDLP	Land at the Fairway	Midhurst	SD80	9	9
Allocation: SDLP	Land at Egmont Road, Easebourne	Easebourne	SD67	18	18
SDLP Allocation	Cowdray Estate Works Yard, Easebourne	Midhurst	SD66	18	18
Allocation: SDLP	Former Easebourne School	Easebourne	SD68	18	18

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	17	17
Allocation: SDLP	Land North of the Forge	South Harting	SD87	6	6
Allocation: SDLP	Land at Loppers Ash, South Harting	South Harting	SD86	7	7
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		85	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	40
Petersfield Plan allocation	Hampshire County Council Depot off Paddock Way	Petersfield	H9	42	42
Petersfield Plan allocation	Existing Community Centre Site	Petersfield	H10	10	10
Allocation: Petersfield Plan	Land North of Reservoir Lane	Petersfield	H11	11	11
Lewes	Land at Astley House and Police Garage (Site 2)	Lewes		25	25

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Allocation: Lewes (also has planning permission)	Land at Magistrates Court Car Park, Court Road (Site 36)	Lewes	SDNP/16/01618/FUL	9	9
Lewes	Land at Buckwell Court Garage (Site 8)	Lewes		6	6
Lewes	Land at Kingsley Road Garage Site (Site 21)	Lewes		6	6
Lewes	Land at Little East Street Car Park (Site 34)	Lewes		11	11
Lewes	Land at The Lynchetts Garage site (Site 35)	Lewes		6	6
Lewes	Land at Prince Charles Road Garage Site (Site 44)	Lewes		6	6
Lewes	Land at Queens Road Garage Site (Site 46)	Lewes		6	6
Lewes	Land at St Annes Crescent (Site 52)	Lewes		12	12
Lewes	Former St Anne's School Site (Site 53)	Lewes		35	35
Lewes	Lewes Railway Station Car Park (Site 57)	Lewes		20	20
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		25	25

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Allocation: Liss NDP	Land next to Brows Farm	Liss		15	15
Allocation: East Meon NDP	Garages site off Hill View	East Meon		2	2
Allocation: East Meon NDP	Land north of Coombe Road between Garston Farm and Garston Farm Cottages	East Meon		4	4
Allocation: Petworth NDP	Petworth South	Petworth		100	100
Allocation: Petworth NDP	Land South of Rothermead	Petworth		10	10
Allocation: Petworth NDP	The Square Field	Petworth		30	30
Allocation: Lavant NDP	Church Farm Barns	Lavant	LNDP21	5	5
Allocation: Rogate NDP	Renault Garage & Bungalow South of A272, Rogate	Rogate		11	11
Allocation: Rogate NDP	Land west of the Flying Bull PH, Rake	Rogate		2	2
Allocation: Twyford NDP	Land adjacent to the Parish Hall	Twyford	HN2	20	20