



**South Downs National Park Authority**  
**Authority Monitoring Report**  
**01 April 2022 to 31 March 2023**

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**December 2023**

## Executive Summary

This is the ninth Authority Monitoring Report (AMR) produced by the South Downs National Park Authority (SDNPA) and it is the fourth 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 2022-23, which is the ninth year of the 2014-2033 plan period for the SDLP.

The AMR reports progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme. This year the review of the South Downs Local Plan started following the decision at National Park Authority in May 2022 to proceed with this work. A variety of work has started to update the evidence base for the Local Plan as well as identifying potential sites for development with a Call for Sites being carried out in August and September 2022. A revised timetable was approved in the updated Local Development Scheme at National Park Authority in December 2022 reflecting the decision to incorporate the Shoreham Cement Works Area Action Plan into the Local Plan Review. The number of made Neighbourhood Development Plans continues to increase with 43 within the National Park as at December 2023.

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. Here are a number of headline findings highlighted in the 2022/23 AMR:

### A Thriving, Living Landscape

- 27% Habitat average; 129% Hedgerow average and 21% Watercourse average Biodiversity Net Gain achieved
- 483 hectares secured to date for Biodiversity & Nutrient Neutrality offsetting across the National Park
- Creation of 5 wildlife ponds approved

### People Connected with Places

- 850m of non-motorised user footpath completed on the latest phase of the Egrets Way between Newhaven & Piddinghoe
- 13km new non-motorised user link between Lewes and Polegate opened in April 2023
- A total of 117 units of visitor accommodation were permitted
- 15,307sqm (net) of community sports facilities permitted in local venues across the National Park

### Towards a Sustainable Future

- A net total of 1,953 dwellings benefit from planning permission but are unbuilt
- Of these 537 are defined as affordable homes
- 205 dwellings were completed last year in the National Park, of which 63 were affordable
- We have a 6.58 year supply of deliverable housing sites
- 9,401m<sup>2</sup> net total of employment floorspace was completed in 2022/23
- Agricultural buildings were repurposed to provide 2,276m<sup>2</sup> of new employment floorspace

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## 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 1,600km<sup>2</sup> of England's most iconic lowland landscapes stretching from Winchester in the west to Eastbourne in the east. It is also home to over 113,339 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 2022 to March 2023, but provides pragmatic updates where appropriate up to December 2023.
- 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 This year, the review of the South Downs Local Plan started following the decision at National Park Authority in May 2022 to proceed with this work. A variety of work has started to update the evidence base for the Local Plan as well as identifying potential sites for development with a Call for Sites being carried out in August and September 2022. A revised timetable was approved in the updated Local Development Scheme at National Park Authority in December 2022 reflecting the decision to incorporate the Shoreham Cement Works Area Action Plan into the Local Plan Review.
- 1.6 In order to meet the requirements of the NPPF and PPG we 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 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 2022 to March 2023, but also provides factual updates up to December 2023.
- 2.2 In May 2022, the Authority approved a new LDS, replacing the previous 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 Shoreham Cement Works Area Action Plan (AAP) and Neighbourhood Development Plans (NDPs). The timelines in the LDS are 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 National Planning Policy Framework (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. A further decision was made by the Authority in December 2022 to incorporate the work on the Shoreham Cement Works (AAP) into the Local Plan Review (LPR) and the LDS was updated to reflect this change.
- 2.5 A Call for Sites was then launched resulting in the submission of around 300 new sites. Together with the around 540 sites previously submitted these are currently being reviewed by officers through the Land Availability Assessment. The Authority has also commissioned a Housing and Economic Development Needs Assessment (HEDNA); studies into Transport, Renewable Energy and Water Cycles and a Habitats Regulations Assessment. Scoping has also been carried out for the Sustainability Appraisal that will inform the development of the Local Plan Review.

### **Neighbourhood Development Plans (NDPs)**

- 2.6 As at 1 December 2023 there are 61 NDPs 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.

- 2.7 Rowlands Castle NDP was ‘made’ by the Authority in November 2023 following its referendum and acceptance by East Hampshire District Council as this is a split parish between the two local planning authorities. Steyning NDP was ‘made’ by the Authority in September 2022 following a successful referendum. Horsham District Council was the lead Local Planning Authority for this NDP.
- 2.8 At the end of December 2023, 43 NDPs had been made by the SDNPA and are now part of the development plan for the National Park.
- 2.9 The National Park Authority is encouraging all town and parish councils to work collaboratively with the Authority to plan for their communities and input evidence to the LPR through the production of Parish Priorities Statements (PPS). This will give communities the chance to influence development in their area without the significant resource commitment required for an NDP. PPS are an opportunity for town and parish councils to set out the principal needs and prevailing views of their local community. A standard template has been provided for these documents and town and parish councils have been asked to submit them early in the LPR process, preferably during Autumn/Winter 2023.



## Supplementary Planning Documents

- 2.10 A number of supplementary planning documents (SPD) are listed in the LDS. Progress on these documents is as follows:
- a) Easebourne Parish Design Statement adopted as a SPD in February 2023.
  - b) Brooks Road, Lewes Planning Brief adopted February 2023.
  - c) The Selborne, Singleton, West Meon, and Upham Village Design Statements (VDS) are all being prepared by their respective parish councils with the support of the Authority. It is anticipated that the above will be subjected to individual public consultations in 2023/24 before then being presented to the Authority's planning committee.
- 2.11 We have worked on a number of Technical Advice Notes (TAN) to support the implementation of the Local Plan, including the latest one to be adopted below:
- a) Equestrian TAN: adopted July 2023.
  - b) Extensions and Replacement Dwellings TAN: updated October 2023.

## Minerals and Waste

- 2.12 The SDNPA is responsible for planning for the future management of waste and production of minerals within the South Downs National Park (SDNP). We are working in partnership with the 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)
- 2.13 The SDNPA is working in partnership with East Sussex County Council and Brighton & Hove City Council on the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Review. The Plan was submitted for examination and hearings took place in 2022. Modifications have been proposed in response to the Inspectors' issues and these were published for consultation October-December 2023.
- 2.14 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. Subject to signoff by all these authorities, the Regulation 19 consultation will start in January 2024 prior to submission for examination later in 2024.
- 2.15 The SDNPA continue to work closely with West Sussex County Council on Minerals and Waste matters. A 5-year assessment on the relevance and effectiveness of the Joint Minerals Plan was undertaken in 2023, when it was determined that a formal review of the Plan was not required. The West Sussex Waste Plan was adopted in 2014 and subject to a 5-year review assessment in 2019. A further 5-year review assessment will be carried out in 2024.

2.16 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. The highlights of this cross boundary working that took place within this monitoring year are set out below.

#### Cross boundary Themes

3.2 As reported in the 21/22 AMR, 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 (LPR) 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 have been used as the basis for making representations on local plan consultations outside the National Park and identifying key areas of work throughout the last year.

#### Water Neutrality

3.4 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 of 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.

3.5 In September 2021, the Authority received advice from Natural England (NE) raising concerns about the Arun Valley designations. NE advise that it cannot be concluded that the existing abstraction within Sussex North Water Resource (Supply) Zone is not having an impact on the Arun Valley site, and 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.

- 3.6 The SDNPA is working jointly with other affected Local Planning Authorities (Crawley Borough Council, Horsham District Council, Chichester District Council, Mid Sussex District Council and West Sussex County 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 Borough Council website](#).
- 3.7 The Local Authorities and the South Downs National Park Authority are working together on introducing a water offsetting scheme as envisaged by the Part C: Water Mitigation Strategy. This would allow applicants, where accessing the scheme, to demonstrate water neutrality by offsetting any water utilised in a policy compliant scheme. The authorities have jointly appointed a Water Neutrality Project Manager to progress this work which will be aided by knowledge gained from an Offsetting Pilot undertaken by Crawley District. They will manage the joint Water Neutrality Implementation Scheme and also record private offsetting measures to provide clarity and co-ordination, and ensure there is no double-counting of measures.
- 3.8 Alongside this, the Local Authorities and the South Downs National Park Authority have worked jointly on a Local Plan policy for Water Neutrality for all our Local Plans. This policy has been included in the Crawley Local Plan which has been submitted for examination.

### **Other Key Joint Working Topics**

- 3.9 Nutrient Neutrality: 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 and River Itchen Catchments.
- Natural England has raised concerns about high levels of nutrients in the Solent and River Itchen water environment. 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 advises that new proposals, which involve overnight accommodation have inevitable wastewater implications. Natural England therefore advises a nutrient neutral approach is taken 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*'.
  - 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. Achieving nutrient neutrality 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 to facilitate effective offsetting solutions that deliver benefits for nature.

- 3.10 Ashdown Forest: 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 is 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 Habitats Regulations Assessment (HRA) work.
  - Local Planning Authorities (LPAs) in the AFWG have jointly commissioned air quality monitoring for Ashdown Forest from AECOM, and a bespoke shared traffic model from Jacobs (as agreed at the AFWG meeting in October 2022). This work is now underway.
- 3.11 Wealden Heaths Phase II Special Protection Area (SPA): Joint working with Natural England and East Hampshire District 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. It should be noted that the limit in the 400m buffer zone for additional new dwellings has been reached.

### **Cross-boundary groups**

- 3.12 The SDNPA is involved in the work of a number of cross boundary groups, 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.
- 3.13 Collaborative working among planning policy officers across East Sussex has been long-established through the Planning Liaison Group (chief planning officers) and the East Sussex Local Plan Managers Group. In addition, the East Sussex Strategic Planning Members Group (ESSPMG) was set up in 2013 to enhance and endorse cooperation at the political level. The group consists of the portfolio holders for planning assisted by officers from all local authorities in East Sussex, including SDNPA. The terms of reference for this group are currently being updated.
- 3.14 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

### **Consultations**

- 3.15 Responses to the following neighbouring authority planning consultations:

- Arun SA/SEA Scoping (November 2023)
- Wealden SA/SEA Scoping (August 2023)
- Chichester Local Plan Regulation 19 Consultation (March 2023)
- East Hampshire Local Plan Regulation 18 Consultation (January 2023)
- Eastbourne Local Plan Regulation 18 Consultation (January 2023)
- Mid Sussex District Plan Regulation 18 Consultation (January 2023)
- Winchester Local Plan Regulation 18 Consultation (December 2022)
- Havant Local Plan Regulation 18 Issues and Options Consultation (November 2022)
- 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)

### **Minerals and Waste**

3.16 The SDNPA is the Minerals and Waste Planning Authority for the National Park, and works closely with its County Council, adjacent National Park Authority and Unitary Authority partners to coordinate joint plan-making across the area. To date, the following have been prepared and adopted:

- East Sussex, South Downs and Brighton & Hove Waste & Minerals Local Plan (2013).
- East Sussex, South Downs and Brighton & Hove Waste & Minerals Sites Plan (2017).
- Hampshire Minerals & Waste Plan (2013).
- West Sussex Waste Local Plan (2014).
- West Sussex Joint Minerals Plan (2018) [Partial Review, 2021].

3.17 The SDNPA is a member of the South East England Aggregate Working Party (SEEAWP). As part of its role in SEEAWP, the SDNPA has agreed Statements of Common Ground (SoGC) in relation to minerals planning in the South East. This is to ensure a steady and adequate supply of minerals, whilst recognising the purposes and duty of the National Park. More specifically, the SDNPA has recently signed an update to the South East Soft Sand Position Statement – previously prepared in 2019. The updated position statement provides an agreed source of evidence, and underpins the effective cooperation and collaboration in addressing the strategic cross-boundary matter, of soft sand supply. The position statement will also form the basis of any future SoGC.

3.18 The SDNPA is a member of the South East Waste Planning Advisory Group (SEWPAG). Previously, the SEWPAG members all signed a strategic SoCG in relation to inert landfill. The SoCG sets out an agreed understanding of the continued, but decreasing, need for inert landfill in the South East region.

### **East Sussex, South Downs, and Brighton & Hove Minerals & Waste**

3.19 The Authorities have undertaken a partial review of the East Sussex, South Downs, and Brighton & Hove Waste & Minerals Local Plan (WMLP). As part of the review, the SDNPA signed two Statements of Common Ground (SoCG) in 2022 with Brighton & Hove City, East Sussex County, Kent County, Maidstone Borough, Medway, Surrey County, and West Sussex County Councils. These SoCGs were in relation to: the cross-boundary supply of aggregates and soft sand in the East Sussex Area (including the SDNPA and BHCC).

## 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. However, more accurate data was 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. This is the second year, 2022-23, with a full 12 months of added value recorded. 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 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 767 applications where added value was filled in by the case officer. This is 39% of all the applications for development types included in the assessment. These 767 applications resulted in 903 records for added value. For some applications more than one type of added value was recorded. Hence there are more added value records than the number of applications.
- 4.5 The 903 records were assessed by the type of added value. The most frequently recorded types of added value are shown in the table below.

<b>Type of Added Value</b>	<b>Number of times officers recorded added value for that Type</b>
PRO – Proactive Working	233
ECOSI – Ecosystem Services Improved	216
ECO – Biodiversity value enhanced	117
IMPRV – Improved design	104
HER – Cultural Heritage enhanced	44

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

- 4.6 The five most common types of added value recorded in 2022/23 are similar to the previous year. The one difference is that “HER – Cultural Heritage enhanced”, replaced “MISC – Other added value”.
- 4.7 Proactive working (PRO) remains the most commonly recorded type of added value. Proactive Working covers a range of different actions by case officers. These can be better understood by considering the notes officers have recorded alongside the type of added value. Below are two examples of case officers adding value under the Proactive Working type which give a flavour of the range of applications and scale of development covered.
- 4.8 For an application at the RSPB Pulborough Brooks site for the erection of a welcome hut adjacent to the visitor centre the case officer ensured external lighting was omitted from the scheme to remove any negative impact on the dark night sky. This was conditioned in the decision notice such that no internal or external lighting be installed without permission. For an outline application for an agricultural worker dwelling at Oxenbourne, near Petersfield the case officer worked with the applicant over several policy issues including a workable solution for ensuring the development would be nitrate neutral. The applicant was willing to enter into a legal agreement to purchase credits for offsite mitigation for nitrates. This was secured by Grampian condition with no occupancy until the specific Package Treatment Plant had been agreed by Natural England and therefore the exact level of mitigation and credits to be purchased could then be calculated.
- 4.9 Aside from the five most common there are other examples of added value that are recorded under less frequently used types. Case officer comments also help to give a flavour of these types of added value and examples are given below.
- 4.10 The redevelopment for housing of a former Primary School in Lewes saw the case officer secure four units of Lewes Low-Cost Housing, a policy objective from the Lewes Neighbourhood Development Plan, within a scheme for 32 affordable dwellings (recorded under the added value type, Affordable Housing or Housing Mix Improved). In response to comments from the Highways Authority, the case officer also secured a permissive cycle path through the site for public use and additional on-site cycle storage for residents (recorded under added value type, Improvements to address 3rd party issues).
- 4.11 For a proposal to redevelop a former horticultural nursery at Bury near Pulborough, working with the applicant through revisions to the plans, the level of commercial floorspace within a mixed-use scheme was increased resulting in more jobs being created than the previous use (recorded as added value in meeting the National Park Authority duty to foster the social and economic wellbeing of local communities). For a development near Findon for a new extension including a new wall and entrance gates the case officer was able to negotiate the addition of an electric vehicle charging point (recorded under added value type, Sustainability credentials enhanced).
- 4.12 The above provide examples on a range of developments of the different ways in which there is value added to schemes during the planning process.

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

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

#### **Target:**

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

#### **Commentary:**

- 4.14 For the Local Plan evidence base we used the EcoServ GIS model (Version 3) to establish a baseline for the provision and demand for Ecosystem Services across the National Park. The version of the tool we used was able to generate output maps for a range of different Ecosystem Services and along with highlighted areas within the National Park that delivered multiple Ecosystem Services. These 'hot-spots' allowed us to identify areas of high value in terms of ecosystem service – where functions might need to be protected or enhanced.
- 4.15 As part of the evidence work for the next Local Plan review we will be updating our Ecosystem mapping. The latest version of the EcoServ-GIS tool (EcoServ-R) was released in July of 2021. This updated version has added additional models and new functionality. We are currently testing the model, but have not yet generated National Park-wide mapping to review any changes.

#### [Environmental baseline | EcoservR](#)

- 4.16 Once the EcoServ-R model is properly tested and running, we will be able to produce updated output maps for ecosystem services at National Park-wide scale. This will allow us to compare directly with the output maps from the original baseline. We can assess improvements in the ability of the natural environment to deliver a comprehensive range of ecosystem services. It will also be possible to produce updated output maps of areas of multiple Ecosystem Services, and any uplift that has occurred since 2017. This will be an effective way to assess the effect of Planning Policy SD2, and its relative success in delivering a net-positive impact.

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

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

#### **Target:**

- 4.17 Ensure that all development has a net positive impact on the ability of the natural environment to deliver ecosystem services.
- 4.18 The ability to identify and monitor the extent and condition of Natural Capital assets within the National Park using Earth Observation (EO) data remains limited. This is in part due to the resolution of the data that is readily available. We have accumulated a good time-series of images and data covering 2015-2023. In terms of monitoring the condition and quality of key Natural Capital assets we are not yet able to cover the full range of habitat types. The main areas where we are able to determine and assess condition, are for grassland and woodland. We currently use Normalised Difference Vegetation Index (NDVI) as a scale to indicate the health and condition of these habitats.

#### [Grasslands](#)

4.19 The extent and health of grassland across the South Downs National Park (SDNP) are shown in the tables below. In terms of grassland health this is generally consistently good. There is some evidence of seasonal impacts of climate conditions with NDVI scores within the range being lower for periods that correspond with recent extended runs of dry conditions.

Grassland Extent in SDNP	SDNP Area %	SDNP sq.km
Sep-15	37.1	61.4
Sep-16	39.1	64.8
Jan-17	46.3	76.7
Jun-17	37.9	62.7
Dec-17	42.4	70.2
Jun-18	39.1	64.8
Oct-18	39.0	64.6
Jan-19	45.2	75.0
Jun-19	37.0	61.3
Sep-19	40.1	66.4
Dec-19	44.4	73.6
Apr-20	36.1	59.9
May-20	36.5	60.5
Jun-20	40.4	66.9
Aug-20	38.3	63.4
Sep-20	36.5	60.4
Apr-21	36.3	60.2
May-21	36.7	60.8
Sep-21	36.9	61.2
Dec-21	37.8	62.7
Mar-22	35.3	58.5
Apr-22	34.8	57.7
Jun-22	34.6	57.4
Jul-22	36.5	60.5
Aug-22	37.9	62.9
Oct-22	33.0	54.7
Feb-23	39.0	64.6
Mean	38.3	63.5
Median	37.8	62.7
Std.Dev	3.1	5.2
Std.Err	0.6	1.0

Epoch	Grassland Health %AREA in SDNP			Total %
	Low NDVI %	Medium NDVI %	High NDVI %	
Sep-15	0.2	2.1	34.8	37.1
Sep-16	0.3	4.9	33.9	39.1
Jan-17	2.6	21.3	22.4	46.3
Jun-17	0.3	2.0	35.6	37.9
Dec-17	3.6	13.5	25.3	42.4
Jun-18	0.6	4.0	34.5	39.1
Oct-18	0.1	0.7	38.1	38.9
Jan-19	0.1	1.4	43.7	45.2
Jun-19	0.1	1.5	35.4	37.0
Sep-19	0.4	1.8	37.9	40.1
Dec-19	0.2	4.6	39.6	44.4
Apr-20	0.2	1.4	34.6	36.1
May-20	0.4	1.0	35.1	36.5
Jun-20	0.5	6.0	33.9	40.4
Aug-20	0.2	14.8	23.3	38.3
Sep-20	0.0	0.9	35.6	36.5
Apr-21	0.1	1.8	34.5	36.3
May-21	0.1	0.9	35.7	36.7
Sep-21	0.1	1.7	35.2	36.9
Dec-21	0.0	0.7	37.1	37.8
Mar-22	0.5	1.0	33.8	35.3
Apr-22	0.9	0.7	33.2	34.8
Jun-22	2.8	0.6	31.2	34.6
Jul-22	1.0	7.6	27.9	36.5
Aug-22	1.2	19.9	16.8	37.9
Oct-22	1.0	0.5	31.5	33.0
Feb-23	0.0	0.0	0.0	0.0

NOTES:  
1. Low NDVI = poor health (NDVI <0.25)  
2. Medium NDVI = good health (NDVI >=0.25 and <0.5)

Table 2: Grassland extent and health across the South Downs National Park (SDNP)

Woodland

4.20 The extent and health of broad-leaved and coniferous woodland in the SDNP has remained consistent for the time-series of the data (2015-2023).

The extent and health of the woodland across the SDNP is shown in the tables and charts below.

Woodland Extent in SDNP	Broad-leaved SDNP Area %	Coniferous SDNP Area %	Woodland Total %	Broad-leaved SDNP sq.km	Coniferous SDNP sq.km	Woodland Total sq.km
Sep-15	31.5	0.8	32.2	52.1	1.3	53.4
Sep-16	28.5	1.2	29.7	47.3	1.9	49.2
Jan-17	29.3	2.1	31.3	48.5	3.4	51.9
Jun-17	25.6	2.4	28.0	42.4	4.0	46.3
Dec-17	32.7	2.2	34.9	54.2	3.6	57.8
Jun-18	26.8	1.9	28.7	44.5	3.1	47.6
Oct-18	29.0	1.7	30.8	48.1	2.8	51.0
Jan-19	30.6	2.1	32.8	50.8	3.6	54.3
Jun-19	27.4	1.7	29.1	45.4	2.8	48.2
Sep-19	28.4	1.9	30.3	47.1	3.1	50.2
Dec-19	30.6	1.9	32.6	50.8	3.2	54.0
Apr-20	28.0	2.2	30.2	46.5	3.6	50.1
May-20	28.4	2.7	31.1	47.0	4.4	51.5
Jun-20	25.6	2.5	28.0	42.4	4.1	46.5
Aug-20	26.8	2.0	28.8	44.4	3.4	47.8
Sep-20	30.4	1.5	31.9	50.3	2.5	52.8
Apr-21	28.6	2.2	30.8	47.4	3.6	51.0
May-21	28.6	2.3	30.9	47.4	3.8	51.2
Sep-21	30.5	1.5	32.0	50.5	2.5	53.0
Dec-21	32.8	2.1	34.9	54.3	3.5	57.8
Mar-22	29.0	1.7	30.6	48.0	2.7	50.8
Apr-22	29.6	1.9	31.5	49.0	3.2	52.2
Jun-22	26.4	2.7	29.1	43.8	4.5	48.2
Jul-22	26.4	2.9	29.3	43.8	4.8	48.6
Aug-22	27.0	2.6	29.6	44.8	4.2	49.0
Oct-22	32.5	1.8	34.3	53.8	3.0	56.9
Feb-23	30.3	2.0	32.3	50.2	3.3	53.6
Mean	28.9	2.0	31.0	48.0	3.3	51.3
Median	28.6	2.0	30.8	47.4	3.4	51.0
Std.Dev	2.0	0.5	1.9	3.4	0.8	3.1
Std.Err	0.4	0.1	0.4	0.7	0.1	0.6

Table 3: Woodland extent and health across the South Downs National Park (SDNP)

### Soils

4.21 Soils are a vital asset in terms of agriculture, food production, water quality, nutrient cycling and other ecosystem services and benefits. They are also at risk from degradation, erosion and runoff and can have knock-on effects in terms of water courses and rivers. Use of Earth Observation (EO) data enables us to consider the impact of the combination of three types of risk.

- Inherent risk – soil type, degree of slope and frequency of heavy rain and flooding.
- Proximity and connection to waterbodies or features.
- Managed risk – impact of current land-management practices.

4.22 Risk increases where fields are left bare, especially during the winter months or at times of heavy rainfall. Assessing the areas across the SDNP that are left exposed as bare soils at these times help us understand these risks. The following table and chart show the extent of bare soils during the winter months where a combination of factors make them a high risk of erosion.

Bare Soil State (Winter Images) %AREA in SDNP				
Epoch	Vegetated Soil	Partially Bare Soil	Bare Soil	Total %
Jan-17	0.0	2.6	6.7	9.3
Dec-17	0.0	1.8	7.3	9.1
Jan-19	2.0	6.4	2.1	10.5
Dec-19	0.8	8.7	7.9	17.4
Dec-20	2.5	8.0	1.5	12.0
Dec-21	0.8	9.4	2.4	12.5
Feb-23	0.0	4.1	7.6	11.7

Table 4: Bare soil state (Winter images) % Area in the South Downs National Park (SDNP)

4.23 Further analysis of these bare soil areas, accounting for the combination of risk factors provides us with an overall indication of risk – presented in the table below.

Bare Soil Risk (Winter Images) %AREA in SDNP										
Epoch	Bare - No Slope	Partial - No Slope	Vegetated - No Slope	Bare - Moderate Slope	Partial - Moderate Slope	Vegetated - Moderate Slope	Bare - Steep Slope	Partial - Steep Slope	Vegetated - Steep Slope	Total %
	Jan-17	2.1	0.6	0.0	4.2	1.6	0.0	0.5	0.3	
Dec-17	2.4	0.7	0.0	4.4	1.0	0.0	0.5	0.1	0.0	9.1
Jan-19	0.5	1.8	0.6	1.3	4.0	1.3	0.2	0.6	0.2	10.5
Dec-19	2.4	2.8	0.2	5.0	5.3	0.5	0.6	0.6	0.0	17.4
Dec-20	0.7	2.1	0.4	1.6	5.2	0.9	0.3	0.7	0.1	12.0
Dec-21	0.8	2.7	0.2	1.4	5.9	0.4	0.1	0.8	0.1	12.4
Feb-23	2.1	1.1	0.0	4.7	2.5	0.0	0.8	0.4	0.0	11.7

Table 5: Bare soil risk (Winter images) % Area in the South Downs National Park (SDNP)

### Urban Greenness

4.24 Within urban areas we are also able to measure the level of ‘Greenness’ within a defined settlement as an indicator of extent and health of green space and networks. Over time this can help us understand the effectiveness of our policies and the impacts of new planning requirements such as Biodiversity Net-Gain. We would expect to see increases in urban greening over time as policies start to exert an influence. The changes in terms of data over the time series remain small. The overall urban/developed component of the National Park has seen a slight increase, especially in the larger settlements within the SDNP. The majority of urban settlements within the SDNP are seeing gains in terms of the level of urban greenness.

URBAN GREENNESS NDVI Average per Settlement	Sep-15	Sep-16	Jan-17	Jun-17	Dec-17	Jun-18	Oct-18	Jun-19	Jun-19	Sep-19	Dec-19	Apr-20	May-20	Jun-20	Aug-20	Sep-20	Apr-21	May-21	Sep-21	Dec-21	Mar-22	Apr-22	Jun-22	Jul-22	Aug-22	Oct-22	Feb-23	Mean	Median	StdDev	StdErr	TrendStk
Alfriston	0.68	0.52	0.59	0.68	0.29	0.65	0.68	0.66	0.62	0.66	0.60	0.64	0.67	0.60	0.47	0.57	0.56	0.65	0.66	0.62	0.62	0.62	0.47	0.64	0.57	0.69	0.00	0.61	0.63	0.07	0.01	0.90
Amberley	0.67	0.60	0.60	0.67	0.29	0.62	0.68	0.67	0.62	0.66	0.59	0.64	0.66	0.60	0.52	0.62	0.56	0.64	0.64	0.65	0.64	0.67	0.69	0.61	0.56	0.65	0.00	0.62	0.64	0.06	0.01	3.63
Burton	0.59	0.57	0.58	0.62	0.26	0.62	0.65	0.65	0.59	0.66	0.56	0.61	0.64	0.60	0.55	0.61	0.55	0.62	0.62	0.64	0.59	0.62	0.66	0.61	0.57	0.65	0.00	0.60	0.61	0.06	0.01	10.32
Bury	0.69	0.62	0.62	0.72	0.42	0.69	0.72	0.70	0.66	0.71	0.62	0.67	0.70	0.64	0.59	0.67	0.58	0.68	0.69	0.65	0.66	0.68	0.72	0.67	0.62	0.72	0.00	0.66	0.67	0.06	0.01	4.79
Colwelltham	0.71	0.62	0.61	0.70	0.42	0.68	0.72	0.69	0.66	0.71	0.62	0.68	0.71	0.62	0.57	0.67	0.57	0.69	0.69	0.67	0.61	0.69	0.72	0.62	0.58	0.72	0.00	0.65	0.67	0.07	0.01	3.06
Ditchling	0.68	0.54	0.58	0.62	0.27	0.66	0.68	0.66	0.65	0.68	0.60	0.64	0.67	0.62	0.56	0.61	0.56	0.65	0.66	0.62	0.62	0.67	0.70	0.64	0.60	0.70	0.00	0.63	0.64	0.07	0.01	11.13
Draxford	0.63	0.58	0.60	0.68	0.27	0.64	0.67	0.66	0.60	0.68	0.59	0.62	0.67	0.62	0.58	0.64	0.55	0.64	0.64	0.62	0.57	0.59	0.67	0.62	0.57	0.65	0.00	0.62	0.63	0.06	0.01	2.35
Easebourne	0.62	0.55	0.59	0.54	0.28	0.61	0.64	0.65	0.59	0.65	0.59	0.61	0.64	0.56	0.52	0.61	0.54	0.61	0.62	0.62	0.59	0.61	0.60	0.56	0.52	0.56	0.00	0.58	0.59	0.05	0.01	2.83
Fernhurst	0.65	0.57	0.58	0.59	0.25	0.62	0.65	0.66	0.60	0.65	0.58	0.62	0.65	0.59	0.55	0.62	0.54	0.62	0.64	0.62	0.60	0.64	0.61	0.60	0.56	0.67	0.00	0.60	0.62	0.06	0.01	6.60
Ridgeworth	0.69	0.61	0.61	0.62	0.29	0.68	0.72	0.70	0.66	0.72	0.62	0.68	0.71	0.64	0.59	0.68	0.58	0.69	0.71	0.69	0.65	0.69	0.74	0.64	0.60	0.72	0.00	0.66	0.68	0.07	0.01	10.36
Rindon	0.60	0.52	0.55	0.59	0.24	0.57	0.59	0.59	0.52	0.58	0.52	0.56	0.59	0.51	0.46	0.55	0.48	0.56	0.56	0.57	0.50	0.57	0.50	0.49	0.46	0.55	0.00	0.53	0.55	0.05	0.01	-6.39
Ritton	0.71	0.55	0.64	0.66	0.46	0.66	0.69	0.69	0.62	0.65	0.65	0.66	0.68	0.60	0.52	0.58	0.59	0.66	0.67	0.68	0.68	0.68	0.52	0.62	0.59	0.70	0.00	0.62	0.66	0.08	0.02	-3.69
Hambleton	0.64	0.57	0.58	0.69	0.25	0.58	0.66	0.64	0.59	0.66	0.57	0.62	0.64	0.59	0.52	0.61	0.54	0.62	0.60	0.62	0.61	0.62	0.65	0.59	0.52	0.65	0.00	0.60	0.61	0.06	0.01	3.92
Kilneshill Green	0.76	0.70	0.64	0.62	0.29	0.77	0.79	0.75	0.70	0.79	0.66	0.71	0.77	0.75	0.70	0.74	0.59	0.73	0.75	0.70	0.66	0.69	0.79	0.76	0.72	0.70	0.00	0.70	0.72	0.10	0.02	10.58
Khilton	0.68	0.56	0.59	0.67	0.40	0.68	0.69	0.66	0.65	0.67	0.61	0.65	0.69	0.64	0.59	0.61	0.58	0.66	0.67	0.65	0.62	0.62	0.70	0.62	0.57	0.64	0.00	0.63	0.65	0.06	0.01	3.72
Lewes	0.55	0.42	0.47	0.56	0.28	0.52	0.54	0.52	0.52	0.54	0.46	0.52	0.56	0.51	0.46	0.50	0.47	0.54	0.54	0.51	0.59	0.41	0.59	0.42	0.38	0.44	0.00	0.47	0.50	0.08	0.02	-15.48
Uss and Faka	0.68	0.60	0.60	0.67	0.21	0.67	0.70	0.69	0.64	0.70	0.40	0.64	0.68	0.64	0.59	0.64	0.54	0.63	0.67	0.66	0.62	0.62	0.61	0.64	0.62	0.70	0.00	0.62	0.64	0.09	0.02	5.62
Uss Forest	0.66	0.59	0.60	0.65	0.25	0.65	0.68	0.68	0.62	0.67	0.62	0.61	0.64	0.62	0.58	0.60	0.52	0.61	0.62	0.64	0.60	0.61	0.66	0.62	0.61	0.61	0.00	0.61	0.62	0.06	0.01	2.30
Longwood	0.72	0.62	0.65	0.66	0.45	0.70	0.74	0.74	0.68	0.74	0.68	0.70	0.71	0.65	0.60	0.70	0.62	0.70	0.72	0.71	0.68	0.71	0.72	0.64	0.60	0.72	0.00	0.68	0.70	0.06	0.01	4.38
Longmoor Camp	0.52	0.46	0.50	0.51	0.22	0.49	0.52	0.55	0.50	0.52	0.46	0.48	0.52	0.46	0.42	0.50	0.41	0.52	0.50	0.52	0.42	0.45	0.50	0.42	0.36	0.32	0.00	0.46	0.49	0.07	0.01	-15.07
Neartock_north	0.66	0.58	0.61	0.67	0.27	0.61	0.65	0.65	0.60	0.66	0.60	0.62	0.65	0.60	0.56	0.62	0.55	0.62	0.62	0.64	0.62	0.64	0.67	0.61	0.56	0.68	0.00	0.61	0.62	0.06	0.01	4.48
Neartock_south	0.68	0.61	0.58	0.70	0.24	0.67	0.69	0.66	0.64	0.70	0.56	0.62	0.68	0.65	0.62	0.67	0.56	0.65	0.65	0.62	0.61	0.62	0.70	0.65	0.60	0.58	0.00	0.62	0.64	0.08	0.02	-3.75
Nickhurst	0.58	0.50	0.52	0.50	0.20	0.55	0.59	0.60	0.54	0.59	0.52	0.55	0.57	0.52	0.48	0.56	0.48	0.55	0.56	0.57	0.44	0.49	0.45	0.42	0.39	0.31	0.00	0.51	0.52	0.07	0.01	-9.97
Northchapel_north	0.64	0.54	0.59	0.56	0.40	0.61	0.64	0.67	0.59	0.64	0.59	0.61	0.64	0.56	0.51	0.62	0.55	0.62	0.62	0.64	0.60	0.62	0.65	0.55	0.51	0.64	0.00	0.59	0.61	0.06	0.01	5.10
Northchapel_south	0.76	0.67	0.65	0.58	0.45	0.76	0.77	0.72	0.69	0.78	0.68	0.76	0.79	0.69	0.57	0.70	0.62	0.72	0.74	0.70	0.68	0.71	0.72	0.65	0.60	0.75	0.00	0.69	0.70	0.08	0.01	4.27
Peterfield	0.56	0.49	0.52	0.58	0.20	0.52	0.55	0.57	0.52	0.56	0.48	0.52	0.56	0.51	0.45	0.52	0.47	0.54	0.52	0.54	0.46	0.48	0.59	0.41	0.37	0.48	0.00	0.50	0.52	0.07	0.01	-13.37
Petworth	0.57	0.47	0.52	0.57	0.22	0.52	0.56	0.59	0.52	0.58	0.52	0.55	0.57	0.48	0.42	0.55	0.50	0.54	0.55	0.56	0.55	0.57	0.50	0.48	0.41	0.58	0.00	0.52	0.55	0.06	0.01	0.20
Salborne	0.64	0.58	0.57	0.61	0.21	0.65	0.67	0.64	0.64	0.67	0.52	0.60	0.65	0.62	0.59	0.64	0.55	0.64	0.65	0.62	0.60	0.62	0.68	0.62	0.59	0.65	0.00	0.60	0.62	0.09	0.02	11.38
Shindon	0.69	0.62	0.64	0.65	0.46	0.62	0.70	0.69	0.61	0.67	0.62	0.66	0.68	0.58	0.52	0.65	0.60	0.66	0.65	0.67	0.66	0.68	0.65	0.58	0.55	0.70	0.00	0.63	0.65	0.06	0.01	-0.06
South Hamble	0.61	0.55	0.56	0.60	0.25	0.60	0.64	0.65	0.58	0.64	0.46	0.61	0.62	0.59	0.52	0.62	0.56	0.62	0.61	0.62	0.59	0.62	0.62	0.59	0.54	0.65	0.00	0.59	0.61	0.06	0.01	9.29

SDNPA	Monitoring the SDNP from Space 2012-18 Summary Report																												21 April 2023			
Dedham	0.62	0.55	0.59	0.52	0.28	0.59	0.65	0.67	0.55	0.65	0.55	0.61	0.62	0.55	0.49	0.61	0.53	0.60	0.61	0.62	0.61	0.62	0.52	0.55	0.50	0.57	0.00	0.58	0.59	0.06	0.01	0.55
Drove	0.70	0.62	0.62	0.71	0.40	0.69	0.70	0.68	0.68	0.71	0.50	0.67	0.71	0.68	0.59	0.56	0.59	0.70	0.68	0.65	0.65	0.60	0.52	0.60	0.57	0.46	0.00	0.63	0.65	0.08	0.02	-10.83
Twyford	0.61	0.54	0.56	0.62	0.24	0.59	0.62	0.62	0.55	0.60	0.41	0.58	0.62	0.57	0.50	0.59	0.52	0.60	0.59	0.60	0.58	0.59	0.52	0.56	0.51	0.62	0.00	0.56	0.59	0.08	0.02	-2.81
West Dean	0.65	0.58	0.60	0.67	0.20	0.65	0.69	0.67	0.62	0.68	0.61	0.64	0.67	0.62	0.58	0.64	0.56	0.65	0.64	0.62	0.60	0.69	0.65	0.64	0.58	0.67	0.00	0.62	0.64	0.08	0.01	2.79

Table 6: Urban Greenness average per settlement

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

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

**Target:**

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

**Output & Commentary:**

- 4.26 Paragraph 177 of the National Planning Policy Framework (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.

- 4.27 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.
- 4.28 There were no applications for major development determined during the monitoring year. A hybrid application for the redevelopment of the North Street Industrial Estate and North Street, Lewes, constituting major development was received and validated in March 2023. This is the site known as North Street Quarter, the strategic site SD57 allocated in the South Downs Local Plan (SDLP). October 2023 Planning Committee deferred a decision on the application. More information, as well as further considerations about design and other aspects, are needed from the applicant in order for the Planning Committee to make an informed decision on the application

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

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

#### **Target:**

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

#### **Output:**

- 4.30 See tables below.

#### **Commentary:**

- 4.31 Using satellite data, we are able to monitor changes in land-cover across the National Park and assess this at a Landscape Character Type (LCT) level. By using a change detection tool, it is possible to identify areas where change has occurred. We can also assess the level of significance of those changes in terms of their impact upon Landscape Character. Our Earth Observation monitoring report 2022-23 further extends the time series for this data. This starts to give us a better understanding of any developing trends in land-cover change.
- 4.32 Table X below considers the percentage area of each individual Landscape Character Type (LCT) where changes in land-cover have occurred. It categorises the significance of those changes for each LCT. The significance of the level of change per LCT is predominantly 'no change' or 'minor change', which suggests that overall landscape character and quality are being maintained.

CHANGE DETECTION (% Area) in SDNP by						
LCT 2020 (Sep.21-Oct.22)						
LCT ID	LCT Name	1 No Change	2 Slight	3 Minor	4 Significant	5 Large
A	Open Downland	10.34	46.32	43.04	0.28	0.02
B	Wooded Estate Downland	6.84	31.37	59.23	2.45	0.11
C	Clay Plateau	6.55	44.16	48.48	0.79	0.02
D	Downland Mosaic	13.48	51.83	34.51	0.16	0.01
E	Chalk Valley Systems	10.79	44.67	43.98	0.55	0.02
F	Major Chalk River Floodplains	2.92	34.90	61.86	0.29	0.03
G	Major Chalk Valley Sides	7.70	42.26	48.41	1.39	0.25
H	Wealden River Floodplains	0.25	19.16	78.30	2.12	0.17
I	Major Scarps	1.23	18.68	78.73	1.27	0.08
J	Scarp Footslopes	7.14	29.32	60.69	2.61	0.23
K	Greensand Terrace	11.61	35.95	49.52	2.58	0.34
L	Mixed Farmland and Woodland Vales	2.39	28.53	62.89	5.75	0.44
M	Wealden Farmland and Heath Mosaic	1.00	15.58	75.65	7.23	0.53
N	Valley Farmland	3.57	36.53	56.40	3.13	0.38
O	Greensand Hills	0.81	12.34	74.79	10.95	1.10
P	Low Weald	1.80	21.09	60.26	14.49	2.35
Q	Wooded Claylands	0.46	7.08	88.50	3.92	0.04
R	Upper Coastal Plain	4.54	31.09	57.77	2.51	4.10
S	Shoreline	6.98	92.93	0.09	0.00	0.00

Table 7: Landscape Character and their division into broad classes

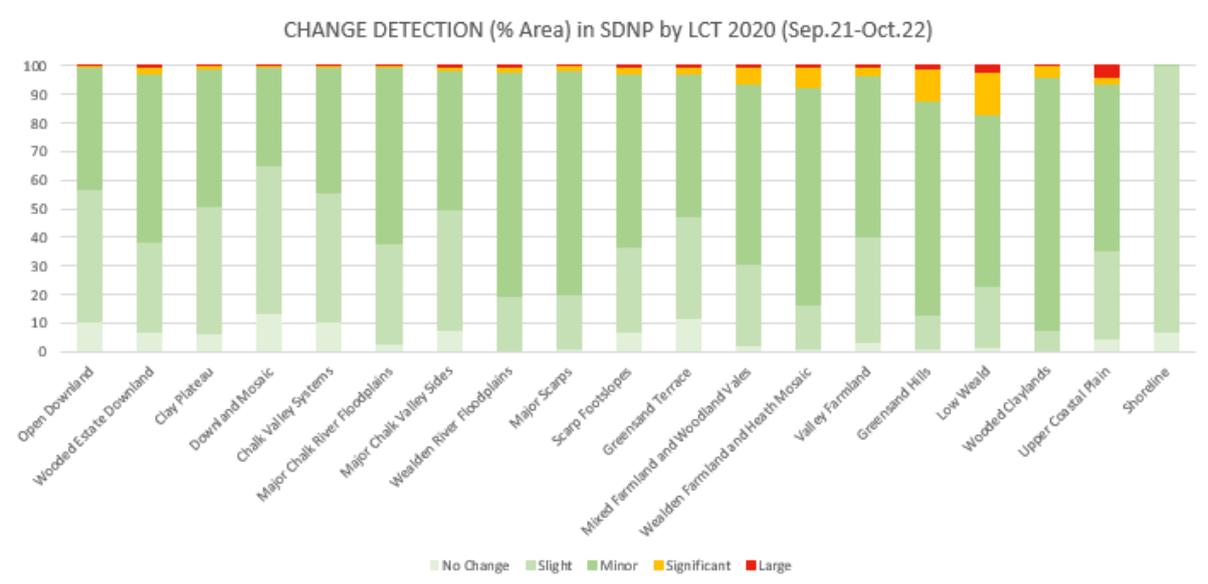


Figure 2: Change Detection (% Area) in the South Downs National Park by Landscape Character

## 5. A Thriving, Living Landscape

**Corporate Plan Priority CP2 Provide specialist advice in respect of Conservation, Design and Landscape across the organisation**

**Key Performance Indicator CP2.1 Summary of service provided to be included in the Authority's Annual Monitoring Report**

**Target:**

5.1 No target required. Qualitative case studies to be produced to support AMR.

### **Commentary**

5.2 The following summarises the work carried out by specialist advisers during the monitoring year:

- a) Specialists have commented on hundreds of planning applications, which has improved outcomes significantly.
- b) Their involvement in applications with written and verbal comments, as well as negotiations with applicants and their agents, has assisted case officers in improving the design quality, provide a more landscape-led approach to development and helped conserve and enhance the area's built heritage.
- c) Specialists have also assisted with policy formation and guidance and have commented on Village Design Statements and Neighbourhood Plans.
- d) Some of the key highlights from the year include: work on Nationally Significant Infrastructure Projects (NSIPs), supporting public inquiries, production of the Equestrian Technical Advice Note (TAN) and Conservation Area Appraisal & Management Plans (CAAMPs), as well as numerous major and non-major planning and listed building consent applications.

5.3 Below are two case studies that expand on the work of the specialist advisors.

#### **5.4 Castelmer Fruit Farm, Kingston, planning application**

Landscape and Design Officers were involved at pre-application and planning application stages of the residential development at Castelmer Fruit Farm in Kingston near Lewes. Officers also invited the scheme to be reviewed by the SDNPA Design Review Panel (DRP) on several occasions. The DRP and officers identified issues and opportunities with the design proposals and offered solutions during several workshops. Following from DRP workshops, landscape and design specialists at the SDNPA were involved in several meetings with the applicant and their design team. These meetings were to clarify the Authority's position and expectations with the emerging changes to the design. Whilst it was not always easy, officers and the applicant's team worked together. Officers were able to support the development proposal that was recommended for approval at planning committee in July 2023.

5.5 The design of the development evolved significantly from a highly suburban development of 12 large homes to a landscape-led mix of 10 dwellings of a variety of sizes. Design specialists contributed to securing the retention and enhancement of an existing orchard and its use for future residents, as well as a sustainable drainage design that manages water mostly at the surface for the benefit of biodiversity and landscape amenity. Road design was amended as recommended by officers to avoid negative impacts of running against contours. The design responded to the site's landform, avoiding the suburbanisation of the countryside with

disproportionate road infrastructure and the domination of the public realm by cars. As result of the negotiations, officers managed to secure an adequate open space provision both in size and quality of space, as well as built form that responds to local character and where deviating from it, delivering benefits for biodiversity, water management and higher energy efficiency. A final aspect that was improved through the involvement of design and landscape officers was the relationship of the development with the countryside and the creation of an adequate transition from the settlement to the countryside, with a new edge that responds well to the verdant and understated character of the area.

#### 5.6 **Lewes Conservation Area Appraisal and Management Plan (CAAMP)**

The Lead Specialist and one of the conservation officers in the Specialist team, together with the Planning Project Management Officer, largely wrote the brief for the commission of a revised CAAMP for the large and complex Lewes conservation area. This project team selected the consultants through a tendering process and liaised closely with the appointed consultants and applied a watching brief on their work as it emerged in draft form. The Specialists were able to critique the draft document both in aesthetic and technical content terms, which resulted in a much-improved final document. Multiple changes were required in the text and with several of the images and plans. The Specialists were heavily involved in the public consultation process, including a physical presence fielding questions at two public exhibitions. The consultation responses were considered for potential document changes. The final document was adopted by Planning Committee in September 2023. The result is an excellent document.

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

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

**Target:**

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

**Output & Commentary:**

5.8 There are communities across the National Park at different stages of VDS preparation and we anticipate more VDS to be presented for adoption in the coming year (2023/24), however this will be dependent on the current planning reforms and the status of Supplementary Planning Documents. In the year 2022/23 The following VDS were adopted:

- Clapham VDS (November 2022)
- Easebourne Parish Design Statement (February 2023)

5.9 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). The South Downs National Park Authority's Design SPD provides a helpful starting point for communities considering a Village Design Statement. Communities should use the Design SPD to structure their own VDS, providing information and detail on what is important locally.

## Indicator SDLP12: Population and distribution of priority species

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

### Target:

5.10 Increased populations and distributions of priority species

### Output:

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

Species	2014	2015	2016	2017	2018	2019	2020	2021	2022
Skylark	82	82	74	79	77	78	75	84	84
Yellowhammer	67	56	60	64	58	60	60	58	65
Linnet	66	59	62	55	52	53	53	60	59
Buzzard	65	74	75	65	64	68	59	67	Data not available
Red kite	10	13	18	18	23	23	23	30	Data not available

\*Survey square = 1 kilometre square

Table 8: Population and distribution of target species

- 5.11 This data is from the South Downs Farmland Bird Initiative (SDFBI) farmland bird monitoring project to try and find out if farmland birds on the South Downs are following national trends for continued declines in species such as skylark, yellowhammer and lapwing. The South Downs Farmland Bird Initiative (SDFBI) is a partnership of the Royal Society for the Protection of Birds (RSPB), Game and Wildlife Conservation Trust (GWCT), British Trust of Ornithology (BTO), Sussex and Hampshire Ornithological Societies and the SDNPA. The survey is carried out by volunteers using Breeding Bird Survey (BBS) methodology in at least 100 representative grid squares across the National Park.
- 5.12 Data since 2014 indicates an upward trend in numbers of Red Kite, which has continued with a notable increase from 23 to 30 (+30%) in the 2021 data. These raw annual variations should always be approached cautiously as there are many factors that can lead to variation. Having collected data through this survey now for nine years the partnership are in a position to calculate population trends for the common farmland species, and the results of these calculations will be shared over the next few months.
- 5.13 We are in the process of exploring additional national programmes that we can adopt within the SDNP as part of our development of a SDNPA framework for biological recording, working alongside partners such as Butterfly Conservation to create a local trend from their UK Butterfly Monitoring Scheme (UKBMS).

**Indicator SDLPI3: 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:**

5.14 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)	10
National Sites (Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR))	13
Local Sites (Local Wildlife Site (LWS, SINC, SNCI) and Local Nature Reserve (LNR))	83
Ancient Woodland	29 (plus a further 24 which have other nature conservation designations and are included above)

Table 9: Planning permissions granted in designated wildlife sites or ancient woodland, 2022/23

\*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.

5.15 A total of 192 applications were granted permission within, adjacent or intersecting the nature conservation designations. The focus of this indicator is on applications for new development which may impact designations. Therefore, of these, 57 were for discharge or varying of conditions to previously permitted applications, non-material amendments, lawful development applications or internal works to buildings and these are not included in the above table and are not discussed further for the purpose of this indicator. In addition, listed building applications which accompany full or householder applications have also been removed to avoid double counting.

**Commentary:**

5.16 Of the 135 applications recorded in table 9, 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 wider plot adjoins a nature conservation designation. There were 10 applications permitted within a designated Local Wildlife Site and these are discussed later in the commentary.

5.17 A total of 10 applications were adjacent to international designations. These have red line boundaries of the plots which are adjacent to the international designations. The majority of these are small scale applications such as extensions to existing properties that are well set back from the edge of the plot and the designation. The exception is SDNP/22/00651/HOUS an application for a new pool house, located within 5m of the boundary of Ebernoe Common,

designated a Special Area of Conservation (SAC) for bat species. A Habitats Regulation Assessment (HRA) was completed, and additional measures were secured by condition to avoid and minimise potential localised lighting impacts.

- 5.18 There were 13 applications adjacent to Sites of Special Scientific Interest (SSSI), which is a national nature conservation designation. These proposals were for householder scale development such as extensions to existing dwellings, external alterations to existing buildings and roof solar panels. In general, there were not likely to be impacts on the SSSI and where avoidance and mitigations measures were required for biodiversity these were secured by condition.
- 5.19 Applications permitted in relation to local sites and ancient woodland were generally householder scale and 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.
- 5.20 There were nine permissions wholly within a Local Wildlife Site (LWS), of which one was also within a Local Nature Reserve Site (LNRS), and three were also inside an Ancient Woodland. Four of these permissions were for works to TPO trees or the removal of dead or dangerous trees. Four of these permissions were for replacement, repair, or restoration of existing structures within the wider LWS. For example, the restoration of a historic bath house at Avington Park, and replacement of antennas on an existing mast near Arundel. One application was for the retrospective change of use from land ancillary to East Brighton Golf Course. The golf course land is designated as a LWS. It is understood that the application site was previously used by the golf club for storage and so the change in use would not result in a loss of meaningful LWS habitat.
- 5.21 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:**

- 5.22 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, to be secured for 30 years. These requirements are expected to commence in January 2024 for major applications, April 2024 for smaller applications and 2025 for Nationally Significant Infrastructure Project applications. We await the supporting regulations and guidance which have yet to be published by the government. In this interim period, SDNPA has guidance on implementing BNG to meet the requirements in SD9(1)(b).
- 5.23 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.
- 5.24 Applications generally considered to be likely within scope for the future BNG mandatory requirements were reviewed. This excluded applications which were, for example, householder applications, small scale self-build, works only to existing structures (e.g. replacement windows), change of use applications of existing buildings, temporary development under 2 years, development that would impact less than 25 square meters of habitat, Tree Preservation Orders (TPOs), discharge of conditions or amendments to proposals already permitted.
- 5.25 Of these, over 63% 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. Examples of enhancements most typically provided were wildflower planting, green roofs, tree and hedgerow planting and enhancements, and rain gardens. It is noted that there were several references to species-specific measures such as 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 BNG Metric, and as explained in the BNG TAN.
- 5.26 Twelve planning applications included measurements of BNG using the Metric. See Table 10 below. The Metric uses habitats and 'Biodiversity Units' (BUs) as a proxy to describe biodiversity. These biodiversity units are the 'currency' of the metric. The BNG Metric records across three categories: habitat units, hedgerow units, and watercourse units. Under mandatory BNG, all applications must achieve 10% BNG on the habitat types impacted by the proposals, either on or off-site (or a combination) – the Metric calculations therefore generally include habitat units for all developments and hedgerow and watercourse units where relevant to the proposals.
- 5.27 The 12 applications that used a BNG Metric delivered a net total of 23.71 habitat Biodiversity Units (BU), 9.85 hedgerow biodiversity units and 0.35 watercourse units.

- 5.28 The average BNG recorded for this monitoring period is:
- Habitat Average – 26.77% (across all 12 applications)
  - Hedgerow Average – 128.60% (across 8 applications)
  - Watercourse Average – 20.87% (across 2 applications).
- 5.29 The figures demonstrate BNG well above the forthcoming 10% requirement for these applications. The habitat area average has reduced from last year (previously 35%), however some fluctuation is expected as it will depend on the types of sites coming forward during the monitoring period. It should also be noted that while use of the Metric is not mandatory, the figures reported represent a snapshot of what can be achieved. 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. We have seen some limited uptake of the small sites Metric this year. We may see more use of this going forward as we approach mandatory BNG for smaller sites too.
- 5.30 In addition, there were five applications specifically for the creation of new habitat: wildlife ponds. 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 10.
- 5.31 The BNG Metric has undergone significant changes since its first iteration was piloted by Defra in 2012. The current working version 4.0 was released in April 2023 and is expected to be the basis for a statutory version to be used for new major planning applications from January 2024. The twelve applications presented here have used versions 2.0 (July 2019), 3.0 (July 2021) and 3.1 (April 2022) and are therefore not directly comparable with elements that appear in version 4.0 and which will be included in the mandatory metric. Newer elements include trading rules which take account of habitat extent (area/length), habitat distinctiveness and habitat condition in order to target retention and enhancement of the most valuable habitats within a development site and include feasibility of habitat creation in development proposals. Strategic significance multipliers have also been developed within Metric 4.0, to incentivise appropriate delivery of BNG in advance of the emerging regional Local Nature Recovery Strategies. The SDNPA will continue to develop its landscape-led approach to BNG delivery within an updated BNG TAN to be produced in 2024.
- 5.32 Within the reporting period BNG proposals have been largely on-site with delivery secured via planning conditions. From January 2024, all relevant planning approvals will have a general condition applied which will require delivery of a minimum 10% BNG over 30 years. The forthcoming BNG Regulations are expected to provide guidance on suitable mechanisms for securing BNG on-site and/or off-site during this 30 year period.
- 5.33 We are considering how best to undertake and present this monitoring information on all applications whether on or off site in the future, including taking into account of reporting requirements associated with forthcoming BNG regulations and mandatory BNG and so this reporting will evolve in future AMRs.

Planning Application Ref	Development Type / No Of Units	Habitat		Hedgerow		Watercourse		Summary of Habitat Losses	Main habitat gain/enhancements	Mechanism for BNG Delivery
		% change	Net Change in Biodiversity Units (BU)	% change	Net Change in BU	% change	Net Change in BU			
SDNP/21/03 545/OUT	Residential (up to 10 units)	-44.82	-2.37	79.51	1.62	-	-	All areas of modified grassland and mixed scrub are to be lost as part of the proposals, plus 0.03 kilometres of native hedgerow.	Creation of other neutral grassland, native hedgerow, urban trees, vegetated gardens and sustainable urban drainage features.	On-site
SDNP/21/05 716/FUL	Commercial	-41.47	-0.67	209.91	1.24	34.39	0.14	Loss of conifer trees, amenity and poor semi-improved grassland.	On-site: retain and enhance native species-rich hedge, wet ditch enhancement; Off-site: grassland, scrub and broad-leaved woodland enhancement	On-site and off-site
SDNP/22/04 447/FUL	Commercial (equestrian)	10.46	0.91	117.95	0.93	-	-	Loss of modified grassland and sparsely vegetated land.	Retention of neutral grassland, creation of native hedgerow and enhancement of modified grassland and hedgerow with trees.	On-site

Planning Application Ref	Development Type / No Of Units	Habitat		Hedgerow		Watercourse		Summary of Habitat Losses	Main habitat gain/enhancements	Mechanism for BNG Delivery
		% change	Net Change in Biodiversity Units (BU)	% change	Net Change in BU	% change	Net Change in BU			
SDNP/22/03 416/FUL	Commercial	108.26	20.56	100	3.09	-	-	Loss of neutral grassland and gorse scrub, urban trees	Broadleaved woodland and gorse scrub enhancement, creation of native species-rich hedgerow, grassland, scrub, pond and green wall, tree planting.	On-site
SDNP/22/02 784/FUL	Commercial (tourism)	22.45	0.14	186.25	0.29	-	-	Loss of sparsely vegetated land	Neutral grassland and native hedgerow enhancements	On-site
SDNP/22/02 265/FUL	Biodiversity conservation	0.96	0.06	-	-	7.35	0.21	Loss of non-priority pond	Creation and enhancement of floodplain wetland mosaic, enhancement pond and lowland mixed deciduous woodland	On-site
SDNP/20/03 460/FUL	Commercial (tourism)	38.35	0.40	17.77	0.11	-	-	Loss of line of trees, modified grassland, sparsely vegetated land, bramble scrub and bare ground	Creation of broadleaved woodland, pond, mixed scrub, other neutral and modified grassland, native hedgerow and intensive green roof.	On-site

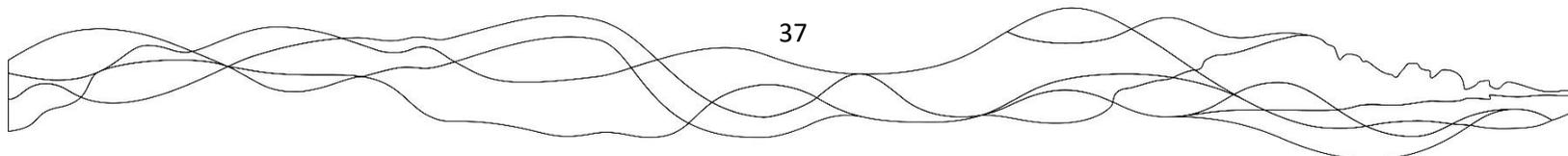
Planning Application Ref	Development Type / No Of Units	Habitat		Hedgerow		Watercourse		Summary of Habitat Losses	Main habitat gain/enhancements	Mechanism for BNG Delivery
		% change	Net Change in Biodiversity Units (BU)	% change	Net Change in BU	% change	Net Change in BU			
SDNP/21/03 448/FUL	Residential (69 units)	42.53	3.95	100	1.86	-	-	Loss of mixed woodland, mixed scrub, bare ground, amenity and modified grassland.	Creation of neutral and lowland acid grassland, mixed scrub, vegetated garden, native hedgerow, broad-leaved and conifer woodland.	On-site
SDNP/21/05 619/FUL	Residential (7 units) and commercial	33.69	0.36	217.34	0.71	-	-	Loss of modified grassland, scattered scrub, bare ground and non-native shrubs.	Retention of modified grassland and urban trees, creation of modified and other neutral grassland, mixed scrub, planting of native species rich hedgerow, plus SUDS, urban trees, green roof and wall and vegetated garden	On-site
SDNP/21/06 438/FUL	Commercial	5.09	0.30	-	-	-	-	Loss of bare ground	Retention of ruderal vegetation and scattered trees, creation of native mixed shrubs	On-site
SDNP/21/06 244/FUL	Commercial (tourism)	25.3	0.03	-	-	-	-	Loss of sparsely vegetated land	Creation of modified grassland, enhancement of retained sparsely vegetated land.	On-site
SDNP/21/05 331/FUL	Commercial (agriculture)	120.48	0.04	-	-	-	-	Loss of modified grassland	Creation of mixed scrub	Off-site
<b>Average %</b>	-	<b>26.77</b>	-	<b>128.60</b>	-	<b>20.87</b>	-	-	-	-

Planning Application Ref	Development Type / No Of Units	Habitat		Hedgerow		Watercourse		Summary of Habitat Losses	Main habitat gain/enhancements	Mechanism for BNG Delivery
		% change	Net Change in Biodiversity Units (BU)	% change	Net Change in BU	% change	Net Change in BU			
<b>Total gain in biodiversity units</b>	-	-	<b>23.71</b>	-	<b>9.85</b>	-	<b>0.35</b>	-	-	-

Table 10: Applications that used the relevant DEFRA Metric to calculate BNG 2022/23

Planning Application	Summary of habitat creation
SDNP/22/03663/FUL – Findon, West Sussex	Creation of a dew pond and associated silt trap pond, and installation of an Interpretation board
SDNP/22/01581/FUL – Owslebury, Winchester, Hampshire	Formation of a wildlife pond (and erection of barn)
SDNP/22/04191/FUL – Westmeston, East Sussex	Creation of 135m <sup>2</sup> pond
SDNP/22/05026/FUL – Streat, East Sussex	Creation of wildlife pond
SDNP/21/05281/FUL – Warningcamp, West Sussex	Creation of wildlife pond, ecology enhancements amongst other works.

Table 11: Applications for habitat creation 2022/23



## Indicator SDLPI5: Schemes granted permission for biodiversity offsetting

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

### Target:

5.34 There is no specific target for this indicator.

### Output & Commentary:

- 5.35 Biodiversity offsetting is an approach which, in particular circumstances, may be considered appropriate when certain requirements for biodiversity cannot be achieved on the site of development proposals.
- 5.36 A green finance market for nature-based solutions is emerging across England for securing biodiversity offsets. Most notably due to relatively recent requirements for nutrient neutrality to address the Habitats Regulations, and legislative requirements under the Environment Act for mandatory Biodiversity Net Gain from 2024. SDNPA has been a lead player in this market through its ReNature Credit scheme as explained below.
- 5.37 The Solent and River Itchen, internationally important for its wildlife and together subject to several European nature conservation designations, are 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 advises a nutrient neutral approach for proposals that involve a net increase in dwellings/overnight accommodation.
- 5.38 Natural England has established standard guidance and a calculator which 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. In summary, where an overall increase in nutrients is identified in the budget, mitigation is required. Offsetting the increase in nutrient levels, 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 or River Itchen.
- 5.39 The requirement for legally mandatory Biodiversity Net Gain (BNG) is established through the Environment Act 2021. This requires all relevant development proposals to achieve at least 10% BNG. The method for calculating and assessing BNG will be established through regulations, standard metrics and supporting guidance by the Department for Food Rural & Affairs (Defra) and the Department for Levelling Up, Housing & Communities (DLUHC). Test versions of the Metrics and guidance have been in circulation for some time. Mandatory BNG is anticipated to apply to major development from January 2024, and small sites from April 2024.
- 5.40 Several sites have been secured for BNG and/or Nutrient offsetting in the National Park. These sites are set out in the table below:

Site	Habitat Creation	Offsetting Type
Chilgrove, Chichester	Woodland planting	Nutrient (Nitrates)
Droke Farm, Chichester	Woodland planting	Nutrient (Nitrates)

Exceat Bridge	Coastal floodplain grazing marshland habitat	Biodiversity Net Gain for SDNP/21/02342/FUL Realignment and replacement of Exceat Bridge.
Gawthorpe Estate, Warnford	Woodland planting	Nutrient (Nitrates)
lford Estate, Lewes	Grassland: Other Neutral Grassland Heathland and Shrub: Mixed Scrub Lakes: Ponds	Biodiversity Net Gain
Pillars, West Marden	Woodland planting	Nutrient (Nitrates)
South Holt Farm, Chichester	Intensive arable reversion to mixed habitats including woodland planting	Offsetting for Havant Thicket Reservoir plus further habitat creation unlocked by offsetting.
West Stoke [South Park (Pitlands)]	Woodland planting	Nutrient (Nitrates)
Whitewool Farm, East Meon	Wetland	Nutrient (Nitrates)
Wiston Easte, Steyning	Grassland: Other Neutral Grassland	Biodiversity Net Gain

*Table 12: Biodiversity Net Gain and Nutrient Offsetting sites in the National Park*

- 5.41 At the time of writing, the offsetting sites that currently have capacity with credits available are Gawthorpe Estate and Whitewool Farm for Nutrients and lford Estate for BNG.
- 5.42 Only Whitewool Farm required planning permission due to the nature of the proposal – excavation works to create the wetland constituted development – and permission was granted in 2020. For the other sites listed above, due to the nature of these proposals, they do not require planning permission but are engaged in section 106 agreements to secure the use and establish monitoring processes.
- 5.43 The SDNPA has launched its ReNature Credit scheme. ReNature Credits are National Park-approved offsets, strategically selected to deliver maximum gains for nature. For more information about sites providing ReNature Credits or how to purchase ReNature credits, please see the ReNature website: [ReNature Credits Webpage](#).
- 5.44 The Partnership for South Hampshire website has more information on nutrient offsetting schemes in the wider Solent catchment including in sub-catchments outside of those relevant to the South Downs: [Partnership for South Hampshire Webpage](#). In addition, when mandatory BNG comes into effect, there will be a National Register that will provide information about BNG offsetting sites across the country.

**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:**

5.45 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.

5.46 The Wealden Heaths: Phase II Special Protection Area (SPA), 400 metre zone; is the one area with a specific target. Habitats Regulations Assessment (HRA) 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. The limit has now been reached.

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 appropriate assessment to demonstrate other mitigation solution.

Table 13: Buffer zones around international sites and their treatment in the South Downs Local Plan  
SAC = Special Area of Conservation; SPA = Special Protection Area

**Output:**

- 5.47 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 were granted during the monitoring year.

**Commentary:**

- 5.48 The Wealden Heaths Phase II SPA 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', East Hampshire District Council, 2015) unless very demanding conditions can be met. The allowance of 43 dwellings was used up in monitoring year 2021/22. No planning applications resulting in a net gain in dwellings have been permitted during this monitoring year.
- 5.49 There is a second buffer zone for the Wealden Heaths Phase II SPA; a 5km zone within which recreational pressure impacts from new housing development is the key issue. There is no specific target or limit for the number of new homes that can arise in this area, but Natural England currently advises that development proposals of 20-49 dwellings are likely to need a contribution to mitigation measures and 50 dwellings or more will be expected to provide 'Suitable Alternative Natural Green Space' also known as 'SANG'. This is the provision of open space which can be used for alternative recreation and thus avoiding and mitigating pressure on the SPA. During the monitoring year there was a net increase of 8 dwellings across five planning applications, all below the threshold for mitigation.
- 5.50 For the Solent Coast SPAs there is a 5.6km buffer zone within which there is no specific target or limit for the number of new homes. However, where there are net increases in residential units these will need to address in combination recreational pressure. The Bird Aware Solent scheme is a mitigation scheme operating across the 5.6km buffer zone area. Developers can pay a contribution to this scheme to mitigate their development. A small part of the 5.6km zone falls within the National Park. The only relevant permission in this monitoring period was for an amalgamation of two residential dwellings into one residential dwelling. As this was a net decrease in residential units, no mitigation was required.
- 5.51 For the Arun Valley and Sussex Bat Zones set out in table 13, we are considering how best to undertake and present this monitoring information in the future and therefore these will be included in the 2023-24 AMR.

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

**Policy monitored:** Development Management Policy SDI 1: Trees, Woodland and Hedgerows

**Output:**

Criteria	Applications	Trees
Loss of TPO trees	43*	158
Number of applications with conditions to replace trees	25* (21 All trees replaced) (4 Some trees replaced)	80 (51%)

Table 14: Loss and replacement of trees with a TPO in the South Downs National Park 2022-23

\* Two applications have been excluded, one for the loss of 15 trees and multiple trees within groups however there is a condition to say that replacements should be made as shown in the landscape plan, so this is presumably a 100% replacement. Second application is for the loss of 3 trees along with multiple small groups, however there is a condition for a replacement of tree T1 within the application and Group G1 within application, however unknown numbers.

**Commentary:**

5.52 There were 43 applications for a total loss of 158 trees. Of these losses, 25 applications had conditions to replace lost trees. 21 of these applications replaced all trees that were removed as part of the application and only 4 applications had conditions to replace some of the trees. Of the 25 applications a total of 80 trees were to be planted to replace those lost, meaning approximately 51% of lost trees were conditioned to be replaced. This is a percentage decrease from 60% in the previous 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.

**Indicator SDLP21: Percentage of Listed Buildings at risk**

**Policy monitored:** Development Management Policy SDI 3: Listed Buildings

**Target:**

5.53 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	31.03.23	% of the National Park's listed buildings at risk, 31.03.2023
87	84	81	78	74	70	69	69	68	69	1.16%

Table 15: Number of listed buildings at risk, by year

**Commentary:**

5.54 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, 69 or 1.16% of all buildings, are now recorded as being at risk. The redundant Railway Goods Shed at Singleton Station was added

to the at-risk register during the monitoring year. It is hoped that the building will be repaired and reused as part of the Centurion Way project to transform the previous railway line into a long distance multi-mode link.

- 5.55 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, such as tombstones, are expected to become ever more prominent among those listed buildings identified as at risk. Imaginative solutions may be required for these structures and some may require recourse to statutory notices. The National Park Authority will seek to explore with site owners and relevant stakeholders the nature of the risk and innovative ways of resolving any issues around repair and reuse of the heritage assets.

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

**Policy monitored:** Development Management Policy SDI5: Conservation Areas

**Target:**

- 5.56 There is no specific target for updating Conservation Area Appraisals and Management Plans (CAAMP), however, the Authority does have a rolling programme for updating them. A total of 22 CAAMPs are adopted by the Authority and are listed on our [website](#).

**Commentary:**

- 5.57 In the 2022/23 monitoring year, the Nephcote (within Findon, West Sussex) conservation area was designated with the CAAMP formally adopted at Planning Committee in March 2023. As of October 2023, the Lewes CAAMP was adopted at Planning Committee.

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

**Policy monitored:** Development Management Policy SDI8: The Open Coast

**Target:**

- 5.58 Character of the undeveloped coast protected.

**Output:**

- 5.59 A total of eleven full, householder, listed building and lawful development certificate applications were permitted in the Heritage Coast and Coastal Zone. Six of these applications related to minor domestic works and extensions. Each of these developments were considered acceptable in this very sensitive park of the National Park.

**Commentary:**

- 5.60 One of the permissions was for the change of use of the existing facility at Blind Veterans UK near Rottingdean from a residential care home (C2) to provide 64 residential market dwellings including other internal and external alterations to the listed building. The original buildings were constructed in 1938 on an area of open downland to the west of Rottingdean. The scheme is considered an appropriate reuse of a previously developed site and will result in

several enhancements including returning the area around the buildings to natural chalk grassland, provision of green roofs, and the greening of the large retaining wall to the rear.

- 5.61 The other permissions involve an access track adjacent to Crowlink Corner near Friston, a cycle hub and café close to existing facilities at Beachy Head, with a footprint of 29sqm whose design and scale is deemed to have a limited impact on the landscape, a new sign at East Dean Recreation Ground and the erection of new stables on land east of Crowlink Lane, Friston. The latter is a modest development that includes the removal of three existing trailers from a prominent location in the centre of the site. This is considered to represent an improvement in terms of visual and landscape impacts.

## 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 **Egrets Way Phase 5 (Newhaven to Piddinghoe)** During the period 2022/23 a further 850m of new Non-Motorised User (NMU) path was constructed, completing Phase 5 of the Egrets Way. The section from Newhaven to Piddinghoe provides a safe, segregated 1.65km / 1 mile path through Riverside Country Park and following the River Ouse for the community to enjoy year round avoiding the busy C7 road.
- 6.3 **Egrets Way Phase 6 (Lewes to Rodmell)** Construction of the new 3km Non-Motorised User (NMU) path started in September. Works were suspended due to unforeseen ground failure and subsequent flooding, at the narrowest section of the route, which all construction vehicles and materials have to pass through. Engineering designs are being worked up to stabilise the ground and raise the new path, and once finalised and authorised by Natural England and the Environment Agency, the contractor will return to site in 2023/24.
- 6.4 **Centurion Way (CW)** Construction started during the year on the first section of the new 5km extension of CW which will link the current section end at West Dean to Cocking Village and the South Downs Way. The first 1.3km section from Singleton Station to Cucumber Farm will be completed in the summer 2023. Preparation for the next section has begun and construction of this 1.4km section will commence in 2023/24 subject to funding confirmation.
- 6.5 **A27 East of Lewes** A new segregated NMU path between Firle and Polegate opened in early April 2023. The 13km path runs alongside the A27. The scheme was carried out by National Highways and includes junction and crossing improvements.
- 6.6 **Findon Valley to Findon Village** West Sussex constructed and opened a new segregated NMU path extending approximately 900m to Findon village in the National Park from Findon valley, alongside the A24.

#### Commentary

- 6.7 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.
- 6.8 The National Park visitor survey of 2021 was reported in the last AMR (2021/22). No visitor surveys were undertaken in 2022.

6.9 Where new walking and cycling infrastructure has been completed and is managed by the National Park Authority, people counters may be installed subject to funding.

**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)
Campsites [Pitches]	4	26	0	26
Self-Catering Accommodation [Units]	19	91	5	86
Hotel/B&B/Guesthouse/PH [Rooms]	3	2	6	-4
Aparthotels (Class C1) [Units]	2	10	0	10
Hostels (Sui Generis) [Premises]	1	0	1	-1
<b>TOTAL</b>	<b>29</b>	<b>129</b>	<b>12</b>	<b>117</b>

Table 16: Planning permissions granted for visitor accommodation, by type 2022-23

6.11 The typologies of visitor accommodation are measured in different ways:

- **Campsites** = No. of pitches for caravans, tents, yurts, shepherd’s huts and eco-pods etc.
- **Self-Catering Accommodation** = No. of units.
- **Hotels, Bed & Breakfasts (B&Bs), Guesthouses, and Public House (PH)** = No. of rooms.
- **Aparthotels** = No. of units.
- **Hostels** = No. of premises as the exact number of beds is not always known.

**Commentary:**

6.12 A total of 28 planning applications for visitor accommodation were determined between 01 April 2022 and 31 March 2023 – please note, some applications included more than one type

of visitor accommodation hence why the number does not correspond to the total number in Table 16. The number of rentable units permitted is slightly higher than last year (2021/22), with the majority for self-catering accommodation units. This is due to the 60no. Eco-Lodges (Class C1) allowed on appeal on land north of the A3 Junction at The Causeway, Petersfield.

- 6.13 **Campsites.** There were 4no. permissions granted in 2022/23. These comprised 2no. shepherd's huts (Alciston Court Farm, Alciston), 5no. bell tents and 1no. shepherd's hut (Kingswood Stables, Findon), 11no. tent pitches (Gumber Bothy, Slindon), and 7no. bell tent pitches (Titch Hill, Sompting). The Alciston Court Farm permission was retrospective, whilst the Gumber Bothy permission formalised the permanent use of a circa 1390sqm field which had previously been used for a temporary campsite under permitted development rights (PDR).
- 6.14 **Self Catering Accommodation.** The permitted 86 self-contained units are the equivalent of 188 beds, with the majority (104 beds) permitted on appeal at land north of the A3 Junction at The Causeway in Petersfield. This was the most substantial scheme permitted in 2022/23 and includes the proposed delivery of 60 eco-lodges (44x 2-bed units and 16x 1-bed units), alongside retail, renewable energy and transport infrastructure. Other than this particular application, all other permissions across the National Park included smaller-scale new-build, or existing building conversions and extensions, for self-contained visitor accommodation units. The schemes all varied in size and offer (between 1 to 5 units), with the slightly larger schemes generally securing additional measures in the form of ecosystem services, biodiversity net gain, and a reduction in carbon emissions. These measures included, but were not limited to, bird and bat boxes, log and branch piles, rainwater capture, wildflower meadow planting, native hedgerow planting, improved building fabric, and/or onsite renewable energy generation. In terms of the dark night skies, the proposals either did not include any new lighting, or the mitigation for any proposed new lighting was conditioned in the form of solar pathfinding lights, automated blackout blinds, downwards facing lights, and limited lumen / luminous flux.
- 6.15 **Hotels, Bed & Breakfasts (B&B), Guesthouses, and Public Houses (PH).** There was a loss of 3no. rooms in 2022/23. The Park House Hotel (Bepton) was altered to provide an additional ensuite bedroom, whilst the Cricketers Inn PH (Duncton) was altered to provide a new internal office space, one additional double bedroom, and one self-contained holiday let within its grounds. The latter has been recorded as an increase in both one rentable room and one self-contained unit in Table 16. Notwithstanding the above, the permission allowed on appeal at the Queens Hotel (Selborne) resulted in the loss of six rooms to facilitate the delivery of five aparthotel suites, one new residential dwellinghouse, and community and leisure facilities (see further below).
- 6.16 It is important to note that the Angel Inn Hotel (Grade II Listed) in Midhurst was damaged by a fire in March 2023. The SDNPA issued an Urgent Works Notice under its statutory planning powers and, since this time, a seven week programme to shore up the fire damaged listed building has been completed. This work included taking down three large chimneys which were at serious risk of uncontrolled collapse.
- 6.17 **Aparthotels.** This type of accommodation is defined as a type of hotel which provides self-catering apartments as well ordinary hotel facilities. Given that aparthotels include elements of both traditional hotels and self-contained units, they have been recorded separately in this Authority Monitoring Report. In 2022/23, it was determined that prior approval was not required for the change of use (CoU) of an agricultural barn at Old Green Farm (Owslebury)

to five aparthotel units – as covered by Schedule 2, Part 3, Class R of the General Permitted Development Order (GPDO). In addition, the Queens Hotel (Selborne) obtained planning permission on appeal for the delivery of five aparthotel suites (totalling eleven bedrooms), alongside the development of one new residential dwellinghouse and community and leisure facilities (see further above).

6.18 **Hostel Accommodation.** The Authority only determined one application in 2022/23 which involved hostel-type visitor accommodation. The application was for the change of use (CoU) of the National Trust’s “Basecamp” at the Slindon Estate Yard from hostel / holiday accommodation (Sui Generis) to office space (Class E[g][i]) – see ref. SDNP/22/00550/FUL. Although the applicant did not provide evidence of a 12-month marketing campaign, it was considered that the CoU was acceptable given: the building’s use as offices until the early 1980s; the re-use of a non-designated heritage asset in the Slindon Conservation Area; the National Trust no longer offering “working holidays”; and that it would not be possible to separate the Basecamp building from the Estate Yard, in a sufficient way for the building to be operated by a third party, without causing conflict between estate operations (especially large vehicles) and pedestrians (holiday makers). Moreover, it was concluded that the existing use of the Basecamp for working holidays was no longer financially viable, and a planning condition was included to ensure that the office space would be used solely in conjunction with the operations of the National Trust.

6.19 Notwithstanding all the above, it was also determined in the monitoring year that prior approval was required and refused for the change of use (CoU) of part of an existing agricultural building to 1 no. “bunkhouse” (Class C1) at New Barn, Sunwool Lane in Heyshott.

#### **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:**

6.20 There is no specific target for this form of development.

#### **Output:**

6.21 The loss or gain of a community facility has been measured by floorspace in square metres (sqm), where it is possible to do so – see Table 17 below. The table only records those permissions which resulted in a net gain or net loss in floorspace. There were a number of other permissions related to existing community uses, but these were for alternations and improvements rather a change in floorspace, and so were excluded from the table.

<b>Development Type</b>	<b>Planning Permissions Granted for Gain/Extension</b>	<b>Planning Permissions Granted for Loss</b>	<b>Gain of Floorspace (sqm)</b>	<b>Loss of Floorspace (sqm)</b>
<b>Community Facilities (Sports)</b> [I.e., sports pitches, sports clubs, pavilions, clubhouses, and leisure centres].	8	1	15,523	216
<b>Community Facilities (Other)</b> [I.e., community, town and village halls, village shops, public houses, places of worship, police, libraries, or healthcare facilities etc].	8	1	492	30
<b>Cultural Facilities</b> [I.e., museums, art galleries, historic houses etc].	3	0	968	0
<b>Wildlife or Countryside Based Visitor Attractions</b> [Incl. nature reserves, zoos, country parks etc].	5	0	7,639	0
<b>Other Leisure or Recreation Related Developments.</b>	5	1	9,767	13,780

Table 17: Planning permissions granted for community/culture/leisure/recreation facilities, by type 2022-23

### Commentary:

6.22 There are a wide range of community facilities and Paragraph 7.227 of the Adopted South Downs Local Plan (SDLP) helps to define these as: cultural; education; healthcare; library; public houses (PH); recreational open space; sports pitches, pavilions, and leisure centres; and town and village hall uses. These have all been captured under 5no. development types in Table 17 above. In the monitoring year, there were 32no. permissions which resulted in a net change in floorspace for community uses. The floorspace changes were generally driven by a handful of permissions, most notably Ditcham Park School (Buriton), Dripping Pan (Lewes), Garden Pride Carden Centre (Ditchling), Petersfield Rugby & Football Club (Petersfield), and Oaks Poultry Farm (Ditchling). More detailed commentary is provided below.

6.23 **Community Facilities (Sport).** In the monitoring year, there were 9no. permissions in relation to the net gain and/or net loss of sports related community facilities. Of these, 8no. resulted in a net gain of approx. 15,523sqm, whilst 1no. resulted in the net loss of 216sqm of floorspace (sqm). The loss came from the part change of use (CoU) of Clayton Recreation Ground and Pavilion to facilitate a nursery school. The loss was, therefore, equated to a gain for another type of community facility (see below). Conversely, the majority of the net gain for sports facilities in the monitoring year was predominantly from the CoU of “Penns Field B” at Penns Place (Petersfield) from informal outdoor recreation to 2no. formal sports pitches for use by the Petersfield Rugby & Football Club. Similar to the above, the gain for one type of community facility equated to a loss of another type of community facility.

- 6.24 The remaining sports gains comprised: a new and expanded pitch surface at the Dripping Pan (Lewes); a new indoor sports hall at “My Choice School” (Yeomans, Sefton Place, Warningcamp); a new multi-purpose sports pitch at Twyford School (Twyford); additional storage at Petersfield Rugby Club (Petersfield); and extensions and improvements to existing clubhouses at Lewes Rowing Club, Newhaven & Seaford Sailing Club, and Worthing Golf Club. In addition to the permissions for changes in floorspace discussed above, the monitoring year also saw permissions for alterations and improvements to existing sports facilities. These included: variations to previously permitted plans at Fernhurst Recreation Ground and Pavilion (Fernhurst); new equipment (i.e., conan wheel, dip bars, and pull-up bars) at Penns Place (Petersfield); and additional floodlighting at Steep Lawn Tennis Club (Steep).
- 6.25 **Community Facilities (Other).** In the monitoring year, there were 9no. permissions for the net gain and/or net loss of floorspace in relation to a farm shop, a place of worship, public houses (PH), nursery schools, and village halls. The only loss was 30sqm from the whole and partial loss of the outbuilding and car park respectively at the Whistle Stop PH (Liss). This was to facilitate the delivery of a new dwellinghouse. Otherwise, the recorded gains comprised a new storage outbuilding at Kilmeston Village Hall (Kilmeston) and increases in floorspace at Princes Mead School (Kings Worthy), the Friends Meeting House (Lewes), and various public houses (PH). The PHs included the Tally Ho (Lewes) and Giants Rest (Wilmington); the latter is an Asset of Community Value (ACV). In terms of nursery schools, the part conversion of the Clayton Green Recreation Ground and Pavilion (Clayton) resulted in a loss for sports use but a gain in nursery use (see above), whilst a new storage outbuilding was permitted at St Margarets Primary School (Ditchling) for use by Ditchling Nursery. Finally, a prior notification for the part change of use (CoU) of an agricultural building resulted in a new farm shop at Kingsbrook Farm (Kingston).
- 6.26 In addition to the permissions for changes in floorspace, there were various permissions in relation to the alterations and improvements of existing community uses. Although these did not result in a change of floorspace, they are still noteworthy and comprise: a change of use (CoU) to incorporate institutional use (Class C2) for overnight stays as part of the flexible office and health daycentre offer at Chilcomb Park (Winchester); a new grille and vent ductwork at the Sussex Partnership NHS Foundation Trust (Lewes); alterations to telecommunications at Malling House for Sussex Police (Lewes); alterations and re-positioning of the vehicular access to the Tichborne Arms PH (Tichborne); and the re-building of a boundary wall at the White Horse Inn PH (Droxford). Notwithstanding the above, permanent permission was also granted for the previously temporary consent at the Gunn Inn PH (Findon) for an external garden room. The above was not recorded in Table 17 to avoid double counting from previous years.
- 6.27 **Cultural Facilities.** In the monitoring year, there were 3no. permissions which related to the net gain in floorspace for cultural facilities. These included: a new Iron Age Roundhouse at Butser Ancient Farm (Clanfield); the change of use (CoU) of the south warehouse from storage use to a workshop and exhibition / learning space at Coultershaw Water Mill (Petworth); and a new purpose-built Centre for the Creative Arts (including 250-seat auditorium) at Ditcham Park School (Buriton). In addition to the above gains, a new temporary access ramp was also permitted at the Cowdray Ruins (Easebourne).
- 6.28 **Wildlife or Countryside Based Visitor Attractions.** In the monitoring year, there were 5no. permissions for a net gain in floorspace for wildlife and/or countryside based visitor attractions. The largest was for the change of use (CoU) of agricultural grazing land to create a children’s farm at the Oaks Poultry Farm (Ditchling), followed by the CoU to a micro-brewery with tap room and storage area at the Old Engine House (Arundel). Both supplemented existing visitor and tourist offerings on and adjacent to the sites. The remainder of net gains included a new winery building at Poppy Down Vineyard (Droxford); 2no. storage

containers to host a cycle hub and snack bar at Beachy Head (Eastbourne); and the erection of a new welcome hut adjacent to Upperton Barns Visitor Centre at the RSPB Pulborough Brooks (Wiggonholt). In addition to the above gains, surface water drainage works and new permeable surfacing were permitted at the Seven Sisters Country Park.

6.29 **Other Leisure or Recreation Related Development.** In the monitoring year, there were 6no. permissions in relation to the net gain and/or net loss of “other” leisure or recreation-related development. The loss was from the change of use (CoU) of “Penns Field B” at Penns Place (Petersfield) from informal outdoor recreation to 2no. formal sports pitches. This has also been recorded as a gain under community sports uses (see above). In terms of net gains, the vast majority was from the change of use (CoU) of horticultural/pasture land to create an informal recreation area for customers at Garden Pride Garden Centre (Ditchling). In size order, this was followed by a new field study centre and tap room allowed on appeal as part of the conversions and expansion of the Queens Hotel (Selborne); a new recreational dog walking area at “My Choice School” ” (Yeomans, Sefton Place, Warningcamp); a CoU of a listed granary to provide an event space for weddings and church meetings at South Stoke Farm (South Stoke); and a new pergola at the listed Findon Manor Hotel (Findon). In addition to the above gains, the temporary consent for the CoU of an agricultural field to an enclosed dog walking and training area (approx. 8,500sqm) was made permanent at Church Farm (Coombes). The above was not recorded in Table 17 to avoid double counting from previous years.

6.30 **Education.** The alterations, extensions, and improvements of school buildings can be captured over a number of the development types and uses set out in Table 17. Of those schools mentioned above, these were included due to existing community arrangements or because of an obvious increase in floorspace. However, it is important to note that a number of other applications in relation to the alternations and improvements of schools in Lewes were also permitted in the monitoring year. These did not generate a change in floorspace, but instead included alterations to canopies, entrances, gates, and fences at the Lewes New School, Wallands Community Primary School, and Western Road Community Primary School.

### **Indicator SDLP31: Development granted planning permission for equestrian facilities**

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

**Target:**

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

**Output:**

6.32 There were 36no. applications determined in the monitoring year that related to equestrian land use and/or built facilities. The permissions (by type) are set out in Table 18 below. A number of permissions proposed more than one typology and so have been recorded twice (i.e., against each typology) in the table below.

Permission by Type	No. of Permissions that include this facility.	No. of Permissions that resulted in a gain of this facility.	No. of Permissions that resulted in a loss of this facility
Buildings associated with equestrian use – i.e., stables, loose boxes, stalls, mobile stable units, hay barns, tack rooms etc.	22	10	4
Manege, arenas, sand schools, and turnout paddocks.	8	8	0
Change of Use (CoU) of land from agricultural to equestrian, and permissions to keep horses.	8	8	0
Change of Use (CoU) of land from equestrian to another use.	2	0	1
Other	5	0	2

Table 18: Equestrian planning permissions by type in the monitoring year.

### Commentary:

- 6.33 **The change of use (CoU) of land from agricultural to equestrian uses.** There were 8no. permissions in the monitoring year for the CoU of agricultural land to equestrian use. All these permissions included the construction of other equestrian built structures and paraphernalia, and so have also been recorded against other typologies in Table 18 above. The built structures and paraphernalia included, but was not limited to: the construction of new (or conversion of redundant agricultural buildings to) stables and associated uses and works [for example, haybarns and tack rooms] at Boyles and Woodhouse Lanes (Blendworth), Firpiece (Stoughton), Halloween (Hoe Road, Bishops Waltham), Hayden Barn Cottage (Warnford), Lippen Lane (Warnford), and Lycroft Farm (Swanmore); as well as the construction of an outdoor riding area and sand school at Redmayes (Steep) and Moor Farm (Petworth) respectively.
- 6.34 **The change of use (CoU) of land from equestrian to “other” uses.** There were 2no. permissions in the monitoring year for the CoU of equestrian land to create “other” uses. The first was for the CoU of a field to a glamping site to host 5no. bell tents and 1no. shepherd’s hut at Kingswood Stables (Findon), whilst the second was for a minor CoU to host a mobile home for a rural worker at Mayhill Stud Farm (Droxford). The former was already being used for glamping on a temporary basis under permitted development rights (PDR). Although the permission constitutes a loss of equestrian land, the permission regularised an existing (albeit temporary) use. As for the latter, this has not been recorded as a loss of equestrian land as the occupation of the mobile home is in relation to the existing (and overall) equestrian use of the wider site.
- 6.35 **Manege, arenas, sand schools, and turnout paddocks.** In addition to the construction of an outdoor riding area and sand school at Redmayes (Steep) and Moor Farm (Petworth) respectively [see above], there were 5no. other permissions related to the construction or enhancement of either a manege, arena, sand school, or turnout area. These included: the elongation of the existing manege at Reeds Farm (Liss); new equestrian arenas at Beeches Farm (Fernhurst) and Sandgate Farm Barns (Storrington); a new sand school at the western

end of Juggs Road (Lewes); and the provision of an all-weather turn-out area (AWTA) to complement the recently approved private equestrian uses at Diddlesfold Manor Farm (Northchapel). Notwithstanding the above, development at Oak Mill (Ditchling) - to support an Equine Rehabilitation Business - resulted in the approval of a new sand school and replacement stable barn. The above has been recorded against both this typology and that of buildings associated with equestrian use.

- 6.36 **Buildings associated with equestrian use.** This typology comprises the creation of new – along with alterations, demolitions, extensions, and improvements to existing - buildings associated with equestrian use. These buildings tend to include, but are not limited to, stables, loose boxes, stalls, mobile stable units, hay barns, and tack rooms etc. A number of permissions for other typologies (i.e., CoU of land, and the construction of manege, arenas, sand schools, and turnout paddocks etc) have included the replacement or construction of new equestrian buildings. These have already been captured above.
- 6.37 In terms of those not captured by the above, there were 4no. permissions with direct gains from new stable blocks. These were at Crowlink Lane (Friston), Oldmans Farm (Owslebury), Passem Pines (Stoughton), and Slip Cottage (Liss). There were also a number of permissions for the replacement of existing equestrian dilapidated structures. As the replacements did not result in any significant increases in footprint, they were not recorded as a loss or a gain. The above included, but is not limited to: replacement equestrian buildings at Ovington House (Ovington), River Hill Farm (Blacknest, Alton), St Marys Farm (Upwaltham), and The Street (Stedham), as well as the demolition of equestrian buildings to facilitate the construction of a circular horse exerciser at Downside (Findon). Finally, there was some loss of equestrian buildings to non-equestrian uses. These included the conversion of redundant stable buildings to deliver: living accommodation at Woodlands Cottage (Ferring); and tourist accommodation and related facilities at Downlands (South Harting) and Hill Farm (Up Marden), and Rickyard Stables (Easebourne), respectively.
- 6.38 **Other.** The monitoring year also saw 5no. permissions in relation to “other” proposals connected to existing equestrian uses. Of these, 3no. did not result in a loss or gain of equestrian use as they comprised: the installation of external lighting at Horse Chestnut Farm (Petersfield); and a new field gate and post-and-rail fence at Warren Hill (Liss). The further 2no. permissions contributed to some form of loss in equestrian use. In terms of Ashleigh House Stables (Storrington), 8no. bedrooms for stable hands were converted into 2no. 2-bed apartments for the same occupants. Although there was an increase in communal living space, there was a decrease in the number of bedrooms. As for the Tote House (Lewes Old Racecourse), a condition which secured private equestrian use at the existing building has now been removed to allow for more flexible uses, such as for a livery.

## 7. Towards a Sustainable Future

### Housing

#### Introduction

- 7.1 The National Planning Policy Framework (NPPF) requires local planning authorities to promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. It also seeks to boost significantly the supply of housing, but the NPPF and Planning Practice Guidance recognise that national parks may not be able to meet their objectively assessed needs. The South Downs Local Plan (SDLP) is landscape led and seeks to meet the duty to support the social and economic needs of its communities where this does not conflict with the statutory purposes of national park designation.
- 7.2 The SDLP Housing Trajectory 2023 forms figure 3 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, which was based on the capacity of the National Park to accommodate new homes whilst avoiding harm to its special qualities. 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 (2014-23)
  - 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. The Plan includes 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:

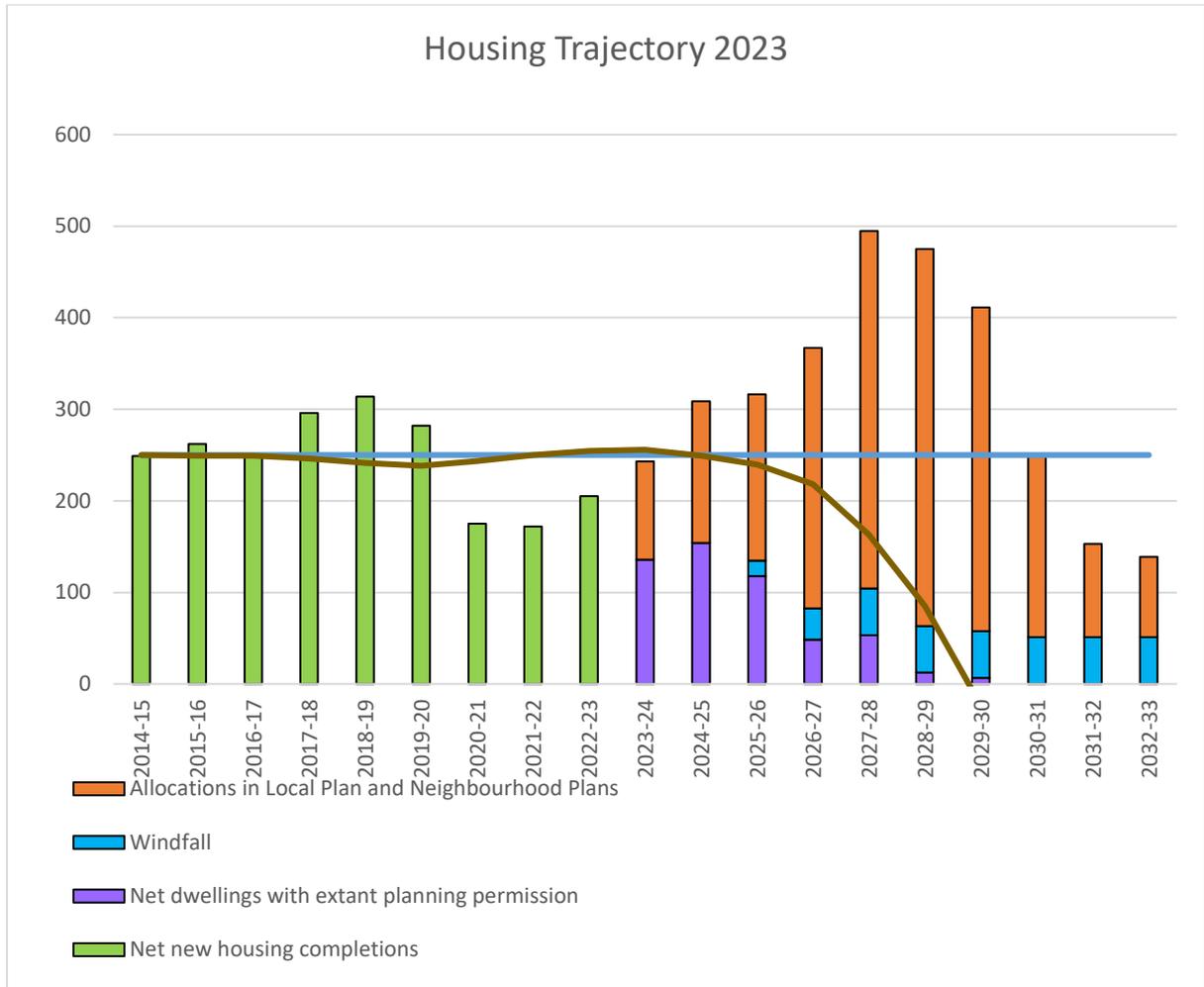
- 7.6 A net total of 205 new homes were completed during the reporting year in the South Downs National Park. This comprised 239 gross dwelling completions and 34 losses of dwellings.

Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/20 22	2022/20 23
Net completions	249	262	250	296	314	282	175	172	205

Table 19: 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 19. The output for 2022/23 was below the annualised provision figure from the Local Plan. However, the level of completions has picked up from the previous two years when the impact on construction progress of the Covid-19 pandemic and multiple lockdowns was clearly seen. This gradual return to pre-pandemic levels reflects national trends in the construction industry.
- 7.8 The largest number of completions came forward at Land at South Downs Road, Lewes where 36 units of a 101 dwelling site were completed. Further completions were made at 6-8 Brooks Road, Lewes (29 homes) and Land adjacent to Pook Lane, Lavant (17 homes). The remainder of the completions were spread across a broad range of small sites across the National Park.



**Figure 3: SDLP Housing Trajectory 2023**  
 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 1,953 net dwellings within the National Park as of 01 April 2023.

#### **Commentary:**

7.11 The total dwellings with extant planning permission includes several large sites such as Old Malling Farm, Lewes (226 homes), Syngenta, Fernhurst (210) and King Edward VII Hospital, Easebourne (150). In October 2022, planning permission was also granted for 69 homes at the redevelopment of the Council Depot in Midhurst.

### **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.

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 2023-24 to 2027-28 (years 10-14 of the Plan period).

7.14 The housing provision figure that will be used is that in the Local Plan (policy SD26). In order to provide a 5% buffer within years 10-14 of the plan period, 5% of the total number of dwellings to be delivered within years 10-14 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, 205 dwellings (net) were delivered in the reporting year 2022-23, which is 45 below the annualised provision figure. However, for the previous years, delivery has been equal to the annualised provision figure, leaving just the undersupply in 2022-23 to take account of (see Table 20).

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

		2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	Total over yrs 1-5
<b>a</b>	<b>SDLP housing provision</b>	250	250	250	250	250	1250
<b>a(i)</b>	<b>5% buffer &amp; previous undersupply</b>	22	22	22	22	22	110
<b>a(ii)</b>	<b>Total SDLP provision inc. buffer &amp; previous year undersupply</b>	272	272	272	272	272	1360
<b>b</b>	<b>Planning permissions (excluding those on allocated sites)</b>	136	154	118	48	53	509
<b>c</b>	<b>All allocations total</b>	107	155	181	285	390	1118
<b>d</b>	<b>Windfall Total</b>	0	0	17	34	51	102
<b>e</b>	<b>Total annual supply</b>	<b>243</b>	<b>309</b>	<b>316</b>	<b>367</b>	<b>495</b>	<b>1730</b>
<b>g</b>	<b>Surplus/deficit (e-a)</b>	-7	59	66	117	245	480
<b>g(i)</b>	<b>Surplus/deficit with buffer (e-a(ii))</b>	-29	37	44	95	223	370
	<b>Cumulative housing supply since 2023</b>	243	552	868	1,235	1,730	
		2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	Total over yrs 6-10
<b>a</b>	<b>SDLP housing provision</b>	250	250	250	250	250	1,250
<b>b</b>	<b>Planning permissions</b>	12	7	-	-	-	19
<b>c</b>	<b>All allocations total</b>	412	353	199	102	88	1,154
<b>d</b>	<b>Windfall Total</b>	51	51	51	51	51	255
<b>e</b>	<b>Total annual supply</b>	475	411	250	153	139	1,428
<b>f</b>	<b>Surplus/deficit (e-a)</b>	225	161	0	-97	-111	
	<b>Cumulative housing supply since 2023</b>	2,205	2,616	2,866	3,019	3,158	

Table 20: Housing land supply over the next 10 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 supply translates to 6.92 years against the annualised local plan provision figure of 250 dwellings per annum, or 6.58 years against the provision figure plus 5% buffer and taking into account the previous year undersupply (272 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 initially continue to be slightly below the local plan provision figure, this does recover strongly in years 2-5. 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 a decision on a planning application made by the new owners, Human Nature, was deferred at the October 2023 Planning Committee. Since the extant scheme is unlikely to be delivered and there are still issues to be resolved with the replacement scheme on this complex site, anticipated delivery for this site has been moved out of the five-year supply as a precautionary measure. 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 1,730 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 (226 homes), as well as sites allocated through NDPs. 299 new homes are expected to be completed in Petersfield where several sites allocated in the Petersfield Neighbourhood Development Plan (NDP) will either start or complete within the next 5 years. In addition to Old Malling Farm, a further 119 homes are expected to be completed in Lewes, where development at Southdowns Road is underway, with 36 of the 101 homes completed to date. New homes are also expected to be completed in several of the smaller villages where sites have been allocated for development in the Local Plan or Neighbourhood Plan, and have since received planning permission. Construction is underway for 58 homes in the village of Lavant and 14 homes are nearing completion in Fittleworth. 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 The year April 2022 to March 2023, has been described by CEO of Homes England, as 'profoundly disruptive' for the housing sector. High inflation, particularly in construction materials, is reflected in current interest rates and are part of a wider hostile economic climate for the sector. Completion rates in the National Park are still below pre-pandemic levels, reflective of regional and national trends, although completions are projected to pick up over the next two years. The Authority continues to 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-application advice service and Planning Performance Agreements. There is extant planning permission for 1,953 dwellings in the National Park. The Authority has also engaged with landowners of unimplemented sites allocated in the Local Plan to identify any potential barriers to delivery.

**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, 10 years from 2022-23, housing supply can only be reported up to years 10-11.

**Commentary:**

7.23 The largest source of expected supply over the next ten years as a whole is composed of sites allocated for housing either in the South Downs Local Plan (SDLP), or in made Neighbourhood Development Plans (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 ten years are:

- Over the next ten years as a whole there is expected to be a 20% surplus overall (548 dwellings).
- For the whole Local Plan period, including the years 2014-15 to 2032-33, it is currently anticipated that there will be 5,363 net additional homes delivered, against a provision figure of 4,750. This translates to a surplus of 13% (or 613 dwellings). See Figure 3 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 the WSCC Depot and former Brickworks, in Midhurst, which is allocated in the SDLP, and Planning Committee approved in September 2022 with a S106 agreement signed in October 2022. The site is under new ownership, but with the new owners currently working on discharge of conditions, there is expected delivery of 69 new homes in the next five years. 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 462 dwellings (of a total of 800 allocated, 359 have already been delivered) are expected to come forward in the next 10 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, West of Bell Hill and Bulmer House. The Lewes NDP allocates for 283 dwellings, 119 of which are expected to come forward in the next five years, with extant permissions at Southdowns Road (101 homes) and Lewes District Council progressing a planning application for new homes on a number of garage sites. A total of 287 dwellings on sites allocated in the made Fernhurst, Petworth, Lavant, Liss, East Meon,

Amberley and Fittleworth NDPs are expected in the next five years. A further 385 dwellings are expected to be delivered by the Petworth, Liss, Fernhurst, Rogate and Twyford NDPs in years 6-10.

- 7.26 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.
- 7.27 As noted in the previous AMR, the issue with Sussex North Water Resource (Supply) Zone impacts on potential developability of some sites in the housing trajectory due to water neutrality. We continue to work 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:**

- 7.28 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
2022/23	63

Table 21: Net affordable homes completed, by year

**Commentary:**

- 7.29 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 21. A total of 63 affordable homes were completed in 2022/23, making up 31% of the total new homes completed. This is a substantial improvement on last year, and the highest level of completions achieved since the Local Plan was adopted. The largest number of affordable homes delivered at a single site was at 6-8 Brooks Road in Lewes, where 27 affordable homes were completed. These were all shared ownership 1 or 2 bed flats. At Pook Lane in Lavant, 9 new affordable homes were completed as part of an 18 dwellings development.
- 7.30 Policy SD28 of the SDLP seeks a minimum of 75% affordable homes to be provided as rented affordable tenure. In 2022/23 29% of the affordable homes will be rented affordable tenure. The figures are influenced by the completions at 6-8 Brooks Road, Lewes where all the homes are shared ownership.

### **Indicator SDLP37a: Affordable dwellings with extant permission, broken down by tenure**

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

#### **Target:**

- 7.31 Policy SD28: Affordable Homes seeks to maximise the delivery of affordable homes across the National Park as part of market-led housing schemes. Policy SD29 encourages the delivery of rural exception sites where affordable housing is provided in perpetuity to meet local needs.

#### **Output:**

- 7.32 There are 537 extant planning permissions for affordable homes across the National Park.

#### **Commentary:**

- 7.33 For dwellings with outstanding or extant permission, 537 are affordable out of a total of 1,953. This represents 27% of all outstanding permissions. Since the adoption of the Local Plan, the proportion of all permissions that is affordable has been increasing and in 2023, 39% of all permissions were for affordable homes. There are notable affordable permissions at Penns Field in Petersfield and Andlers Ash in Liss, a total of 57 affordable homes in total.
- 7.34 In October 2022, planning permission was granted for 32 affordable homes at the former Pells School site in Lewes. The site is on the edge of Lewes and outside of the settlement policy boundary, so was therefore an exception site, where 100% affordable homes were secured. 14 of these homes will be affordable rent tenure and 14 will be shared ownership. The remaining 4 dwellings will be Lewes Low Cost homes, which is a definition of affordable housing introduced in the Lewes Neighbourhood Development Plan (NDP). Lewes Low-Cost Housing is defined as the maximum cost affordable on the average Lewes salary whether for sale or rent. Planning permission at the former council depot and brickworks in Midhurst, also granted in October, includes 25 affordable homes (12 affordable rent tenure).
- 7.35 In addition to securing onsite delivery of affordable homes, the Authority will on occasion secure an in lieu financial contribution to support the delivery of affordable homes off site. An affordable housing grant scheme operates using these developer contributions. Grants are made available for affordable homes that are held in perpetuity as affordable or delivered through community-led initiatives such as Community Land Trusts. Since 2019, the Authority has allocated over £1.1 million affordable housing grants including supporting the provision of affordable homes in Midhurst, Angmering and Wickham parishes.

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

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

**Target:**

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

**Output:**

7.37 114 net dwelling completions in the reporting year took place on previously developed land, which accounts for 56% of the total net completions.

**Commentary:**

7.38 The percentage of completions on previously developed or brownfield land increased in 2022/23 at 56% compared to the previous year at 43%. The figures in previous years were 2020/21 64%, 2019/20 34% and 2018/19 45%.

7.39 Across the counties of the National Park, East Sussex returns a much higher percentage of brownfield completions. In 2022/23 the figure was 97.5% with 78 net completions, which is comparable with previous years. In Hampshire 36% of net completions were on brownfield sites, a slight increase on the previous year when the figure was 21%. In West Sussex the brownfield percentage was considerably lower at 22% than previous years, 48% in 2021/22 and 86% in 2020/21.

7.40 These figures reflected the completions on greenfield sites at Land north-east of Andlers Ash Nursery, Liss; Land at Long Priors, West Meon (both Hampshire), and Land east of Newland Gardens, Amberley; Land adjacent to Pook Lane; land Adjacent to 78 Petersfield Road, Midhurst (all in West Sussex). There were also fewer completions on previously developed land at the former King Edward VII hospital site, which would have increased the West Sussex figure in previous years. The largest number of brownfield completions were in Lewes at Southdowns Road and Brooks Road (65 dwellings) reflected in the high percentage for East Sussex.

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

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

**Target:**

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

**Output:**

7.42 There were 205 net completions in 2022/23. Of these completions, 177 dwellings or 86% were inside settlement boundaries and 28 dwellings or 14% were outside settlement boundaries.

### **Commentary:**

- 7.43 The number of completions inside settlement boundaries increased again in 2022/23, 177 dwellings or 86%, compared to the previous year (129 dwellings or 76%) and exceeds the previous highest rate of 82% in 2018/19 & 2019/20.
- 7.44 East Sussex had the highest rate of completions (96% or 77 dwellings) inside settlement boundaries. These were due to completions in Lewes at Land at Southdowns Road and Land at Units 6-8 Brooks Road (site now complete) totalling 65 dwellings. Hampshire also saw a high rate of 86% or 50 dwellings inside settlement boundaries. There were completions at the former Andlers Ash Nursery, Liss, inside the amended settlement boundary (site now complete), at a former car park in Petersfield and Land at Long Priors, West Meon plus some other small sites in Petersfield.
- 7.45 The rate of completions inside settlement boundaries in West Sussex (75% or 50 dwellings) was significantly higher than in previous years, for example compared to 58% in the previous year. The sites at Land east of Newland Gardens, Amberley, Land adjacent to Pook Lane, Lavant and the site Adjacent to 78 Petersfield Road, Midhurst (slow build out over several years) provided 39 completions inside settlement boundaries.
- 7.46 Overall, the percentage of completions inside settlement boundaries increased across the National Park, significantly in West Sussex. This was due to the larger sites detailed above that are located inside settlements. Four of these sites were allocated either in the Local Plan or a Neighbourhood Plan.

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

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

#### **Target:**

- 7.47 No specific target for this indicator

#### **Commentary:**

- 7.48 As at 31 March 2022, there were 28 individuals on Part 1 and 12 individuals on Part 2 of the Self-build Register (“the Register”). There were no groups or associations on the Register. All the individuals had applied to be added to the Register following the introduction of a local connection test in August 2022.
- 7.49 The Register was separated into part 1 and part 2 following the introduction of the local connection test. The introduction of the local connection test had been agreed by Members at Planning Committee in September 2021 subject to public consultation. An eight-week public consultation was carried out in January and March 2022. A report on the responses from the public consultation was made to the Director of Planning 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. South Downs National Park Authority (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. Part I of the register contains all those applicants that meet the criteria of the local connection test. Part 2 of the Register contains the remaining applicants. All new applicants to the Register since August 2022 will complete the local connection test and be added to part I or part 2 as appropriate.

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

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

**Target:**

7.50 No specific target for this indicator.

**Output & Commentary:**

7.51 There were 28 housing applications permitted during the reporting year that were granted a CIL exemption for self-build. The 28 applications account for a gross gain of 29 dwellings, a loss of 21 dwellings and therefore a net gain of eight dwellings. Twenty of the permissions were for replacement dwellings. Seven permissions were for a gain of one dwelling. One permission was for a loss of one and replacement with two dwellings. Hence the net gain of eight dwellings that was recorded.

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

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

**Target:**

7.52 No specific target for this indicator.

**Output & Commentary:**

7.53 An outline application for up to 10 dwellings for self-build, including access and layout with all other matters reserved, for the site at Reservoir Lane, Petersfield allocated in the Neighbourhood Plan was approved on 20 October 2022. A reserved matters application for appearance, landscaping and scale for the common areas of the site and for plots 8 & 9 was approved in August 2023 and will be reported in the 2023/24 AMR. There were no other self-build applications received or approved during the 2022/23 monitoring year.

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

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

**Target:**

7.54 No specific target for this indicator

**Output:**

7.55 In 2022-23 planning permission was granted for 14 bedrooms in C2 care accommodation. There were no completions during this period.

**Commentary:**

7.56 The HEDNA includes an analysis of the changes to the number of people aged 75 and over who are expected to be living in some form of residential institution. This indicates an increase of 812 people living in institutions over the period 2014-33 (43 per annum). In 2022/23, planning permission was granted for 14 bedrooms in care home accommodation. In addition, in November 2023, planning committee resolved to grant permission for a continuing care community (use class C2) comprising 97 dwellings at land East of Harrier Way, Petersfield. In addition to this permission, there are outstanding permissions for 70 C2 care home bedrooms. This includes notable extensions to existing care homes – Forest Brow, Liss (24 bedrooms) and Valerie Manor, Upper Beeding (30 bedrooms).

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

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

**Target:**

7.57 Policy SD27: Mix of homes seeks to ensure that development proposals provide a balanced mix of homes to meet future projected household needs for the local area. The National Park has an aging population, with a higher than average proportion of its population aged 55 or over and the age group 85 and over predicted to grow substantially in coming years. Furthermore, there is projected to be a large rise in the number of people living with dementia or mobility issues. The HEDNA identifies an indicative demand for some 90 homes per annum suitable to meet the needs of older people.

**Output:**

7.58 In 2022-23, there were no permissions or completions of extra care housing (C3).

**Commentary:**

7.59 The SDLP does not allocate specific sites for extra care housing, however, Policy SD27 requires developments of 5 or more homes to clearly respond to local needs for older people’s or specialist housing. The Petersfield Neighbourhood Plan allocates two sites for housing to meet on-going and changing needs of older people. Site H8 (Land at Durford Road) was initially granted outline permission for seventy units in 2018, and in November 2023,

planning committee made a resolution for grant permission for 97 units at the site. The nature of the proposal meant it was considered to fall within Use Class C2 residential institutions.

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

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

**Target:**

7.60 To increase the proportion of small and medium sized dwellings in the dwelling stock. The targets for the mix of sizes for both market and affordable housing are set out in Policy SD27 and replicated in Table 22.

**Output:**

	1 Bed	2 Bed	3 Bed	4 Bed+	Total
<b>Net number of market homes completed 20/21</b>	<b>16</b>	<b>41</b>	<b>53</b>	<b>32</b>	<b>142</b>
<b>% of net market homes completed 20/21</b>	<b>11%</b>	<b>29%</b>	<b>37%</b>	<b>23%</b>	
<b>SD27 target for Market Housing</b>	<b>10%</b>	<b>40%</b>	<b>40%</b>	<b>10%</b>	
<b>Net number of affordable homes completed 20/21</b>	<b>22</b>	<b>34</b>	<b>7</b>	<b>0</b>	<b>63</b>
<b>% of net affordable homes completed 20/21</b>	<b>35%</b>	<b>54%</b>	<b>11%</b>	<b>0%</b>	
<b>SD27 target for Affordable Housing</b>	<b>35%</b>	<b>35%</b>	<b>25%</b>	<b>5%</b>	

*Table 22: Size of dwellings completed in 2022/23*

**Commentary:**

- 7.61 Policy SD27 of the Local Plan sets out the preferred mix of dwellings size by the number of bedrooms for both market and affordable housing. The completions in table 22 show the actual percentages of market and affordable built in 2022/23 by the number of bedrooms.
- 7.62 For completions in 2022/23, market 1 bed and 3 bed homes were close to the target in policy SD27. There was a higher supply of 4 bed and larger homes and a lower supply of 2 bed dwellings in comparison to the targets for those types in policy SD27. The completions of larger homes are discussed further in the commentary for indicator SDLP48a.
- 7.63 For affordable completions the number of 1 bed homes reflects the target in policy SD27. The number of 2 bed homes is higher than the target with a shortfall in 3 bed dwellings. There were 20 x 2 bed at the development of flats in Brooks Road, Lewes which is almost a third of all the affordable completions in the year. This development is a significant factor in the higher supply of 2 bed affordable homes in the overall mix in comparison to other types.

**Indicator SDLP48a: Large housing sites (ten or more dwellings) with completions, gains from development**

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

**Target:**

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

**Output:**

7.65 This is the second time of reporting in the AMR for this indicator, having first been published in 2020/21. The initiative for considering the gains from development of large housing sites came from indicator SDLP46 which reports on the mix of dwelling types for market and affordable housing. Indicator SDLP48A aims to consider the mix of dwelling types from the point of view of gains from development and the different policy requirements to be balanced when determining a planning application on a large housing site.

7.66 There were eight large housing sites with completions of four bed+ dwellings during the monitoring year. In total there were completions of 23 dwellings made up of 22 no. four bed homes and one no. five bed home on these sites. It is important to note that four of the eight sites were granted planning permission before July 2019 when the South Downs Local Plan (SDLP) was adopted. These four sites were determined against the policies in use prior to the adoption of the SDLP. The policy requirements for housing mix and affordable homes would have been different to those in the SDLP. The following looks in more detail at one of the schemes approved after the SDLP was adopted, detailing the gains and the housing mix achieved on site.

**Commentary:**

7.67 Land at Long Priors, West Meon, Hampshire (SDNP/20/03432/FUL) was approved in August 2021 for ten dwellings, including four affordable homes. The site is an allocation in the South Downs Local Plan, policy SD92. All ten dwellings were completed in 2022/23 providing three x 2 bed (one x part ownership, two x affordable rent), four x 3 bed (one x part ownership and three market dwellings) and three x 4 bed houses (all market dwellings).

7.68 The comparison with housing mix in policy SD27 is as follows:

- for affordable housing, 1 bed 0% (35% in policy SD27 Mix of Homes), 2 bed 75% (35%), 3 bed 25% (25%) and 4 bed 0% (5%)
- for market housing, 1 bed 0% (at least 10% in policy SD27 Mix of Homes), 2 bed 0% (at least 40%), 3 bed 50% (at least 40%) and 4 bed 50% (up to 10%)

7.69 The approved scheme allows for three 4 bed market homes when under SD27 there would be a provision of one of this type of dwelling. However, it is important to note that the scheme does provide four affordable homes on site as required by policy SD28 Affordable Homes. Three of the affordable dwellings are 2 beds in line with the identified need for smaller homes of this tenure. The securing of the affordable homes on a site of ten dwellings is important to consider when looking at the overall planning balance for this scheme. In addition, a high-quality landscape led approach was achieved, including the delivery of the affordable homes and delivering environmental benefits with the provision of a Passive house compliant dwelling

and sustainable construction secured by condition. The s106 agreement also secured a permissive footpath through the site (as required by policy SD92).

**Indicator SDLP48b: Number of dwellings permitted with an Electric Vehicle charging point**

**Policy monitored:** Development Management Policy SD22: Parking Provision; Sustainable Construction Supplementary Planning Document (SPD)

**Target:**

7.70 Policy SD22.2 states that wherever feasible, electric vehicle charging facilities must also be provided as part of development proposals. This is expanded upon further by the Sustainable Construction SPD paragraph 2.59 which states all new dwellings with a suitable car parking space are required to provide at least one electric charge point, where feasible. For developments with 10 or more dwellings, if there are at least 10 car parking spaces provided there should be at least one electric charge point and the ducting infrastructure for at least every one in five car parking spaces.

**Output:**

7.71 There were 61 permissions providing at least one dwelling. Of these permissions, 35 provided at least one electric vehicle charging point within the development.

**Commentary:**

7.72 There were 16 permissions for at least one dwelling where there was no provision of an electric vehicle charging point. These permissions included eight within Lewes town centre where there was no provision of a car parking space and therefore no electric vehicle charging point. These eight permissions are policy compliant reflecting the provision of various alternative travel options including bus, train, cycling and walking within Lewes town centre. There were two outline permissions where provision of electric vehicle charging points will be considered at the reserved matters stage. The remaining six permissions were all on small sites of less than five dwellings.

7.73 Considering the 35 permissions with electric vehicle charging points in more detail. These 35 permissions were for 151 dwellings with a provision of 108 electric vehicle charging points. This would indicate a ratio of approximately seven electric charging points for every 10 dwellings. However, 32 of the 35 permissions were for smaller developments of less than five dwellings.

7.74 The 32 permissions on smaller sites accounted for 40 dwellings with the provision of 39 electric vehicle charging points. This is a ratio of approximately one electric vehicle charging point per dwelling.

7.75 The other three permissions which are on sites of five or more dwellings account for a total of 111 dwellings with 69 electric vehicle charging points. This is a ratio of approximately six electric vehicle charging points for every 10 dwellings. Within these three larger permissions there is also a variation in provision. Houses tend to have access to their own electric vehicle charging point. Flats within the developments have one or more electric vehicle charging points within shared parking areas. The level of provision is within the requirements of policy as set out by the Sustainable Construction SPD.

## **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; Development Management Policy SD41 – Conversion of Redundant Agricultural or Forestry Buildings

### **Target:**

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

### **Output:**

7.77 There were nine 9no. applications determined in the monitoring year. Of these, 4no. were in relation to the removal of an agricultural tie, whilst 5no. sought to deliver a total of 5no. new rural worker dwellings. In terms of the latter, two were allowed on appeal and one was for a temporary rural worker dwelling for a period of up to five years.

### **Commentary:**

7.78 **Loss of Agricultural Ties (General).** The monitoring period included the loss of 4no. dwellinghouses with agricultural ties. Of these, 3no. ties were lost from the issuing of Lawful Development Certificates (LDC), whilst 1no. was lost from a variation of a planning condition.

7.79 **Loss of Agricultural Ties (LDC).** Sections 191 and 192 of the Town and Country Planning Act 1990 (hereon referred to as the “the Act”) provide for anyone to apply to the Local Planning Authority for a Lawful Development Certificate (LDC). A LDC is a statutory document certifying, in the case of an application under Section 191, the lawfulness for planning purposes of existing operations on, or use of land, or some activity being carried out in breach of a planning condition. By virtue to Section 191(2), uses and operations are “lawful” if no enforcement action may be taken against them, and they are not in contravention of any Enforcement Notice, which is in force. Further to this, Section 171B of the Act sets out the relevant time periods in respect of when enforcement action may be taken. Where development involving building operations or the change of use (CoU) of any building to use as a single dwelling is concerned, the relevant period is 4 years. In the case of all other unauthorised development - including CoU of the land or a breach of a planning condition attached to a planning permission – the relevant period of time after which enforcement action may not be taken is 10 years. In terms of the monitoring period, it was discovered that 3 properties had been occupied in breach of an agricultural or forestry worker occupancy condition for a continuous period of more than 10 years. As such, 3no. LDCs were issued to regularise the non-rural worker occupation of the following dwellings: Beaconsfield Cottage (Warnford), Brandy Mount (Compton), and The Granary (Bramber).

7.80 **Loss of Agricultural Ties (Condition Variation).** Planning permission was previously granted under ref. SDNP./20/03648/FUL for the change of use (CoU) of a single storey building at Hill Ash Farm (West Harting) from a farm workshop and storage facility to 1no. rural worker dwelling. However, since this time, the rural worker has been relocated to alternative accommodation on the farm estate to be closer to work. Given that a unilateral agreement was produced to secure the use of the alternative accommodation to ensure no loss of an agricultural worker’s dwelling, the case officer concluded that the requested condition variation for the original building was acceptable.

- 7.81 **New Rural Worker Dwellings.** The monitoring period included the granting of planning permission for 5no. new rural worker dwellings across the National Park at: Broadlands Meadow Farm (Sheet), Deans Farm (Piddinghoe), Long Furlong Farm (Clapham), Lower Tulleys Wells Farm (Cooksbridge), and Stoney Country Park (Westmeston). The ones at Clapham and Sheet were allowed on appeal, and the one at Cooksbridge was for a temporary dwelling permitted to be on site for up to 5 years. Out of the 5no. permissions, 4no. were new build whilst 1no. was for a conversion of a redundant agricultural building.

**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:**

- 7.82 Policy SD33 of the South Downs Local Plan (SDLP) 2019 sets out the met 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.
- 7.83 As at 31 October 2023 the updated 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
- 7.84 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 Table 23 of the SDLP. The Coastal West Sussex Gypsies and Travellers Accommodation Assessment (GTAA) also notes a need for one additional Travelling Showperson's plot within the South Downs National Park (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 a Gypsy and Traveller pitch, but also incorporates space for storage and additional vehicles.
- 7.85 Table 23 details the latest position on outstanding need for Gypsies and Travellers for each GTAA covering the National Park.

<b>Local Authority</b>	<b>Policy SD33 need figure</b>	<b>GTAA update</b>	<b>Unmet Need October 2018</b>	<b>Outstanding Unmet Need October 2022</b>
Brighton and Hove	<ul style="list-style-type: none"> <li>• 13 gypsy and traveller pitches</li> <li>• 0 travelling Showpeople plots</li> </ul>	<u>GTAA – Sept 2019</u>	<ul style="list-style-type: none"> <li>• 13 Gypsy and Traveller pitches</li> <li>• 0 Travelling Showpeople plots</li> </ul>	<ul style="list-style-type: none"> <li>• 11 gypsy and traveller pitches</li> <li>• 0 travelling Showpeople plots</li> </ul>
Coastal West Sussex (Adur, Arun, Chichester, Worthing)	<ul style="list-style-type: none"> <li>• 0 gypsy and traveller pitches</li> <li>• 0 travelling Showpeople plots</li> </ul>	<u>GTAA (2018), revised April 2019</u>	<ul style="list-style-type: none"> <li>• <u>0 Gypsy and Traveller Pitches</u></li> <li>• <u>0 Travelling Showpeople plots</u></li> </ul>	<u>GTAA – Gypsy and Travellers</u> <ul style="list-style-type: none"> <li>• Adur – 0</li> <li>• Arun – 11</li> <li>• Chichester – 6</li> <li>• Worthing – 0</li> </ul> <u>GTAA – Travelling Showpeople</u> <ul style="list-style-type: none"> <li>• 1 travelling Showperson's plot</li> </ul> <u>Appeals</u> <ul style="list-style-type: none"> <li>• One appeal allowed for a G&amp;T site for one family for a period of 3 years.</li> </ul>
East Hampshire	<ul style="list-style-type: none"> <li>• 6 gypsy and traveller pitches</li> <li>• 9 travelling Showpeople plots</li> </ul>	<u>GTAA – July 2020</u>	<ul style="list-style-type: none"> <li>• 0 Gypsy and Travellers</li> <li>• 9 Travelling Showpeople</li> </ul>	<ul style="list-style-type: none"> <li>• Need - 0 need for gypsy and traveller pitches.</li> <li>• 7 travelling Showpeople plots.</li> </ul>

East Sussex (Rother, Wealden, Lewes & Eastbourne)	<p>SDLP *did not include Rother</p> <ul style="list-style-type: none"> <li>• 6 gypsy and traveller pitches (5 allocated in SDLP)</li> <li>• 0 travelling Showpeople plots</li> </ul>	The GTAA 2022 published in May.	<ul style="list-style-type: none"> <li>• 1 Gypsy and Traveller pitch</li> <li>• 0 Travelling Showpeople plots</li> </ul>	<ul style="list-style-type: none"> <li>• Need for 2 gypsy and traveller pitches.</li> <li>• 0 need for travelling Showpeople plots.</li> </ul> <p>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</p>
Horsham	<ul style="list-style-type: none"> <li>• 0 gypsy and traveller pitches</li> <li>• 0 travelling Showpeople plots</li> </ul>	<u>GTAA – January 2020</u>	<ul style="list-style-type: none"> <li>• 0 Gypsy and Traveller pitches</li> </ul>	<ul style="list-style-type: none"> <li>• Need - 0 need for gypsy and traveller pitches</li> </ul>
<b>Local Authority</b>	<b>Policy SD33 need figure</b>	<b>GTAA update</b>	<b>Unmet Need October 2018</b>	<b>Outstanding Unmet Need October 2022</b>
Mid Sussex	<ul style="list-style-type: none"> <li>• 0 gypsy and traveller pitches</li> <li>• 0 travelling Showpeople plots</li> </ul>	<u>GTAA April 2022</u>	<ul style="list-style-type: none"> <li>• 0 Gypsy and Traveller pitches</li> <li>• 0 Travelling Showpeople plots</li> </ul>	<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"> <li>• 0 gypsy and traveller pitches</li> <li>• 0 travelling Showpeople plots</li> </ul>	Winchester have recently updated their <u>GTAA</u> <u>October 2022</u>	<ul style="list-style-type: none"> <li>• 0 Gypsy and Traveller pitches</li> <li>• 0 Travelling Showpeople plots</li> </ul>	<ul style="list-style-type: none"> <li>• Need - 0 need for gypsy and traveller pitches</li> <li>• Need – 8 need for travelling Showpeople plots</li> </ul>
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Table 23: Outstanding need for Gypsies and Travellers in the National Park

**Output:**

7.86 In September 2023, an appeal was allowed for CoU to mixed use of land comprising keeping and grazing of horses and gypsy and traveller site for one family limited to a period of 3 years. The site is in that part of the National Park within Chichester District. One application, in East Hampshire within the National Park, to allow for the creation of 4 Gypsy/Traveller Pitches, was dismissed at appeal.

**Commentary:**

7.87 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:**

7.88 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:**

7.89 A net total of 9,401m<sup>2</sup> of new employment floorspace was completed during the monitoring year.

**Commentary:**

7.90 The employment completion figures for the monitoring year are set out in Table 24. The amount of completed floorspace decreased in 2022/23 compared to the previous year, both

the gross and net figures. The gross figure of 10,752m<sup>2</sup> compared to 12,201m<sup>2</sup> in 2021/22. The net figure of 9,401m<sup>2</sup> was lower than the 10,507m<sup>2</sup> completed in 2021/22. Floorspace lost in 2022/23 was 1,351m<sup>2</sup>, compared with 1,694m<sup>2</sup> in 2021/22.

7.91 There were significant completions of 2,430m<sup>2</sup> B8 floorspace at the The Limmers, Durley, 1,147m<sup>2</sup> research & development E(g)(ii) [B1(b)] floorspace at Merryfield Farm, Ropley and a total of 1,212m<sup>2</sup> floorspace at Northease Farm, Northease, East Sussex (a development of 585m<sup>2</sup> B8 and 627m<sup>2</sup> light industrial E(g)(iii)[B1(c)]). The other completions were all less than 1,000m<sup>2</sup> on any one site, spread over 12 locations across the National Park.

Use class	Gross gain (m <sup>2</sup> )	Loss (m <sup>2</sup> )	Net completed (m <sup>2</sup> )
Mixed Office, R & D, Light Industrial E(g) [B1]	822	0	822
Office E(g)(i) [B1(a)]	627	0	627
R & D E(g)(ii) [B1(b)]	1,710	0	1,710
Light Industrial E(g)(iii) [B1(c)]	1,362	0	1,362
Mixed Office, Light Industrial E(g)(i)/E(g)(iii)[B1(a)/B1(c)]	0	862	-862
General Industrial B2	0	0	0
Storage & Distribution B8	4,836	489	4,347
Commercial, Business & Service	281	0	281
Commercial etc, excluding Shops E[excluding E(a)]	679	0	679
Mixed Commercial etc, Storage & Distribution Mixed E/B8	435	0	435
<b>Total</b>	<b>10,752</b>	<b>1,351</b>	<b>9,401</b>

Table 24: Completions on employment sites, 2022/23 by use class

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

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

### Target:

7.92 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)(ii)] [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:

7.93 There is extant planning permission for 89,468 m<sup>2</sup> of gross new employment floorspace and permitted losses of 37,754 m<sup>2</sup>. This results in a net permitted employment floorspace in the National Park of 51,714 m<sup>2</sup>.

## Commentary:

- 7.94 The net outstanding figure for office floorspace is -11,429m<sup>2</sup> (see Table 25 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.
- 7.95 The significant gain in employment floorspace in 2022/23 was the permission for storage & distribution B8 floorspace at the former Apple Pie Depot, Longmoor in Hampshire for 32,196m<sup>2</sup>. There were seven other permissions in 2022/23 across the National Park for a further net gain in employment floorspace of 2,074m<sup>2</sup>. This included the permission at Sydenhams, Mislingford for a new unit providing 1,533m<sup>2</sup> of B8 floorspace. The total net gain in employment floorspace permitted in 2022/23 was 34,270m<sup>2</sup>.

Use class	Gross gain outstanding (m <sup>2</sup> )	Loss outstanding (m <sup>2</sup> )	Net gain outstanding (m <sup>2</sup> )
Mixed Offices, R & D, Light Industry E(g) [B1]	8,857	0	8,857
Offices E(g)(i) [B1(a)]	9,289	20,718	-11,429
Research & Development E(g)(ii) [B1(b)]	0	0	0
Light industry E(g)(iii) [B1(c)]	10,730	3,086	7,644
General Industry B2	426	4,480	-4,054
Storage & Distribution B8	40,402	4,957	35,445
Commercial, Business & Service E	685	0	685
Mixed E(g)/B8 [Mixed B1/B8]	14,739	4,513	10,226
Mixed E(g),B2,B8 [Mixed B1,B2,B8]	4,340	0	4,340
<b>Total</b>	<b>89,468</b>	<b>37,754</b>	<b>51,714</b>

Table 25: Outstanding permissions on employment sites at 31.03.23 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:**

7.96 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]	1,817	0	1,817
Shops - local convenience - F.2(a) [was A1]	0	0	0
Financial & Professional Services - E(c) [was A2]	0	52	-52
Restaurants & Cafes - E(b) [was A3]	0	0	0
Pubs & Bars (Drinking Establishments) - Sui Generis [was A4]	0	0	0
Hot Food Takeaways - Sui Generis [was A5]	0	0	0
<b>Total Retail Completions</b>	<b>1,817</b>	<b>52</b>	<b>1,765</b>

Table 26: Retail Completions 2022/23 (floor space in square metres)

**Commentary:**

7.97 There were only two completions for retail floorspace in 2022/23. The table above shows an overall net gain of 1,765m<sup>2</sup> retail floorspace. This was made up of the new Aldi supermarket [use class E(a)] at the former Paris House site in Frenchman's Road, Petersfield and a loss of 52m<sup>2</sup> of financial & professional services floor space [use class E(c)] from the change of use to residential of a unit in Charles Street, Petersfield to form a 1-bedroom flat.

**Indicator SDLP54: Total net and gross new retail floorspace extant permissions, by use class****Policy monitored:** Strategic Policy SD36: Town and Village Centres**Target:**

7.98 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]	3,980	1,937	2,043
Shops - local convenience - F.2(a) [was A1]	0	0	0
Financial & Professional Services - E(c) [was A2]	250	0	250
Restaurants & Cafes - E(b) [was A3]	1,151	0	1,151
Pubs & Bars (Drinking Establishments) - Sui Generis [was A4]	0	30	-30

Use Class	Gain (Gross)	Loss	Net
Hot Food Takeaways - Sui Generis [was A5]	0	0	0
Commercial, Business & Service E	0	0	0
Total - Retail Permissions at 31 March 2023	5,381	1,967	3,414
Total - Retail New Permissions 2022/23	1,254	540	714

Table 27: Retail Permissions 2022/23 Gross and Net (floor space in square metres)

### Commentary:

7.99 The above table shows there was 3,414m<sup>2</sup> of net retail floorspace with extant permission at 31 March 2023. Larger sites permitted in previous years with extant permission in use class Shops E(a) include St Peter's Road, Petersfield (328m<sup>2</sup>), North Street Quarter in Lewes (543m<sup>2</sup>) and the redevelopment of the Aldi store also in Lewes. However, the latter permission expired in early May 2023 without work commencing and will be removed from the 2023/24 figures.

7.100 There were permissions in 2022/23 for gross 1,254m<sup>2</sup>/net 714m<sup>2</sup> of retail floorspace. This included shop [use class E(a)] and café [use class E(b)] units at the Recharge centre development at the A3 junction near Petersfield. There were also four permissions resulting in the loss of smaller shop [use class E(a)] units in Lewes town centre. These accounted, in part, for a reduced net permissions figure for shop use class E(a) in 2022/23.

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

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

#### Target:

7.101 There is no specific target for this indicator.

#### Output:

7.102 There were 31no. permissions for agricultural development in the reporting year, with an additional 27no. applications for prior approval – see Table 28 below.

#### Decision Type

Application Type	Raise No Objection	Application Required Prior Notification	Prior Approval Granted	Application Not Required	Prior Approval Not Required	Total
APNR	0	3	0	0	0	3
APNB	9	1	2	4	2	18
APNW	0	0	0	0	0	0
PA3R/A	0	0	1	0	1	2
DEM	0	0	0	0	0	0
PNCOUF	4	0	0	0	0	4
<b>TOTAL</b>	<b>13</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>27</b>

Table 28: Applications for Prior Approval by decision type

A breakdown of the acronyms is as follows:

- APNR – Agriculture Prior Notification Roads.
- APNB - Agriculture Prior Notification Buildings.
- APNW - Agriculture Prior Notification Water.
- PA3R/PA3A – Prior Approval Change of Use (CoU) Agriculture to Flexible Use.
- DEM – Prior Notification Demolition.
- PNCOUF – Prior Notification Agriculture to Flexible Use.

### **Commentary:**

7.103 There were 31 no. permissions in relation to agricultural and/or forestry buildings and uses in the monitoring year. These have all been expanded on further below.

7.104 **New agricultural development.** There were 7no. permissions for new agricultural buildings in the form of barns and/or field shelters for livestock and/or storage at Bulls Barn (Ditchling), Crossing Gate Cottage (Kingsley, Alton), Hill View (Hambledon), Little Ashford Farm (Steep), Middle Oakshott Farm Lane (Hawkley), Randiddles Close (Hurstpierpoint), and Step Cottage (Oakhanger). In addition, an extension to an old chicken house to carry out lambing and the breeding of ducks and geese (plus storage) was permitted at land rear of Nos 28-38 Petersfield Road (Buriton).

7.105 **Replacement agricultural development.** There were 5no. permissions for replacement agricultural buildings of a similar footprint and size in the monitoring year. These were at Parsonage Farm (Bramdean), Rotherhill Nurseries (Stedham), Sams Farm (Iping, Midhurst), Woodpeckers Smallholdings (Newhaven), and Durham Farm (Tarring Neville, Newhaven). In terms of the latter, this involves the demolition of 2no. agricultural barns (which had been destroyed by arson) to facilitate the delivery of 1no. agricultural barn of the same combined footprint. In addition to the above, a replacement farm office was permitted at Green Lanes Farm (Stoughton).

7.106 **Loss of agricultural development.** The permissions which resulted in the loss of agricultural buildings and/or land to facilitate the delivery of tourism, community and sports, equestrian or viticulture uses have been commented on further under Indicators SDLP28, SDLP29, SDLP31 and SDLP58 respectively. As for the remaining permissions which resulted in the whole or part loss of agricultural buildings and/or use, one permission was for a conversion to a residential dwelling at North Marden Farm (North Marden), whilst the other 6no. permissions involved the whole or part change of use (CoU) of an existing agricultural building to: bus and coach storage at Link Farm (Wiggonholt); event space at Wylds Farm (Liss); kennels and dog exercise space at No.6 Tyling Cottages (East Worldham); and Land Use Class E(g) [offices, research and development, or industrial processes] and/or Class B8 [storage or distribution] at Northease Farm (Northease), Straits Farm (Kingsley, Bordon), and Wheely Down Farm (Warnford).

7.107 **Other.** There were 3no. “other” noteworthy permissions from the monitoring year. A lambing barn constructed in 1991 at Perching Parva Farm (Woodmancote) had been used for commercial (not agricultural) uses over a number of years. Due to the passage of time by which enforcement action could no longer be taken, the commercial uses [Land Use Classes B, B8 and E(g)] were regularised. Similarly, 4no. shipping containers near Privett were also regularised given that they had been sited for more than 4 years. Finally, a pole barn was

permitted to replace a temporary marquee to support camping (May-Sep) and sheep (Oct-Apr) as part of the farm diversification and offering at Fourfields Farm (Ditchling).

**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:**

7.108 There is no specific target for this indicator.

**Output:**

Application Reference	Location	Proposal	Decision Date
SDNP/21/04495/FUL	Poppy Down Vineyard (Droxford)	Construction of a timber clad winery building and occasional wedding venue.	11/04/22
SDNP/22/01087/FUL	Everflyth Vineyard (Ditchling)	Stabilising and upgrading existing vehicular access; creation of a transition zone between access and access route; creation of access route comprising twin chalk trods with grass central verge; planting of new native hedgerow; enhancements to existing stile; and installation of 2no. galvanised steel 5-bar gates.	27/04/22
SDNP/22/03963/APNB	Artelium Wine Estate Black Barn Farm (Madehurst)	Extension and alterations to existing barn to create winery.	16/09/22
SDNP/23/00722/APNB	Trotton Estate Vineyards (Trotton with Chithurst)	Agricultural barn / building.	10/03/23

Table 29: Viticulture schemes permitted 2022/23

**Commentary:**

7.109 There were 4no. determinations in the monitoring year – see Table 29 above.

7.110 The applications at the **Artelium Wine Estate** and **Trotton Estate Vineyards** constituted permitted development and the siting, appearance and design of both proposals was such that prior approval was not required. The former was in relation to the extension and alteration of an existing barn to enable the onsite pressing of grapes, fermentation and blending of wines, and bottling, so to avoid taking the harvested fruit to partner vineyards. As for the latter, this was for the erection of a new agricultural barn for the storage of machinery and materials associated with the day-to-day running of the vineyard.

7.111 The permission at **Everflyth Vineyard (Ditchling)** was in relation to the access of a relatively newly built barn which is part of the vineyard and used to produce sparkling wine. As for the permission at **Poppy Down Vineyard (Droxford)**, this was in relation to the removal of an existing marquee to facilitate the erection of a timber clad winery building for

the occasional use as a wedding venue. The vineyard produces an award winning Pinot Noir sparkling wine and required a multifunctional space to store, produce and bottle the wine. At the same time, a degree of diversification was required to enable the vineyard’s activities to grow in relation to cellar door sales, vineyard training courses, and additional income from weddings. The applicant explained in the submitted information that diversification was required to ensure the long-term sustainability and visibility of the holding, whilst fitting around its primary agricultural use.

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

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

**Target:**

7.112 Protect the agricultural character of the National Park.

**Output:**

7.113 There were employment and housing completions resulting from a change of use or conversion of agricultural or forestry buildings resulting in 2,2706m<sup>2</sup> of net employment floorspace and four net dwellings respectively. These completions were from four employment and four housing permissions.

Use Class by m <sup>2</sup>	Gross	Loss	Net
Research & Development E(g)(ii)[B1(b)]	1,147	0	1,147
Storage & Distribution B8	1,129	0	1,129
Total	2,276	0	2,276

Table 30: Conversion of agricultural/forestry buildings to Employment – Completed floorspace in square metres by use class

**Commentary:**

7.114 The four housing completions include the conversion of a former oxen byre at Milton Street in East Sussex. The scheme provided a two-bedroom dwelling that secured the long-term future of the Listed oxen byre retaining external and internal features of the building. This scheme along with two completed separate developments near Selborne in Hampshire providing four-and-five-bedroom dwellings were all determined before policy SD4I was adopted. The other scheme was for the conversion of barns at Southview Farm, Bury, West Sussex to create a four-bedroom home for the family operating the farming business in compliance with SD4I.

7.115 The employment completions included separate permissions for the conversion of two former agricultural buildings at Merryfield Farm near Ropley in Hampshire. This was part of a repurposing of former agricultural buildings specifically for demonstration and meeting space

for the business occupying the premises within use class E(g)(ii) Research and Development. There were also two conversions of former agricultural buildings to B8 Storage and Distribution use at Falmer and Northease in East Sussex. All four applications included satisfactory consideration of the criteria of SD41, including the requirements regarding neighbour amenity, suitability of the building for conversion without major construction, landscape impact and highway safety.

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

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

### **Target:**

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

### **Commentary:**

7.117 There were 37no. applications determined in the monitoring year which were either within, partly within, or shared a boundary with a Local Green Space (LGS).

7.118 **Applications partly within or sharing a boundary with a Local Green Space (LGS).** In the monitoring period, there were 16no. applications determined which were either partly within, or shared a boundary with, a LGS. Of these, 13no. applications related to either householder applications or listed building consents (including non-material amendments and discharge of conditions) for properties which were outside, but whose curtilages were either adjacent to, or were partly within a, LGS. These were all considered to have had very minimal impacts on the LGS designations. In terms of the remaining 3no. applications, these are discussed further below.

7.119 **Petersfield Rugby Club, Petersfield.** Planning permission was granted for two proposals at the Petersfield Rugby Club in the monitoring year. The first for the change of use (CoU) of “Penns Field B” from “informal outdoor recreation” to “sport and outdoor recreation” (via the installation of two sports pitches); and the second for the installation of a wooden shed and timber clad container to provide additional storage equipment and a small climbing wall as an ancillary activity. The two schemes are adjacent to the Rotherlands Nature Reserve LGS. The schemes are considered to have had no impacts on the LGS designation, and both accord with the NDP allocation of Penns Place for sports and recreation uses.

7.120 **Soldiers Field, Findon.** Planning permission was granted in June 2020 for: a replacement dwelling, a new haybarn, stable yard, and holiday accommodation unit, and the relocation and enlargement of the existing manege (full permission); along with the redevelopment of the existing stable yard for 2no. new dwellinghouses and garages (outline permission). The western boundary of the site is adjacent to a footpath (No. 2085) which forms part of the Sussex Twittens Local Green Space (LGS) as designated in the Findon Neighbourhood Development Plan (NDP). At planning application stage, the parish council objected to the proposed development due to (amongst other reasons) the impact on the footpath. However, the West Sussex Right of Way (RoW) Team raised no objection, and the case officer concluded that the loss of a long distance view along a very short stretch of the path was not enough to be considered harmful to the amenity of the footpath. It was also noted that the existing buildings would be removed and that the new buildings would be well-distanced and

sensitively located with respect to the footpath, so to avoid being overbearing to, and not detract from the experience of, footpath users. In the monitoring year, a number of planning conditions have been discharged in relation to the original permission, and a non-material amendment (NMA) was approved in June 2022 for the removal of the plinth brickwork to the replacement dwellinghouse, the new holiday unit, and the two new dwellinghouses.

7.121 **Applications within a Local Green Space (LGS).** In the monitoring year, there were 21 no. applications determined within a LGS designation, these included full permissions, non-material amendments, discharges of conditions, and variations to conditions etc. In terms of the Newman Collard Playing Field (Liss) and the Heath (Petersfield), these permissions were for replacement cricket nets and floodlighting respectively. As for the Village Pond & War Memorial (Buriton), No.1 Stables Lane / the Manor House overlaps with the LGS boundary and was the subject of two listed building consents. A further 2no. applications were for advertisement consent in relation to information boards being erected at the South Pond (Midhurst) and Tide Mills (Seaford). There was also 1no. application for the felling of an ash tree at Summerfields / Convent Garden (Findon). In this instance, the tree was assessed to be dead and was no longer the subject of a Tree Preservation Order (TPO). All the above are considered to have had very minimal impacts on, and accord with the reasons for, the LGS designations. The remaining applications are particularly noteworthy, and so have been set out in more detail below.

7.122 **West Burton Stream & Pill Pond, West Burton, Bury.** Planning permission was granted in August 2022 for the enhancement of the site's biodiversity and ecological connectivity. As part of the above, the permission includes: the removal of the Pill Pond; the restoration of a biodiverse chalk stream with a low-lying wet mini-floodplain in place of the Pill Pond; the reconnection of the stream upstream and downstream of the dam; and moving the course of the stream away from the edge of the public footpath in order to allow for a wider path surface and a more resilient vegetated and biodiverse stream bank.

7.123 The Pill Pond is designated as a Local Green Space (LGS) in the Bury Neighbourhood Development Plan (NDP). The "Open Space & Assets of Community Value" (Nov 2016) document (prepared to support the NDP), explains that the area comprises a chalk stream and pond in a woodland setting in the lee of the Downs. The document also clarifies that the area is demonstrably special to the local community and holds a particular local interest. Despite the above, planning permission has been granted to remove the Pond. The case officer concluded that the proposed development was acceptable given that the scheme would create a softer, more natural, and less-engineered appearance which will safeguard the experiential and amenity qualities of the landscape. Furthermore, the case officer also considered the following:

- The Pill Pond is a dammed online pond which acts as a sediment trap and reduces the ecological connectivity between the upper and lower parts of the catchment;
- The deteriorating condition of the dam also means that the Pill Pond is unable to consistently retain sufficient water levels, and so risks future failure; and
- The downstream footpath (part of the West Sussex Literary Trail) is being eroded by the stream despite wooden toe boarding being used as temporary protection.

- 7.124 **Fernhurst Recreation Ground, Fernhurst.** Planning permission was granted in March 2019 for the part-demolition and part-reconstruction of the clubhouse/pavilion (including rear and side extensions) at Fernhurst Recreation Ground. The recreation ground is designated as a LGS due to its community value – i.e., its offering for a range of sports and play equipment. The enhancements to the clubhouse / pavilion was supported by other NDP policies and it is considered that the development is in accordance with the wider site’s reason for LGS designation. In the monitoring year, an application was approved to vary the permitted plans and elevations so to form a new entrance corridor space that provides a point of access from the car park, and links into the existing construction in that corner of the site. The amendments are considered to be acceptable and in line with the LGS designation.
- 7.125 **Land at Andlers Ash, Liss.** The Liss Neighbourhood Development Plan (NDP) allocates the site for residential development, but with the site divided into two by an area of public open space which has also been designated as a LGS. The LGS was designated in the NDP as informal space and to protect the open rural view. As of 31 March 2023, the residential development, LGS, and a further 5.41 ha of offsite Suitable Alternative Natural Greenspace (SANG) have all been delivered. In the monitoring year, a non-material amendment (NMA) was approved to the newly constructed apartments (Plots 59-66) in relation to panels, windows, and a minor increase in height. The apartments are on the north-east frontage of the new development (facing onto Andlers Ash Road) and so the NMA had no impact on the LGS.
- 7.126 **Land at Buckmore Farm, Petersfield.** The Petersfield Neighbourhood Development Plan (NDP) allocates the site for residential and employment development, and new open space provision. The latter has also been designated as a LGS. Outline consent was granted in December 2020 for all the above (including diversion of the public right of way). The proposed open space provision runs through the centre of the site and will provide a recreational, aesthetic, biodiverse, and functional resource for the site and wider areas. In the monitoring year, reserved matters approval has been granted for the installation of the access road, landscaping and supporting infrastructure for Phase I. In addition, a number of planning conditions have been discharged from the outline consent. As for the delivery of the new open space provision, the public right of way (PRoW) has now been diverted, but otherwise the new provision is yet to be wholly delivered.
- 7.127 **Rotherlea, Petworth.** The Petworth Neighbourhood Development Plan (NDP) allocates the site for residential development, whilst also designating the south-western area of the allocation – the “Old Primary School Pond” - as a LGS. The NDP seeks to “*preserve and integrate the Old School Pond within the site’s public open space provision*” whilst safeguarding and enhancing its biodiversity value. Planning permission was granted in May 2019 for the delivery of 34 dwellings. The permitted scheme – and the variations to the permitted plans - incorporate the LGS as required. In the monitoring year, numerous planning conditions have been discharged. However, in terms of the details for the community pond (including levels, plants and enclosure), this is required under Condition 4 which has not yet been discharged.
- 7.128 **Streat Church, Streat.** Planning permission was granted in December 2019 for a new accessible WC, a new servery and a sewerage package treatment plant. The church, graveyard, and curtilage are all designated as a LGS in the Ditchling, Streat and Westmeston Neighbourhood Development Plan (NDP). In June 2022, the permission was varied by:

changing the approved sewerage treatment plant to a 2,800 litre cesspool; re-grading the access path to provide level access provision to the external vestry door; and amending the joinery details. The sewerage works are understood to still all be underground, and the case officer concluded that the variations would not have a detrimental impact on the character of the property and streetscene, nor residential amenity. Overall, the development provides improvements which enhance a local community facility, and the long-term impact on the LGS will be minimal.

- 7.129 **Summary.** It can be concluded that none of the permitted proposals prejudiced the role of the Local Green Spaces (LGS) or conflict with their reasons for designation. The nuance is, perhaps, the Pill Pond in West Burton, Bury. In this instance, there were exceptional circumstances to justify the removal of the Pill Pond in order to protect the footpath and enhance the site's biodiversity and ecological connectivity. Consequently, overall there was a gain in functional green spaces and no loss of green space, just a remodelling.

**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:**

- 7.130 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.

**Output:**

- 7.131 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 at least one dwelling, during the year 2022/23 was analysed. Initially all housing permissions resulting from conversion or change of use were removed as by their nature these developments offer fewer opportunities to use methods and design that result in a significant reduction in carbon dioxide.
- 7.132 A sample size of approximately 20%, that is nine of the remaining 43 housing permissions for 2022/23, was used. The sample covers the five "host" authorities, the exception being Horsham as there were no suitable approvals in the year, with two permissions for Chichester, two for East Hampshire, one for Lewes, one for Winchester, along with two decided directly by the SDNPA and one Appeal decision. The sample included two developments of more than 10 dwellings, along with six single dwellings and one permission for two dwellings.
- 7.133 All nine of the permissions in the sample met the 19% carbon reduction standard over and above Part L of the Building Regulations as required by policy SD48. Eight of the permissions secured this policy compliance by condition with direct reference to the 19% carbon reduction standard. The other permission for two dwellings set out a range of measures in the Ecosystem Services Statement (ESS) including both properties being fitted with Air Source Heat Pumps. The range of measures to be carried out prior to occupation would see the scheme exceed the carbon reduction standard required by policy. Compliance was secured by the ESS being conditioned.

- 7.134 For the 20% carbon reduction through on-site energy provision as stated in the Sustainable Construction SPD, eight of the nine permissions met or exceeded this standard. The exception was a permission for a replacement dwelling which achieved a 10% carbon reduction through on-site energy provision, this being secured by condition. For the eight permissions meeting or exceeding the 20% carbon reduction through on-site energy provision standard, seven secured this improvement by condition. The one exception was the permission for two dwellings referred to in the paragraph above which set out measures in the ESS which was itself secured by condition.
- 7.135 Overall, the nine sample permissions demonstrate that the 19% and 20% carbon reduction standards are being met to a high level across housing developments ranging from single homes to large sites with more than 10 dwellings.

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

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

**Target:**

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

**Output:**

- 7.137 There was one permission for major non-residential development during the monitoring year achieving the BREEAM Excellent standard. This was SDNP/22/03416/FUL for the erection of two commercial buildings for employment use with roof mounted photovoltaic array at Longmoor Enterprise Park, Greatham near Liss.
- 7.138 There were no permissions for multi-residential development achieving the BREEAM Excellent standard during the monitoring year.

**Commentary:**

- 7.139 The scheme is for the erection of two new detached commercial buildings with a warehouse/distribution use, plus ancillary office space, service areas, and staff parking. The buildings would total 32,196 sqm of commercial floorspace. The proposals would be a 24/7 all year-round operation and essentially be a strategic distribution hub within the A3 corridor.
- 7.140 The buildings are proposed to achieve the BREEAM 'Excellent' rating, which involves a range of credits to be achieved from energy and water efficiency measures to materials. The energy rating of the buildings has also been designed to achieve an 'A+' rating for their Energy Performance Certificates.
- 7.141 In addition, 4,010sqm of solar panels across the two buildings, plus air source heat pumps, are proposed. Overall, the energy generated by the solar PV would exceed the energy needs of the development by over 20%. The proposed renewable energy measures are envisaged to save approximately 300 tonnes of CO<sub>2</sub> per annum. 39 electric vehicle charging points are also proposed, which includes 10 disabled bays. The BREEAM assessment requires 10% of all spaces to be EV spaces, which the scheme exceeds.

- 7.142 The green roofs in the proposal would fall short of the 10% minimum requirement in the Sustainable Construction Supplementary Planning Document (SPD). This is due to the scale of the roofs. However green roofs are provided on all the offices, which would be sizeable areas, and on security kiosks. In addition, extensive green walls are proposed. In these respects, sufficient provision was achieved in the scheme.
- 7.143 A materials management plan was provided to demonstrate the sustainable sourcing of materials (including recycled materials) to construct the scheme.
- 7.144 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:**

- 7.145 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	Full permissions granted 2022/23
Solar photovoltaic (PV) panels	1	7	8	5	5	11
Micro hydro	0	0	0	0	0	0
Biomass	0	0	1	3	2	
Air/ground source heat pump	0	1	1	7	4	1
Anaerobic digestion	0	0	0	0	0	0
Other	0	0	1	0	0	1

Table 31: Permissions granted for renewable energy development 2017/18 to 2022/23

**Commentary:**

- 7.146 A total of 13 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.
- 7.147 There were 11 permissions for solar photo-voltaic (PV) panels, including 6 permissions for small scale ground mounted solar arrays to serve domestic properties and a rural business (vineyard).

- 7.148 One permission was granted (retrospectively) for a ground source heat pump in Ovington, Hampshire to serve a Grade II listed building. The proposal was considered to have a low impact and support the sustainability and energy efficiency of the listed building.
- 7.149 Following a public inquiry, permission was granted in March 2023 for the A3 Buriton Interchange. The redevelopment provides a new electric vehicle (EV) charging station with flexible commercial space and new tourist accommodation. The scheme is proposed to be off grid with combined heat and power, using agricultural waste (biogas) and solar power. Biogas (compressed liquefied gas-methane) created from agricultural waste and sourced from Hampshire farms will be delivered to the site. The electricity generated will power the EV charging spaces and provide power for the commercial uses. Heat generated will help to heat the building. Batteries will also store the electricity produced. Solar PV on the tourist lodges will generate more power than they require and surplus energy will be fed into the Combined Heat & Power (CHP) and battery system to charge EVs.

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

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

**Target:**

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

**Output:**

- 7.151 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.
- 7.152 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 total of 2,858 representations were received on the AAP from 226 organisations and individuals; these were summarised and have been published on the Authority's website at [Area Action Plan for Shoreham Cement Works Webpage](#).
- 7.153 The decision was made by the Authority in December 2022 to incorporate Shoreham Cement Works into 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:**

- 7.154 Redevelopment of the site in accordance with Strategic Site Policy SD55

**Output:**

- 7.155 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 submitted a

new hybrid planning application (part full and part outline) for up to 685 dwellings and a variety of other uses such as new health facilities, business / commercial floorspace, a hotel, restaurants, retail and other associated uses (planning application reference SDNP/23/00526/OUT). In October 2023 Planning Committee deferred a decision on the application. More information, as well as further considerations about design and other aspects, are needed from the applicant in order for the Planning Committee to make an informed decision on the application.

## APPENDIX I: INDICATORS IN THE 2021 AUTHORITY MONITORING REPORT

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP1:</b> Value added: the value added to a development scheme by the planning process	N/A	Core Policy SD1: Sustainable Development	SDLP	Yes	
<b>SDLP2:</b> Increase in multiple provision of ecosystem services	SDLP2	Core Policy SD2: Ecosystems Services	SDLP	Yes	Output under review to find more meaningful change in the data.
<b>SDLP3:</b> The value of key Natural Capital Assets is maintained or enhanced	SDLP3	Core Policy SD2: Ecosystems Services	SDLP	Yes	Output under review to find more meaningful change in the data.
<b>SDLP4:</b> Number of major developments permitted	N/A	Core Policy SD3: Major Development	SDLP	Yes	
<b>SDLP5:</b> Change in land use by category	SDLP5	Strategic Policy SD4: Landscape Character	SDLP	Yes	Output under review to find more meaningful change in the data.
<b>SDLP6:</b> Applications permitted, or refused on design grounds, contrary to the advice of the DRP and SDNPA Design Officers	SDLP8	Strategic Policy SD5: Design	SDLP	No	Output reviewed and Indicator deleted, no reporting in future years.
<b>SDLP7:</b> Number of Village Design Statements adopted	SDLP9	Strategic Policy SD5: Design	SDLP	Yes	
<b>SDLP8:</b> Quality of design on new developments	SDLP10	Strategic Policy SD5: Design	SDLP	No	No reporting as no new data in monitoring year.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP9:</b> Percentage of the National Park that is relatively tranquil for its area	SDLPI2	Strategic Policy SD7: Relative Tranquillity	SDLP	No	No reporting as no new data in monitoring year.
<b>SDLP10:</b> Percentage of the National Park considered to have a dark night sky (20 magnitudes per arcsecond <sup>2</sup> and above as defined by 2016 International Dark Sky Reserve (IDSR) guidelines)	SDLPI3	Strategic Policy SD8: Dark Night Skies	SDLP	No	No reporting as no new data in monitoring year.
<b>SDLP11:</b> Area, condition and connectivity of target priority habitats	SDLPI4	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	No	No reporting as no new data in monitoring year.
<b>SDLP12:</b> Population and distribution of priority species	SDLPI5	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP13:</b> Developments granted planning permission within designated wildlife sites or ancient woodland	SDLPI8	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP14:</b> 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
<b>SDLP15:</b> Schemes granted permission for Biodiversity offsetting	N/A	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP16:</b> Number of dwellings completed and permitted within zones of proximity to internationally designated wildlife sites identified in Local Plan as requiring such monitoring	SDLP19	Strategic Policy SD10: International Sites	SDLP	Yes	
<b>SDLP17:</b> Atmospheric concentration of NO <sub>x</sub> within 200m of the roadside measured at specific internationally designated nature conservation sites	SDLP20	Strategic Policy SD10: International Sites	SDLP	No	New monitoring framework being actively developed. Report in future AMR.
<b>SDLP18:</b> N deposition within 200m of the roadside calculated from pollutant concentrations measured at specific internationally designated nature conservation sites	SDLP21	Strategic Policy SD10: International Sites	SDLP	No	New monitoring framework being actively developed. Report in future AMR.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP19:</b> Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options	SDLP23	Development Management Policy SD11: Trees, Woodland and Hedgerows	SDLP	No	Output reviewed and Indicator deleted, no reporting in future years.
<b>SDLP20:</b> Planning applications granted for loss of TPO trees without replacement	SDLP24	Development Management Policy SD11: Trees, Woodland and Hedgerows	SDLP	Yes	
<b>SDLP21:</b> Percentage of listed buildings at risk	SDLP26	Development Management Policy SD13: Listed Buildings	SDLP	Yes	
<b>SDLP22:</b> Conservation Area Appraisals and Management Plans written	SDLP27	Development Management Policy SD15: Conservation Areas	SDLP	Yes	
<b>SDLP23:</b> % surface water bodies achieving 'good' ecological status	SDLP31	Strategic Policy SD17: Protection of the Water Environment	SDLP	No	No reporting as no new data in monitoring year.
<b>SDLP24:</b> All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'	SDLP34	Strategic Policy SD18: The Open Coast	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP25:</b> Developments granted planning permission contrary to the advice of the EA in Flood Risk Zones 2 and 3	SDLP95	Strategic Policy SD49: Flood Risk Management	SDLP	No	Indicator under review to find more meaningful data to assess the policy.
<b>SDLP26:</b> Developments granted planning permission for transport infrastructure	SDLP36	Strategic Policy SD19: Transport and Accessibility	SDLP	No	Output reviewed and Indicator deleted, no reporting in future years.
<b>SDLP27:</b> Gross increase in non-motorised multi-user routes (km)	SDLP39	Strategic Policy SD20: Walking, Cycling and Equestrian Routes	SDLP	Yes	
<b>SDLP28:</b> Developments granted planning permission for visitor accommodation facilities	SDLP46	Strategic Policy SD23: Sustainable Tourism	SDLP	Yes	
<b>SDLP29:</b> Developments granted planning permission for community, culture, leisure and recreation facilities	SDLP47	Strategic Policy SD23: Sustainable Tourism & Development Management Policy SD43: New and Existing Community Facilities	SDLP	Yes	
<b>SDLP30:</b> Number of permitted outdoor events	N/A	Strategic Policy SD23: Sustainable Tourism	New	No	Output reviewed and Indicator deleted, no reporting in future years.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP31:</b> Developments granted planning permission for equestrian facilities	SDLP49	Development Management Policy SD24: Equestrian Uses	SDLP	Yes	
<b>SDLP32:</b> Plan period and housing target for Local Plan	SDLP52	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP33:</b> Number of dwellings completed (net)	SDLP53	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP34:</b> Dwellings with extant planning permission (net)	SDLP54	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP35:</b> 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	
<b>SDLP36:</b> Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring	SDLP55	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP37:</b> Number of affordable dwellings completed (net), broken down by tenure	SDLP59	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP38:</b> 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	No	No reporting this year.
<b>SDLP39:</b> Number and percentage of housing completions on previously developed land (net)	SDLP51	Strategic Policy SD25: Development Strategy	SDLP	Yes	
<b>SDLP40:</b> Percentage of housing completions within and outside settlement boundaries	SDLP50	Strategic Policy SD25: Development Strategy	SDLP	Yes	
<b>SDLP41:</b> Number of people on the Self-Build register at 31 March	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP42:</b> Number of CIL exemptions granted for Self-Build during the monitoring year	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP43:</b> Number of permissions for Self-Build granted during the monitoring year	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP44:</b> Care Homes (C2) permissions/completions total number of bedrooms	N/A	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
<b>SDLP45:</b> Permissions/completions of extra care housing (C2)	N/A	Strategic Policy SD27: Mix of Homes	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP46:</b> Number of dwellings completed (net), by number of bedrooms	SDLP58	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
<b>SDLP47:</b> Number of completed replacement dwellings	N/A	Development Management Policy SD30: Replacement Dwellings	SDLP	No	No reporting this year.
<b>SDLP48:</b> Number of small dwellings lost (through construction of replacement dwellings)	N/A	Development Management Policy SD30: Replacement Dwellings	SDLP	No	No reporting this year.
<b>SDLP48a:</b> 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	Yes	
<b>SDLP49:</b> Permissions granted for loss of agricultural dwellings through removal of occupancy condition	SDLP63	Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings	SDLP	Yes	
<b>SDLP50:</b> Net additional permanent and transit Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites	SDLP65	Strategic Policy SD33: Gypsies, Travellers and Travelling Showpeople	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP51:</b> Total net and gross new employment floorspace completed	SDLP67	Strategic Policy SD35: Employment Land	SDLP	Yes	
<b>SDLP52:</b> Total net and gross new employment floorspace extant permissions	SDLP68	Strategic Policy SD35: Employment Land	SDLP	Yes	
<b>SDLP53:</b> Total net and gross new retail floorspace completed, by use class	SDLP69	Strategic Policy SD36: Town and Village Centres	SDLP	Yes	
<b>SDLP54:</b> Total net and gross new retail floorspace extant permissions, by use class	SDLP70	Strategic Policy SD36: Town and Village Centres	SDLP	Yes	
<b>SDLP55:</b> Developments granted planning permission for loss or expansion of A use space within defined primary shopping frontages	SDLP71	Development Management Policy SD37: Development in Town and Village Centres	SDLP	No	Output reviewed and Indicator deleted, no reporting in future years.
<b>SDLP56:</b> Developments granted planning permission for developments affecting A use space outside market town and larger village centre boundaries	SDLP72	Development Management Policy SD38: Shops Outside Centres	SDLP	No	Output reviewed and Indicator deleted, no reporting in future years.
<b>SDLP57:</b> 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
<b>SDLP58:</b> Development granted permission for new and expanded facilities for viticulture and associated business	New	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	
<b>SDLP59:</b> Employment and housing completions resulting from conversion of agricultural or forestry buildings	SDLP76	Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings	SDLP	Yes	
<b>SDLP60:</b> Standards for open space, sports and recreational facilities being met	SDLP89	Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries	SDLP	No	No reporting this year.
<b>SDLP61:</b> Developments granted planning permission within Local Green Space	SDLP92	Development Management Policy SD47: Local Green Spaces	SDLP	Yes	
<b>SDLP62:</b> Permissions granted for residential development meeting 19% standard for carbon dioxide	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	
<b>SDLP63:</b> Permissions granted for Major development to BREEAM excellent standard	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP64:</b> Number of full planning permissions for renewable energy development	SDLP97	Development Management Policy SD51: Renewable Energy	SDLP	Yes	
<b>SDLP65:</b> Number and status of AQMA's	SDLP98	Development Management Policy SD54: Pollution and Air Quality	SDLP	No	Output reviewed and Indicator deleted, no reporting in future years.
<b>SDLP66:</b> Progress of restoration of Shoreham Cement Works	SDLP99	Strategic Site Policy SD56: Shoreham Cement Works	SDLP	Yes	
<b>SDLP67:</b> Progress of redevelopment of North Street Quarter and adjacent Eastgate area	SDLP100	Strategic Site Policy SD57: North Street Quarter and Adjacent Eastgate Area, Lewes	SDLP	Yes	

## APPENDIX 2: LOCAL DEVELOPMENT SCHEME (LDS) FOR THE SOUTH DOWNS NATIONAL PARK AUTHORITY (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																	
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 (2023)

	Plan Period (Years)	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total	
	Monitoring Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
a	Total to be delivered over plan period																					4750
b	Total to be delivered over plan period (Annualised)	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	4750
c	Net new housing completions	249	262	250	296	314	282	175	172	205												2,205
d	Extant planning permissions on small sites (1-4units)*										47	48	48	48	48							238
e	Extant planning permissions on large sites (5+units)*										89	106	70	0	5	12	7	0	0	0	0	290
f	Net dwellings with extant										136	154	118	48	53	12	7	0	0	0	0	528

	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	
	planning permission																					
g	Windfall										0	0	17	34	51	51	51	51	51	51	357	
h	Allocations+ (SDLP)										5	29	116	133	179	160	152	91	79	79	1022	
i	Allocations+ (NDP)										103	126	66	152	211	252	202	108	23	9	1251	
j	Total allocations										107	155	181	285	390	412	353	199	102	88	2273	
k	Housing supply (c+f+g+j)	249	262	250	296	314	282	175	172	205	243	309	316	367	495	475	411	250	153	139	5363	
l	Cumulative Housing Supply	249	511	761	1057	1371	1653	1828	2000	2205	2448	2757	3073	3440	3935	4410	4821	5071	5224	5363		
m	Provision figure minus supply (k-b)	-1	12	0	46	64	32	-75	-78	-45	-7	59	66	117	245	225	161	0	-97	-111		
n	Manage - Annual provision figure taking account of past/projected completions	250	249	249	246	241	238	244	250	255	256	249	240	218	163	85	-24	-161	-474	-613		

\*Extant planning permissions (excluding allocations) 5% discount included

+Allocations: 5% discount with planning permission, 10% discount no planning permission

## 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 Private Car Park at St Peters Road	Petersfield	SDNP/22/00760/FUL	5	5
Planning permission	Masseys Folly, Church Road	Upper Farringdon	SDNP/15/03809/FUL	5	5
Planning permission	Mells House, Farnham Road	Liss	SDNP/19/05462/FUL	5	5
Planning permission	Lower Yard, Selborne Road	Newton Valence	SDNP/19/03160/OUT	10	10
Planning permission	Former Pells Church of England School, Landport Road	Lewes	SDNP/20/05799/FUL	32	32
Planning permission	Albion House, Albion Street	Lewes	SDNP/21/03900/PA3O	10	10
Planning permission	The Mallings Business Centre, 112 Malling Street	Lewes	21/03896/PA3O	8	8
Planning permission	The Mallings Business Centre, 112 Malling Street	Lewes	21/03967/PA3O	5	5
Planning permission	The Mallings Business Centre, 112 Malling Street	Lewes	21/03899/PA3O	8	8
Planning permission	Barlavington Farm Church Lane, Barlavington	Barlavington	SDNP/17/02862/FUL	5	5
Planning permission	Drewitts Farm Church Street	Amberley	SDNP/14/01150/FUL & DC/10/1158	1	1
Planning permission	King Edward VII Hospital Kings Drive	Easebourne	SDNP/12/01392/FUL	150	150
Planning permission	Hillside Nursery, Bury Common	Bury	SDNP/21/05619/FUL	7	7
Planning permission	Lodge Hill Education Centre, London Road	Watersfield	SDNP/21/00627/OUT	5	5
Planning permission	Calloways, Graffham Street	Graffham	SDNP/18/00938/FUL	11	11
	Large planning permissions total				305
	Large planning permissions total - 5% discount				290
	Small sites (<5 dwellings) with planning permission				251
	Small planning permissions total - 5% discount				238
Allocation: SDLP	Land at Greenway Lane	Buriton	SDNP/21/02014/FUL SD62	10	10

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Allocation: SDLP	Soldiers Field House	Findon	SDNP/19/01876/FUL SD70	12	12
Allocation: SDLP	Castelmer Fruit Farm,	Kingston near Lewes	SDNP/22/05983/FUL SD74	10	10
Allocation: SDLP	Land at Old Malling Farm	Lewes	SDNP/18/06103/OUT SD76	226	226
Allocation: SDLP	West Sussex County Council Depot and former Brickworks site, Midhurst	Midhurst	SDNP/21/03448/FUL SD78	69	69
Allocation: SDLP	Land South of Heather Close	West Ashling	SDNP/20/01855/FUL SD91	17	17
Allocation: Petersfield Plan	Land North of Buckmore Farm and West of Bell Hill	Petersfield	SDNP/18/06292/OUT H2	85	25
Allocation: Petersfield Plan	Penns Field	Petersfield	SDNP/15/06484/FUL H3	85	85
Allocation: Petersfield Plan	Land South of Durford Road/Land East of Harrier Way	Petersfield	H8	70	70
Allocation: Lewes	Land at South Downs Road (Site 26)	Lewes	SDNP/15/01303/FUL & SDNP/17/00387	64	64
Allocation: Fernhurst NDP	Former Syngenta Site, Midhurst Road (mixed use)	Fernhurst	SDNP/19/00913/FUL	175	35
Allocation: Ditchling NDP	Lewes Road/ Nye Lane	Ditchling		6	2
Allocation: Liss NDP	Land formerly part of the Grange	Liss	SDNP/21/02541/FUL	7	7
Allocation: East Meon NDP	Land south of Coombe Road opposite Kews Meadows and Coombe Road Terrace	East Meon	SDNP/19/06024/FUL EMI6	12	12
Allocation: Petworth NDP	Rotherlea	Petworth	SDNP/15/01862/FUL	34	34
Allocation: Lavant NDP	Eastmead Industrial Estate, Mid Lavant (LNDP22)	Lavant	SDNP/18/03162/FUL	58	58

<b>Planning status</b>	<b>Address</b>	<b>Locality</b>	<b>Planning application / policy reference</b>	<b>Total supply</b>	<b>Total supply in five year period</b>
Allocation: Fittleworth NDP	Limbourne Lane, Fittleworth	Fittleworth	SDNP/20/03676/FUL	14	14
Allocation: SDLP	Kings Ride Farm	Alfriston	SD59	7	7
Allocation: SDLP	Cowdray Estate Works Yard,	Easebourne	SDNP/21/04040/FUL SD66	20	20
Allocation: SDLP	Land at Egmont Road, Easebourne	Easebourne	SDNP/22/01858/FUL SD67	18	18
Allocation: SDLP	Former Easebourne School	Easebourne	SDNP/21/04041/FUL SD68	20	20
Allocation: SDLP	Land at Petersfield Road	Greatham	SDNP/21/04848/FUL SD71	37	37
Allocation: SDLP	Land at Old Malling Farm	Lewes	SDNP/18/06103/OUT SD76	226	226
Allocation: SDLP	Land at Pulens Lane	Sheet	SD85	7	7
Allocation: SDLP	Land south of Loppers Ash, South Harting	South Harting	SD86	7	7
Allocation: SDLP	Land North of the Forge	South Harting	SD87	5	5
Allocation: SDLP	Stedham Sawmill	Stedham	SD88	16	16
Allocation: SDLP	Land South of Church Road	Steep	SD89	10	10
Allocation: Petersfield Plan	Land at Bulmer House Site, off Ramshill	Petersfield	SDNP/21/03755/FUL H12	56	56
Allocation: Petersfield Plan	Land North of Reservoir Lane	Petersfield	SDNP/21/03545/OUT H11	10	10
Allocation: Lewes Plan	Land at Astley House and Police Garage (Site 2)	Lewes		25	25
Allocation: Lewes Plan	Land at Buckwell Court Garage (Site 8)	Lewes		6	6
Allocation: Lewes Plan	Land at Kingsley Road Garage Site (Site 21)	Lewes		6	6

<b>Planning status</b>	<b>Address</b>	<b>Locality</b>	<b>Planning application / policy reference</b>	<b>Total supply</b>	<b>Total supply in five year period</b>
Allocation: Lewes Plan	Land at The Lynchetts Garage site (Site 35)	Lewes		6	6
Allocation: Lewes Plan	Land at Prince Charles Road Garage Site (Site 44)	Lewes		6	6
Allocation: Lewes Plan	Land at Queens Road Garage Site (Site 46)	Lewes		6	6
Allocation: East Meon NDP	Land north of Coombe Road between Garston Farm and Garston Farm Cottages	East Meon		5	5
Allocation: Petworth NDP	Petworth South	Petworth		100	100
Allocation: Twyford NDP	Land adjacent to the Parish Hall	Twyford	HN2	20	20

## 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	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
SDLP Allocation	Land at Itchen Abbas House	Itchen Abbas	SD73	9	9
Allocation: Petworth NDP	The Square Field	Petworth	SDNP/21/03905/FUL	30	30
SDLP Allocation	Holmbush Caravan Park	Midhurst	SD79	60	60
Allocation: SDLP	Land at the Fairway	Midhurst	SD80	9	9
Allocation: SDLP	Land to the rear of Ketchers Field	Selborne	SD84	6	6
Allocation: Petersfield Plan	Land North of Buckmore Farm and West of Bell Hill	Petersfield	SDNP/22/01335/REM	85	60
Allocation: Petersfield Plan	Land West of the Causeway	Petersfield		56	56
Allocation: Petersfield Plan	Town Centre Redevelopment Opportunities	Petersfield	H6	51	51

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
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: Lewes	Land at the Auction Rooms (Site 3)	Lewes		10	10
Allocation: Lewes Plan	Land at Magistrates Court Car Park, Court Road (Site 36)	Lewes	SDNP/16/01618/FUL	9	9
Allocation: Lewes Plan	Land at Little East Street Car Park (Site 34)	Lewes		11	11
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
Allocation: Liss NDP	Land next to Brows Farm	Liss		15	15
Allocation: East Meon NDP	Garages site off Hill View	East Meon		2	2

<b>Planning status</b>	<b>Address</b>	<b>Locality</b>	<b>Planning application / policy reference</b>	<b>Total supply</b>	<b>Total supply in years 6-16</b>
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

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