



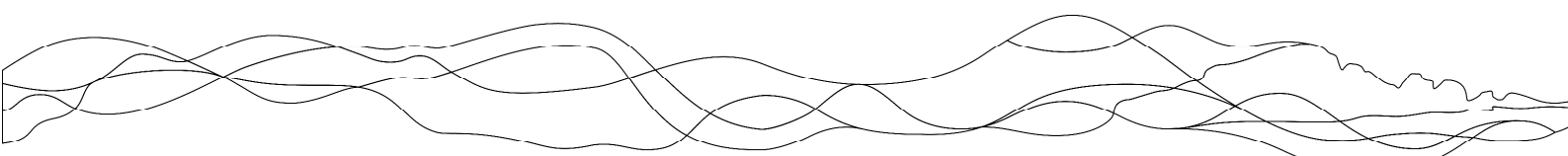
# **South Downs National Park Authority**

## **Authority Monitoring Report**

**01 April 2014 - 31 March 2015**

---

December 2015



# Contents

Executive Summary

<b>Chapter</b>	<b>Page No.</b>
1. Introduction	6
2. Progress against the Local Development Scheme	7
3. Duty to Cooperate	12
4. A Thriving, Living Landscape	15
5. People Connected with Places	22
6. Towards a Sustainable Future	25
7. Neighbourhood Planning	42

## Appendices

1. Local Development Scheme
2. Draft South Downs Housing Trajectory figures (2015)
3. Deliverable sites for housing
4. Developable sites and broad locations for housing

## List of indicators

<b>Indicator ref.</b>	<b>Indicator name</b>	<b>Page</b>
<b>SDLPI1</b> (PMP8a-e)	Percentage of target priority habitats in a favourable condition	16
<b>SDLP2</b> (PMP9)	Population and distribution of target species	16
<b>SDLP3</b>	Condition of Sites of Special Scientific Interest	17
<b>SDLP4</b>	Number of dwellings completed within zones of proximity to internationally designated wildlife sites identified in Local Plan as requiring such monitoring	18
<b>SDLP5</b>	Percentage of residential applications approved in Flood Risk Zones 2 and 3	20
<b>SDLP6</b>	Number of Air Quality Management Areas within the National Park	21
<b>SDLP7</b> (PMP3)	Percentage of the National Park considered to have a dark night sky	21
<b>SDLP8</b>	Percentage of Listed Buildings at risk	22
<b>SDLP9</b>	Gross increase in non-motorised multi-user routes (km)	23
<b>SDLPI10</b> (PMP16)	Proportion of visits by public transport	24
<b>SDLI1</b> (PMP31a,b)	Average length of visitor stay and spend per visitor per day.	24
<b>SDLPI12</b>	Plan period and housing target for Local Plan	26
<b>SDLPI13</b>	Number of dwellings completed (net)	26
<b>SDLPI14</b>	Dwellings with extant planning permission (net)	28
<b>SDLPI15</b>	Net additional dwellings expected to come forward from the beginning of the current monitoring year on 01 April 2015 up to 31 March 2020 on deliverable sites.	28
<b>SDLPI16</b>	Net additional dwellings expected to come forward between 01 April 2020 and 31 March 2032 on developable sites.	30
<b>SDLPI17</b>	Number of dwellings completed in areas with housing requirements set by adopted Joint Core Strategies (net)	32
<b>SDLPI18</b>	Net additional dwellings expected to come forward from the beginning of the current monitoring year on 01 April 2015 up to 31 March 2020 on deliverable sites: against extant Joint Core Strategy requirements	33
<b>SDLPI19</b>	Net additional dwellings expected to come forward between 01 April 2020 and 31 March 2030 on developable sites: against extant Joint Core Strategy requirements	34
<b>SDLP20</b>	Number of affordable dwellings completed (net)	36
<b>SDLP21</b>	Number and percentage of housing completions on previously developed land (net)	36
<b>SDLP22</b>	Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots with extant planning permission	37
<b>SDLP23</b>	Net additional transit pitches with extant planning permission	38
<b>SDLP24</b>	Total net and gross new employment floorspace completed	39
<b>SDLP25</b>	Total net and gross new employment floorspace extant permissions	40
<b>SDLP26</b>	Total net and gross new retail floorspace completed	40
<b>SDLP27</b>	Total net and gross new retail floorspace extant permissions	40
<b>SDLP28</b>	Number of Neighbourhood Areas designated	42
<b>SDLP29</b>	Number of Neighbourhood Development Plans made	43
<b>SDLP30</b>	Number of other community plans adopted or endorsed by the National Park Authority	44
<b>SDLP31</b>	Number of Community Right to Build Orders and Neighbourhood Development Orders made	44

## List of figures

<b>Figure No.</b>	<b>Figure name</b>	<b>Page</b>
2.1	Exiting and Proposed Timelines for Local Plan preparation	8
4.1	Percentage of target priority habitats in a favourable condition	16
4.2	Population and distribution of target species	17
4.3	Condition of SSSIs, 2014-2015	18
4.4	Net dwelling completions in buffer zones around internationally designated wildlife sites	19
4.5	Area of the National park considered to have a dark night sky	21
6.1	SDLP Draft Housing Trajectory	27
6.2	Five year housing land supply against SDLP requirements	29
6.3	Housing delivery 2020-2032 against SDLP requirements	31
6.4	Net dwelling completions in areas with adopted housing targets	33
6.5	Five year housing land supply in areas with adopted target	34
6.6	Housing delivery 2020-2025 in areas with adopted housing targets	35
6.7	Completions on employment sites 2014/15 by use class	39
6.8	Outstanding permissions on employment sites as of 01.04.15 by use class	40
7.1	Designated Neighbourhood Areas in the SDNP, March 2015	43



# Executive Summary

This is the first Authority Monitoring Report (AMR) produced by the South Downs National Park Authority (SDNPA). It reports on a number of planning documents such as the emerging South Downs Local Plan, the draft Community Infrastructure Levy, numerous neighbourhood development plans and adopted and emerging waste and minerals plans. The AMR reports on the financial year 2014-15, which is the first year of the 2014-2032 plan period for the emerging South Downs Local Plan.

The AMR reports progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme. The reporting year began with consultation on the Options for the South Downs Local Plan (February-April 2014), and in September 2015 the South Downs Local Plan: Preferred Options were published for public consultation. Progress was made on a substantial number of evidence based studies such as the Tranquility Study and the Viewshed Analysis. The SDNPA also published its first Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA). The National Park Authority met its Duty to Cooperate with all relevant partners by joint work on a number of strategic cross boundary issues.

This report considers the policy performance of existing and emerging policies across the National Park, and trends against various indicators including those directly affected by the planning process as well as those more indirectly affected. A comprehensive list of indicators is set out in the 2015 South Downs National Park AMR along with any relevant targets. 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. There are a number of interesting findings highlighted in the 2015 South Downs National Park AMR relating to both process and delivery:

## Process

- The East Hampshire Joint Core Strategy was adopted by the NPA in June 2014
- The South Downs Local Plan: Preferred Options was published for public consultation in autumn 2015.
- There was a majority vote of 83% in the referendum in favour of the Petersfield Plan being used to determine planning applications in Petersfield.
- Ten Neighbourhood Areas were designated for the purposes of neighbourhood planning in the National Park.
- Five Neighbourhood Development Plans were 'made' (i.e. adopted) in the National Park.

## A Thriving, Living Landscape

- Skylarks were found in 82% of representative grid squares surveyed in the National Park despite a 51% decline nationally.
- 80% of broadleaved, mixed and yew woodland was found to be in a favourable condition.

## People Connected with Places

- 3.2km of new, non-motorised multi-user route was constructed.
- 15% of visits to the National Park were by public transport.
- The average visitor planned to spend £9.01 per person in the South Downs on the day they were surveyed.

## Towards a Sustainable Future

- A net total of 249 new homes were completed in the National Park in 2014-15.
- There is an up-to-date five year supply of deliverable housing sites in the South Downs National Park, both against the proposed requirements in the South Downs Local Plan and against the requirements for specific areas of the National Park set out in Joint Core Strategies.
- 27% of the homes completed in the National Park were affordable.
- 83% of these new homes were built on previously developed land.
- A net total of 3,641 square metres of new employment floorspace was completed.
- A net total of 1,173 square metres of new retail floorspace was completed.

# I. Introduction

- I.1 The Authority Monitoring Report (AMR) is an annual document produced in each year of the Plan Period which reports on the progress of planning policy making and on the effectiveness of adopted planning policies in influencing patterns and levels of development. Now that the South Downs National Park Authority (SDNPA) has produced its first draft Local Plan, it has become necessary to begin monitoring the trends which the draft policies are intended to affect. In addition to the SDNPA's draft Local Plan and our Joint Core Strategies in Wealden, Winchester and Worthing, we now have an adopted Joint Core Strategy in East Hampshire and a Joint Core Strategy in Lewes which is close to adoption. Both these plans set requirements for significant amounts of development, and the implementation of the policies in those documents needs to be monitored.
- I.2 This AMR complies with all relevant Government legislation and guidance including the Town and Country Planning Act 2004, the Localism Act 2012, the Town and Country Planning (Local Planning) (England) Regulations 2012, the National Planning Policy Framework (NPPF) and Planning Practice Guidance (NPPG).
- I.3 The statutory requirements of monitoring reports include, in brief, the following:
- An update on progress on plan preparation against the Local Development Scheme;
  - Details of any extant policies that we are not implementing;
  - The number of net additional dwellings delivered against any Local Plan requirements that apply to any specific part of our area;
  - An update on neighbourhood development orders and neighbourhood development plans;
  - Information on the Community Infrastructure Levy, where applicable;
  - Activities we have carried out to meet our Duty to Co-operate with other bodies.
- I.4 In order to meet the requirements of the NPPF and NPPG we have to monitor the housing developments expected to come forward over the next fifteen years, the commercial developments, and the number of Gypsy and Traveller pitches in our area. We also have a more general need to monitor the impacts of Local Plan policies in order to assess their effectiveness. We need to identify any cases where certain policies are failing to deliver and may require action.
- I.5 The Monitoring Indicators listed on pages 3-4 have been produced using the statutory requirements and a number of existing targets and indicators monitored by the Authority and its partners. Most of the indicators are derived from those in Chapter 11 of the South Downs Local Plan: Preferred Options paper, with amendments made to reflect what data can be accessed at present. A fuller selection of indicators will be included in next year's AMR as more data becomes available through ongoing research. Several of the pre existing indicators used to monitor the South Downs Partnership Management Plan have been incorporated into the AMR; these can be identified by the 'PMP' reference number included in brackets after the 'SDLP' reference. Please refer to the glossary in the South Downs Local Plan: Preferred Options 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 by the National Park Authority (NPA) in relation to the timetable and milestones set out in the relevant Local Development Schemes (LDS). It focuses on progress made during the reporting year April 2014 to March 2015, but also provides more up to date information up to December 2015.
- 2.2 Firstly, an update is provided on the South Downs Local Plan, This is followed by an update on all local plan policies currently operating within the National Park including joint core strategies. There an update on the Community Infrastructure Levy (CIL). Finally, there is an update on all the waste and minerals plans that cover the National Park.

### Local Plan

- 2.3 The South Downs Local Plan covers the whole of the National Park and it is the first time that it has been planned as a single entity. It follows on from the State of the South Downs National Park Report (2012) and the Partnership Management Plan (2013). It is a single 'all in one' local plan rather than separate development plan documents such as a core strategy and allocations document. On adoption the South Downs Local Plan will replace all the joint core strategies and saved local plan policies currently operating within the National Park.
- 2.4 The current version of the LDS was approved by the NPA in January 2014. This remains the latest version of the LDS, subject to an amendment to the Local Plan and CIL Timetable approved on 20 June 2014. A further small amendment to the LDS is set out in this AMR.
- 2.5 The timeline for the preparation of the South Downs Local Plan is set out in table I.1 of the Preferred Options document. More detailed information and a minor change to the timetable is proposed in this AMR. This will help to ensure that a fit for purpose Local Plan is submitted for examination that meets the tests of soundness set out in the National Planning Policy Framework (NPPF) namely that it is positively prepared, justified, effective and consistent with national policy. It will also ensure that the South Downs Local Plan is submitted before the deadline of 'early 2017' to avoid Government intervention to accelerate production of the Local Plan.

Local Plan stage	Regulation	Existing Date	Proposed Date
Issues and Options	18	Spring 2014	Spring 2014
Preferred Options	18	Autumn 2015	Autumn 2015
Publication version	19	Autumn 2016	October 2016
Submission to Secretary of State	22	Autumn 2016	February 2017
Examination	24	Early 2017	February to July 2017
Adoption	26	Mid 2017	September 2017

Figure 2.1: Existing and Proposed Timelines for Local Plan preparation



- 2.6 The milestones for the existing and proposed timelines are set in figure 2.1 and the existing and revised programmes are shown in appendix 1.
- 2.7 The first key milestone achieved by the NPA during the reporting year was that the Local Plan Options Consultation document was published for public consultation from 28 February 2014 to 30 April 2014. It identified 55 key issues and a number of options for how the Local Plan could deal with these issues.
- 2.8 The South Downs Local Plan: Preferred Options was then published for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 from 02 September to 28 October 2015. It includes a full range of local plan policies namely core, strategic, site allocations and development management.



*Public consultation on the Local Plan: Preferred Options*

- 2.9 Work also progressed on a large number of evidence based studies to support the Local Plan. This included studies relating to the first purpose of national parks such as the South Downs Tranquillity Study and the Viewshed Characterisation Study. There were also studies published relating to the socio-economic duty of the National Park such as the Strategic Housing Market Assessment (SHMA) and the Strategic Housing Land Availability Assessment (SHLAA). All these evidence based studies are listed in Appendix 4 of the Local Plan.

### **Neighbourhood Development Plans**

- 2.10 Full details on the 48 neighbourhood development plans (NDP) in various stages of development across the National Park are set out in chapter 7 of this report. It is important that they progress in a timely fashion so that there are no policy gaps in the National Park.

### **Joint Core Strategies**

- 2.11 In order to ensure that up-to-date planning policies were put in place for as much of the National Park as possible, the NPA has worked on Joint Core Strategies with those local

authorities with a significant population and/or land area within the National Park or those local authorities which were well-advanced in the preparation of a Core Strategy.

- 2.12 The East Hampshire Joint Core Strategy was adopted by the NPA during the reporting year on 26 June 2014; it was adopted by East Hampshire District Council on 08 May 2014. The Joint Core Strategies for Winchester and Wealden Districts were adopted in 2013.
- 2.13 Work is advanced on the Lewes Joint Core Strategy during the reporting year. It was submitted to the Secretary of State on 16 September 2014 and the public hearing for the Examination in Public were held in January 2015. The Inspector's Initial Findings have been received and the District Council and NPA published and consulted upon Proposed Modifications from 07 August to 02 October 2015. The Inspector is now considering the representations received and resumed examination hearings are scheduled for December 2015.

### **Saved Local Plan Policies**

- 2.14 There are also a large number of 'saved' Local Plan policies operating within the National Park. Under the Planning and Compulsory Purchase Act 2004, there was a period of transition from the previous local plan system to the Local Development Framework system, whereby some of the policies in adopted Local Plans were 'saved'. Some have in turn been replaced by Joint Core Strategy policies. In due course they will all be replaced by the South Downs Local Plan on adoption.
- 2.15 The full list of saved local plan and Joint Core Strategy policies are set out in appendix I of the Local Plan: Preferred Options. They include policies from the following adopted local plans:
- Adur District Local Plan (1996)
  - Arun District Local Plan (2003)
  - Brighton and Hove Local Plan (2005)
  - Chichester District Local Plan First Review (1999)
  - Eastbourne Borough Plan (2003)
  - East Hampshire Joint Core Strategy (2014)
  - East Hampshire Local Plan Second Review (2006)
  - Horsham Core Strategy (2007)
  - Lewes District Local Plan (2003)
  - Mid Sussex Local Plan (2004)
  - Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan (2013)
  - Wealden Local Plan (1998) (non-statutory Wealden Local Plan, 2005)
  - Winchester District Joint Core Strategy (2013)
  - Winchester District Local Plan Review (2006)
  - Worthing Core Strategy (2011)
  - Worthing Local Plan (2003)
- 2.16 It should be noted that Chichester and Horsham Districts and Eastbourne Borough have adopted new development plans for those part of their districts and borough that lie outside the National Park. However, saved local plan policies will continue to operate within the National Park until the adoption of the South Downs Local Plan.

## **Local Plan Policies not being Implemented**

- 2.17 There are four extant local plan allocations within the National Park which have not yet been fully developed. Three of these are sites allocated for housing, and one is a site allocated for employment uses.

### **Housing:**

- 2.18 Petworth Primary School, Dawtrey Road, Petworth (Chichester District Local Plan 1999): Since the school moved to a new location, part of this site has already been developed. On the remainder of the site there is a planning application for 33 dwellings currently pending consideration.
- 2.19 Holmbush Caravan Park, Midhurst (Chichester District Local Plan 1999): This site received planning permission for 85 dwellings in 2009, however, the planning permission lapsed in the during the reporting year. The site has been submitted to the SDNPA SHLAA update 2015/16 and its suitability for allocation in the South Downs Local Plan will be considered through that exercise as well as further work.
- 2.20 Land at Church Lane, Pyecombe (Mid Sussex Local Plan 2004 - approximately 20 dwellings): The site is proposed for allocation for eight dwellings in the South Downs Local Plan: Preferred Options. An application for seven dwellings on this site is pending consideration.

### **Employment:**

- 2.21 Hampers Common, Petworth (Chichester District Local Plan 1999): This site is being examined by the Petworth Neighbourhood Planning Group as to its suitability for continued allocation in the NDP. The site is also subject to a pre application enquiry for employment development.

## **Community Infrastructure Levy (CIL)**

- 2.22 In April 2015 the Government scaled back Section 106 – the system that makes sure that developers make a financial contribution to communities when they build new homes and supermarkets. It can now only be used to secure affordable housing and some on-site mitigation. In its place the Government has introduced the new Community Infrastructure Levy (CIL).
- 2.23 We want to make sure that communities continue to benefit from any new development and are putting a Community Infrastructure Levy (CIL) in place for the entire National Park. This will allow us to place a financial charge on developers who build new homes and supermarkets and use this money to benefit key National Park priorities such as green infrastructure, sustainable transport and education.
- 2.24 We are working with infrastructure providers like the police, care trusts, nature conservation groups and county councils to ensure sustainable growth across the National Park is supported by the right infrastructure.
- 2.25 The NPA does not have an adopted CIL and so we are unable to monitor indicators relating to this. However, we are preparing to adopt CIL in the next year, with examination in public scheduled for April 2016 and adoption for late June 2016. We have carried out two rounds of consultation on the CIL charging schedule. In March 2014 we consulted on a Preliminary Draft Charging Schedule to look at issues such as the level of contribution that developers

and landowners can reasonably afford to pay in different parts of the National Park. Following on from this we consulted on a Draft Charging Schedule from 2 September to 28 October 2015. The milestones for the CIL timetable are set out in appendix I of this report

## Minerals and Waste

2.26 The SDNPA is responsible for planning for the future management of waste and production of minerals within the South Downs National Park. We are working in partnership with neighbouring county councils and have adopted the following joint local plans:

- [East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan \(2013\)](#)
- [Hampshire Minerals and Waste Plan \(2013\)](#)
- [West Sussex Waste Plan \(2014\)](#)

2.27 We are now working in partnership with East Sussex County Council and Brighton & Hove City Council on a [Minerals and Waste Sites Plan](#) and with West Sussex County Council on a [Joint Minerals Local Plan](#) to ensure complete up-to-date policy coverage across the National Park. The milestones for the West Sussex Minerals Local Plan are set out in appendix I.

2.28 Progress on joint minerals and waste local plans since April 2014 and monitoring of already adopted plans will be reported in the Monitoring Reports produced by Hampshire County Council, East Sussex County Council and West Sussex County Council. For further information please see the most recent reports:

- [https://new.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/amr\\_1](https://new.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/amr_1)
- <http://www3.hants.gov.uk/mineralsandwaste/pd-facts-and-figures.htm>
- <https://www.westsussex.gov.uk/about-the-council/strategies-plans-and-policies/environment-planning-and-waste-plans-and-policies/minerals-and-waste-policy/monitoring-reports/>

## 3. Duty to Cooperate

- 3.1 National Park Authorities (NPA) are responsible for planning policy and development management within their respective national parks. However, the districts, boroughs 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 given the responsibilities of these different organisations, the size of the National Park and the number of districts and boroughs it covers. The highlights of this cross boundary working reported in this AMR are as follows:
- Adoption of the East Hampshire Joint Core Strategy by the NPA and East Hampshire District Council.
  - Commencement of work on the refresh of the Local Strategic Statement for Coastal West Sussex and Greater Brighton.
  - Identification of six cross boundary strategic issues for the National Park.
  - Publication of the document Roads of the South Downs in consultation with all four highway authorities operating within the National Park.
- 3.2 In support of the South Downs Local Plan: Preferred Options an interim statement setting out the work to date undertaken under the Duty to Cooperate was prepared and comments were invited during the consultation period (September to October).
- 3.3 A series of key cross boundary strategic issues that need to be considered through the work on the duty have been identified as:
- Conserving and enhancing the natural beauty of the area
  - Conserving and enhancing the region's biodiversity (including green infrastructure issues)
  - The delivery of new homes, including affordable homes and pitches for Gypsies and Travellers.
  - The promotion of sustainable tourism.
  - Development of the rural economy
  - Improving the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel.
- 3.4 These key issues were shared with representatives of many local authorities, county councils, statutory agencies and local groups within and adjoining the National Park at a Duty to Cooperate session entitled 'Preparing the South Downs Local Plan' in July 2015. No new issues were identified at that point. This event also served as forum for discussing the draft Local Plan policies and some of the key evidence base documents underlying them, which were then being prepared.
- 3.5 The Local Plan: Preferred Options is supported by a considerable evidence base much of which has been prepared with other organisations. This year the following joint studies have been prepared:
- Interim Solent Recreation Mitigation Strategy (2014) was prepared by the Solent Recreation Mitigation Partnership which includes Chichester District Council, East Hampshire District Council, Eastleigh Borough Council, Fareham Borough Council, Gosport Borough Council, Hampshire County Council, Havant Borough Council, Isle of Wight Council, New Forest District Council, New Forest National Park Authority, Portsmouth City Council,

Southampton City Council, Test Valley Borough Council, Winchester City Council, Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust, and Chichester Harbour Conservancy.

- South Downs National Park access network and Accessible Natural Greenspace Study (2014) identifies where particular pressures exist on the green infrastructure both within the National Park and beyond its boundaries.
  - A Habitats Regulation Assessment of the Preferred Options version of the Local Plan has been prepared. It has been reviewed by Natural England and the result will be taken into account in the Submission version of the Local Plan.
  - Strategic Housing Market Assessment (SHMA) - Across the National Park a number have been prepared jointly with other Authorities / group of Authorities. These have informed the SDNPA SHMA. The headline figures were presented to officers from the Local Authorities that adjoin or are near to the National Park in July 2015.
  - Gypsy and Traveller Accommodation Assessments (GTAA's). The most recent studies are:
    - Brighton and Hove City Council and the South Downs National Park Authority GTAA (2014).
    - East Sussex and the South Downs National Park Authority GTAA (2015).
    - Hampshire Site Assessments (2015).
- 3.6 In addition to specific pieces of evidence the SDNPA is involved in the work of a number of cross boundary organisations. This year this has included:
- 3.7 **Coastal West Sussex and Greater Brighton** - The CWS and Greater Brighton (CWS & GB) Strategic Planning Board comprises lead councillors from each of the local planning authorities across Coastal West Sussex (Adur, Arun, Chichester, Worthing) with West Sussex County Council, Brighton and Hove City Council, Lewes, Mid Sussex and the South Downs National Park. Horsham has also recently joined the Board.
- 3.8 A Local Strategic Statement has been prepared setting out the long term Strategic Objectives for the period 2013 - 2031 and the Spatial Priorities for delivering these in the short to medium term (2013-2020). This year work has started on reviewing the LSS. This work is being supported by evidence on housing, employment and transport.
- 3.9 **East Sussex** - Collaborative working among planning policy officers across East Sussex has been long-established through the Planning Liaison Group (chief planning officers) and the East Sussex Local Plan Managers Group. In addition, the East Sussex Strategic Planning Members Group (ESSPMG) was set up in 2013 to enhance and endorse cooperation at the political level. The group consists of the portfolio holders for planning assisted by officers from all local authorities in East Sussex, including SDNPA.
- 3.10 This year through the ESSPMG work is underway on establishing a common evidence base and planning policy direction for specific topics that have commonality across East Sussex.
- 3.11 **Hampshire and Isle of Wight Local Government Association (HIOWLGA)** - the Hampshire and Isle of Wight Local Government Association group comprises lead officers from each of the Local Planning Authorities across Hampshire. It was set up prior to the establishment of the South Downs National Park Authority to address strategic, cross boundary issues. The South Downs National Park Authority has since become a member and sits on the HIOWLA Chief Executive Officers group.

- 3.12 Joint Core Strategies by virtue of the fact they are prepared jointly with the SDNPA take into account the purposes and duties of the National Park. They were a key area of work in the early years of the National Park Authority. The following Joint Core Strategies were progressed this year:
- East Hampshire District Local Plan: Joint Core Strategy 2014 – Adopted June 2014
  - Emerging Lewes District Joint Core Strategy - The Joint Core Strategy was submitted in September 2014 and the examination hearings took place in January 2015. The Inspector's Final Report is expected by the end of 2015 with adoption anticipated in early 2016.
- 3.13 The SDNPA has been involved in a range of other Authority / Organisation specific work, this year this has included:
- Horsham District Planning Framework (Modifications) – the SDNPA provided comments.
  - Mid Sussex District - A Memorandum of Understanding has been agreed between Mid Sussex and the SDNPA and Mid Sussex, Lewes and the SDNPA which seeks to identify the common ground between the Authorities in relation to the preparation of the District Plan which was published in May 2015.
  - East Hampshire – A Memorandum of Understanding has been agreed between East Hampshire and the SDNPA in relation to the preparation of the Housing and Employment Allocations Plan which was submitted in July 2015.
  - Natural England and the Environment Agency are both members of the South Downs Partnership and have been involved in the preparation of evidence and consideration of the plan as it has been prepared.
  - Support for devolution bids to Government by Hampshire and the Isle of Wight, Greater Brighton and the Three Southern Counties
  - Highways England - were consulted on the development of the transport policies as were all relevant transport Authorities across the National Park.

## 4. A Thriving Living Landscape

### Indicator SDLP1 (PMP8): Percentage of target priority habitats in a favourable condition

---

#### Target:

- 4.1 The Partnership Management Plan sets eleven Outcomes to describe the achievement of the Vision of the National Park for 2050. Outcome 3 contains the phrase : ‘A well-managed and better connected network of habitats... now exist in the National Park’.

#### Output:

Habitat	Area (ha)	Area in a favourable condition (ha)	% in a favourable condition
Broadleaved, mixed and yew woodland	2,975	2,388	80%
Calcareous grassland	3,105	1,367	44%
Lowland heath	1,492	136	9%
Neutral grassland	1419	457	32%

Figure 4.1: Percentage of target priority habitats in a favourable condition

#### Commentary:

- 4.2 There have been continued efforts on priority habitats in 2015 with chalk grassland and heathland being the most actively managed of all the habitats. Scrub and tree clearance with grazing appropriate livestock is the key management process. The evidence that management is having wildlife benefits comes from butterfly monitoring schemes which show that the Duke of Burgundy and other butterflies are responding well to the improvements. Challenges around Bovine Tuberculosis, Neosporum and public access can all impact on the ability of a farmer or nature reserve manager to successfully manage their land. Wetland habitats, particularly in the river valleys, have benefited from the many catchment partnerships tackling invasive species and encouraging landowners to retain water and enhance the land with wetland features.

### Indicator SDLP2 (PMP9): Population and distribution of target species

---

#### Target:

- 4.3 Outcome 3 of the Partnership Management Plan contains the phrase : ‘...Increased population and distribution of priority species now exist in the National Park’.



## Output:

Species	No. of survey squares where species recorded	% survey square occupancy within the National Park, 2014	National trend (for contextual purposes)
Corn bunting	16	14%	-90%
Grey Partridge	3	3%	-87%
Lapwing	12	11%	-58%
Linnet	74	66%	-58%
Skylark	92	82%	-51%
Yellowhammer	75	67%	-54%
Buzzard	73	65%	No data available
Red kite	11	10%	RSPB amber status

Figure 4.2: Population and distribution of target species

## Commentary:

- 4.4 There is extensive monitoring work logging the presence and absence of farmland birds. The Farmland Bird Initiative (FBI), one of the biggest projects on this topic, is led by the Royal Society for the Protection of Birds (RSPB), with support from SDNPA, Game and Wildlife Conservation Trust (GWCT), British Trust of Ornithology (BTO), South Downs Land Managers and Natural England. 2014 is the first year for which data is available. The survey measures the presence or absence of particular species from a large number of representative grid squares across the National Park. When the survey is repeated in future years it will be possible to provide a trend figure for the National Park, to compare against the national population trend.
- 4.5 Of particular note is our Corn Bunting population. The National Park and surrounding area is one of the primary strongholds for this species what has seen one of the largest declines nationally. Although grey partridge numbers are low there is a lot of work currently being undertaken by GWCT to conserve and increase populations. The Authority also has active management projects and guidance in place for the Lapwing. Linnet, Skylark and Yellowhammer are displaying strong populations in the National Park which is a good initial sign; the upcoming data for 2015 will give us a first indication as to the population stability, with future years showing their current trend.

## Indicator SDLP3: Condition of Sites of Special Scientific Interest

---

### Target:

- 4.6 There is no specific target for this indicator, but a positive result would be an increase in the number of sites found to be in a favourable condition.

### Output:

- 4.7 The condition of Sites of Special Scientific Interest (SSSIs) in the National Park in 2014 and 2015 is set out by category in figure 4.3.

Condition	2014	2015
Favourable	48%	47 %
Unfavourable Recovering	49%	49%
Unfavourable No Change	2%	1%
Unfavourable Declining	1%	1%
Part Destroyed	0%	0%
Destroyed	0%	0%

Figure 4.3: Condition of SSSIs, 2014-2015 (to nearest percentage point)

**Commentary:**

4.8 The data shows that the condition of SSSIs in the National Park has remained stable over the past monitoring year. There have been some very minor fluctuations including a slight decrease in the percentage of SSSIs in a favourable condition, perhaps due to the outcomes of a recent audit of chalk grassland by Natural England, SDNPA and the county Biodiversity Record Centres. The percentage of SSSIs in a ‘destroyed’ condition rose slightly from 0.03% to 0.06%. This indicator only measures the condition of SSSIs, not the condition of other designated wildlife sites.



Old Winchester Hill: A SSSI notable for calcareous grassland

**Indicator SDLP4: Number of dwellings completed within zones of proximity to internationally designated wildlife sites identified in the Local Plan as requiring such monitoring**

**Target:**

4.9 There is no specific target for this indicator. Internationally designated sites support populations of species that are particularly vulnerable to disturbance. 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 Local Plan Policy SD12 (Biodiversity and Geodiversity), Local Plan Policy SD13 (International Sites) includes specific requirements relating to the Mens Special Area of Conservation (SAC), Ebernoe Common SAC and Singleton and Cocking Tunnels SAC, the Wealden Heaths Phase 2 Special Protection Area (SPA), the Arun Valley SPA and the Solent SPAs Zone of Influence.

- 4.10 A very small area of the National Park is located within the zone of influence of the Solent Special Protection Areas (SPAs) as identified in the Solent Recreation Mitigation Strategy (SRMS). Through work on the SRMS, it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent SPAs (Chichester & Langstone Harbours SPA, Portsmouth Harbour SPA and Solent & Southampton Water SPA), either 'alone' or 'in combination' with other development proposals. All new residential development within this zone of influence will be required to mitigate the negative impact. This mitigation can be provided through financial contribution to the strategic measures.
- 4.11 Consistent with the Habitat Regulations Assessment undertaken for the East Hampshire District Joint Core Strategy, the potential cumulative impact of development within 400m of the Wealden Heaths Phase 2 SPA is recognised. To avoid likely significant effect upon the SPA, SDNPA will monitor all development within the 400m zone in liaison with East Hampshire District Council, Waverley District Council and Natural England.
- 4.12 The requirements for development proposals relating to the Arun Valley SPA, the Mens, Ebernoe Common and Singleton and Cocking Tunnels SACs depend on type of site and/or development proposals and therefore it is not appropriate to simply monitor by counting net dwelling completions within the relevant buffer zones. Further indicators will be developed in order to monitor the delivery of these requirements.

**Output:**

Site around which buffer is drawn	Depth of buffer zone from edge of designated site	Net dwellings completed 2014-15 within buffer zone, in National Park
Solent Coast SPAs 5.6km	5.6km	2
Wealden Heaths Phase 2 SPA 5km	5km	19
Wealden Heaths Phase 2 SPA 400m	400m	6

Figure 4.4: Net dwelling completions in buffer zones around internationally designated wildlife sites

**Commentary:**

- 4.13 It was determined during the Examination of the East Hampshire District Joint Core Strategy that a strategic prohibition on development within 400m of the SPA was not required due to the small number of housing proposals expected within that zone. However, the analysis on which that conclusion was based assumed that approximately 30 dwellings would be delivered over the plan period within 400m of the Wealden Heaths Phase 2 SPA (not just in the National Park, but within the entire 400m zone). Natural England has since advised that new gypsy and traveller pitches should be included within this definition of 'dwellings'. In order to avoid exceeding this figure (until such time as any study confirms the numbers to be delivered in this zone can be elevated) it is advised that the National Park authority should keep a record of permissions granted within 400m of the SPA in liaison with East

Hampshire District Council. For the same reason, it is also recommended that further permissions for gypsy and traveller sites within 400m of the SPA are discouraged and that housing sites at Liss Forest and Greatham should be mainly targeted on land more than 400m from the SPA.

- 4.14 The table above shows that, with regard to the 400m buffer zone around the Wealden Heaths Phase 2 SPA, six dwellings have been delivered over the past year. Of these completions, five were on sites granted planning permission before 1 April 2014, and one was on a site granted planning permission since that date.

### **Indicator SDLP5: Percentage of applications for new homes approved in Flood Risk Zones 2 and 3**

---

#### **Target:**

- 4.15 There is no specific target for this indicator. However, developments should not be permitted if there are reasonably available alternative sites appropriate for the proposed development in areas with a lower probability of flooding. The NPPF specifies Sequential and Exception Tests to be applied in cases where development cannot be located in zones with a lower probability of flooding. Flood Risk Zone 2 is land with between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land with between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. Flood Risk Zone 3 is land with a 1 in 100 or greater annual probability of river flooding, or a 1 in 200 or greater annual probability of sea flooding. Where developments are permitted in Flood Risk Zones 2 and 3, the requirements in the NPPF should be complied with and permission should not be granted where the Environment Agency raises an objection.

#### **Output:**

- 4.16 Of the 224 planning applications for the development of new dwellings approved in 2014/15, four (1.8%) were in Flood Risk Zone Two. These four applications included sixteen net additional dwellings. A further five applications for new dwellings (2.2%) were approved in Flood Risk Zone 3, including 21 net additional dwellings.

#### **Commentary:**

- 4.17 In none of the permissions granted in 2014/15 for new dwellings in Flood Risk Zones 2 and 3 did the Environment Agency raise an objection which was not addressed to their satisfaction before the grant of planning permission. Where flood risk was identified as an issue then it was addressed by condition and/or changes to the proposed scheme before planning permission was granted.
- 4.18 The majority (81%) of the new dwellings permitted on sites in Flood Risk Zones 2 and 3 in the reporting year were in Lewes town centre. Three out of four of these applications were commented on by the Environment Agency, which in some cases led to changes to the application and in all cases led to specific conditions being included in the planning permission relating to flood risk. The fourth application was for the conversion of the upper floors of a commercial building into flats, and flood risk was not raised as an issue.
- 4.19 Outside Lewes, the Environment Agency did not comment on any planning applications for new dwellings in Flood Zones 2 and 3 granted permission in the reporting year. These permissions included the development of six flats next to the River Rother in Liss, where a Flood Risk Assessment was carried out and a condition inserted into the permission to require a flood plan. In addition there were four much smaller applications, none of which



involved the net gain of residential accommodation but were instead for the replacement of existing dwellings, ancillary accommodation or hotels; here the issue of flood risk was not raised in the planning officers' reports.

### Indicator SDLP6: Number of Air Quality Management Areas within the National Park

---

#### Target:

4.20 There is no specific target for this indicator.

#### Output:

4.21 There is one Air Quality Management Area within the National Park and it is located in the town of Lewes.

#### Commentary:

4.22 The [Air Quality Progress Report](#) on the Lewes AQMA, published in May 2014 by Lewes District Council found that good progress has been made with delivering the measures outlined in the Lewes Air Quality Action Plan and momentum has been maintained.

### Indicator SDLP7 (PMP3): Percentage of the National Park considered to have a dark night sky

---

#### Target:

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

#### Output:

4.24 Currently approximately 75% of the total SDNPA area is has skies of Bronze darkness level or higher, and 3% has skies of Silver darkness level. See figure 4.5 below.

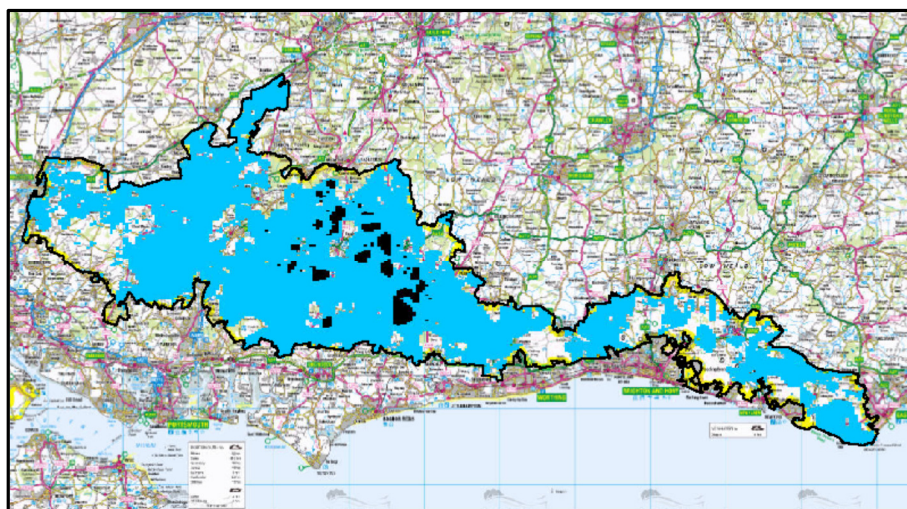


Figure 4.5 Areas of the National Park considered to have a dark night sky.

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

**Commentary:**

4.25 Roughly three quarters of the SDNP landscape, and nearly all of the rural areas, have skies that are sufficiently dark to be considered to qualify for International Dark-Sky Association reserve status. Recent changes in street lighting have produced a measured improvement in sky quality, around the 0.3 to 0.4 difference, and the aim is to further increase the value with sympathetic lighting and general behavioural change. In general, large scale development around and in the National Park poses the greatest threat to dark skies as this is the most noticeable source of light pollution. It has been estimated that 94% of the current threats to the dark skies lie outside the boundary of the Bronze level areas, and around 85% outside the National Park boundary.

**Indicator SDLP8: Percentage of listed buildings ‘at risk’**

---

**Target:**

4.26 The target is to reduce the percentage of listed buildings at risk of being lost as a result of neglect, decay or inappropriate development.

**Output:**

4.27 Out of 5181 listed buildings in the National Park, 87 were rated as being at risk at the start of 2014-15, and 84 at its close. The number of listed buildings at risk has therefore reduced by 3.44%, to leave 1.62% of the National Park’s listed buildings in the at risk category.

**Commentary:**

4.28 The percentage of listed buildings 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 are explored by the Historic Building Officers as well as colleagues working for the Districts. Consequently, buildings and structures of limited or no economic value are expected to become ever more prominent among those listed buildings identified as at risk. Imaginative solutions may be required for these structures and some may require recourse to statutory notices.

## 5. People Connected with Places

### Indicator SDLP9: Gross increase in non-motorised multi-user routes (km)

---

#### Target:

5.1 There is no specific target for this indicator.

#### Output:

5.2 3.20km of new non-motorised multi-user routes were delivered in the reporting year. A considerable amount of work is underway both on improving and extending the existing network.

#### Commentary:

5.3 New non-motorised multi-user routes were delivered along the Ditchling Road in Brighton- an off road path along Ditchling Road linking to cycle routes from Brighton station, completed in October 2014; and on the new route between Lewes and Ringmer (an identified commuter route into Lewes) as part of the Cycle Ambition project. Brighton and Hove City Council was the lead authority on the Ditchling Road project, with East Sussex County Council leading on the Ringmer to Lewes path.

5.4 This is an improvement on the approximately 2km delivered in the previous financial year (2013/14).

5.5 In the next reporting year the figure is expected to be significantly greater again, with several projects coming to completion. These include:

5.6 *Projects led by the SDNPA:*

- The Centurion Way path extension/realignment scheme north of Chichester is under construction and due for completion in November 2015.
- The Egrets Way multi-user path, which will ultimately link Lewes and Newhaven, is under construction and the current phase is due for completion in November 2015. Signage and interpretation has been designed. Further phases are planned subject to funding being received.



*Walkers and cyclists at Kingsley Vale*

### 5.7 *Projects led by Hampshire County Council:*

- A cycle path from Petersfield to Queen Elizabeth Country Park, currently under construction and due to be completed by the end of 2015.
- An upgrade to the Meon Valley Trail multi-user Right of Way. The surface upgrade and route enhancement here was completed in the summer of 2015, while signage and interpretation is due for installation in November 2015.

### 5.8 *Projects led by West Sussex County Council*

- A new section of the Downs Link multi-user path safely crossing the A283 at Bramber via an underpass, and providing a link to the South Downs Way National Trail, was completed in summer 2015.
- A cycle path from Barnham railway station into the South Downs National Park, involving a new route from Barnham to Fontwell, recently completed, with the rest of the route across the Downs to Bignor being signed on the rights of way network.

## **Indicator SDLP10 (PMP16): Proportion of visits by public transport**

---

### **Target:**

5.9 The target is to increase the proportion of visits to the National Park that are made by public transport.

### **Outcome:**

5.10 15% of visitors surveyed had travelled to the National Park by public transport.

### **Commentary:**

5.11 This indicator is calculated via the annual visitor survey and using a sample size of 1,000 visitors. Visitors are asked how they travelled **to** the National Park and the figure used is the percentage of **main transport** used rather than all transport used. 2014/15 is the baseline year; a previous visitor survey in 2012 asked the same question but the much larger sample size and period for the first survey makes comparison impossible. A second survey was carried out in 2015/16; figures from this survey are not yet available in a comparable form but will be included in next year's AMR. Hereafter, surveys will be undertaken every three years with the next planned survey to take place in 2018/19.

## **Indicator SDLP11 (PMP31): Average length of visitor stay and spend per visitor per day**

---

### **Target:**

5.12 The target is to increase the length of visitor stays in the National Park and, in particular, to increase the spend per visitor per day.

### **Outcome:**

5.13 In 2014/15 the average visitor stay in the National Park (for staying visitors) was 5.2 nights and the spend per visitor per day (for day visitors) was £9.01 per person.

### **Commentary:**

5.14 This indicator is calculated via the annual visitor survey and using a sample size of 1,000 visitors interviewed across key sites within the National Park between the 4th July and 26th September 2014. Visitors are asked 'How many nights are you staying in this area?' and 'Approximately how much do you and your party expect to spend today in the South



Downs?' 2014/15 is the baseline year, and a second survey was carried out in 2015/16. Hereafter, surveys will be undertaken every three years with the next planned survey to take place in 2018/19. The spend per visitor per day is given for day visitors, i.e. those who live or are staying outside the National Park, who accounted for 73% of all visitors surveyed.

- 5.15 The report '[Valuing National Parks](#)', produced for National Parks England in 2013, contains useful comparative information on visitor stays and spending in England's National Parks. This shows that the South Downs receives the highest number of day trips per annum of any National Park in England (44,316,000), and comes second only to the Lake District in terms of number of staying visits (1,992,000) and amount of annual tourist expenditure (£464m).

## 6. Towards a Sustainable Future

### Housing

#### Introduction

- 6.1 The South Downs Local Plan draft Housing Trajectory 2015 forms figure 6.1 of this report (the detailed figures are set out in Appendix 2). It is based on the draft housing requirement set in policy SD23 of the South Downs Local Plan: Preferred Options. This requirement is likely to change as the Local Plan progresses to submission and then adoption. The housing trajectory set out in future AMRs will report on the emerging requirement. 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 bar (2014-15)
  - Total projected completions bars which are made up of sites with planning permission, South Downs Local Plan and neighbourhood development plan (NDP) allocations, and a windfall allowance
  - 'Plan' line which annualises the housing requirement
  - 'Monitor' line which shows the number of dwellings above or below the cumulative housing requirement at a given time
  - 'Manage' line which shows the annual number of completions needed to meet the National Park's housing requirement taking into account shortfalls and surpluses in delivery in previous years.
- 6.2 The targets and outputs for indicators SDLPI0 to SDLPI4 of the AMR have been extrapolated from the Trajectory.
- 6.3 Indicators SDLPI8 on affordable housing completions and SDLPI9 on housing completions on previously developed land are illustrated as net numbers and also as proportions of the total net dwelling completions.

#### Indicator SDLPI2: Plan period and housing target for Local Plan

---

- 6.4 The South Downs Local Plan: Preferred Options sets a draft housing requirement for the National Park of about 4,596 net additional dwellings over the plan period 2014 and 2032. The annualised requirement is therefore approximately 255 dwellings per annum (d.p.a.).

#### Indicator SDLPI3: Number of dwellings completed (net)

---

##### Target:

- 6.5 The draft requirement for approximately 4,596 net additional dwellings between 2014 and 2032 is set out in policy SD23 of the South Downs Local Plan: Preferred Options and equates to an annualised requirement of approximately 255 net additional d.p.a.

##### Output:

- 6.6 249 net new homes were completed during the reporting year in the South Downs National Park. This comprised 299 gross dwelling completions and 50 losses of dwellings.

##### Commentary:

- 6.7 The output for 2014-15 was very close to the annualised requirement of the Local Plan target with a shortfall of just six homes. This is the highest number of dwellings delivered in the area now covered by the National Park in any year since 2008/09.

# South Downs Local Plan Draft Housing Trajectory 2015

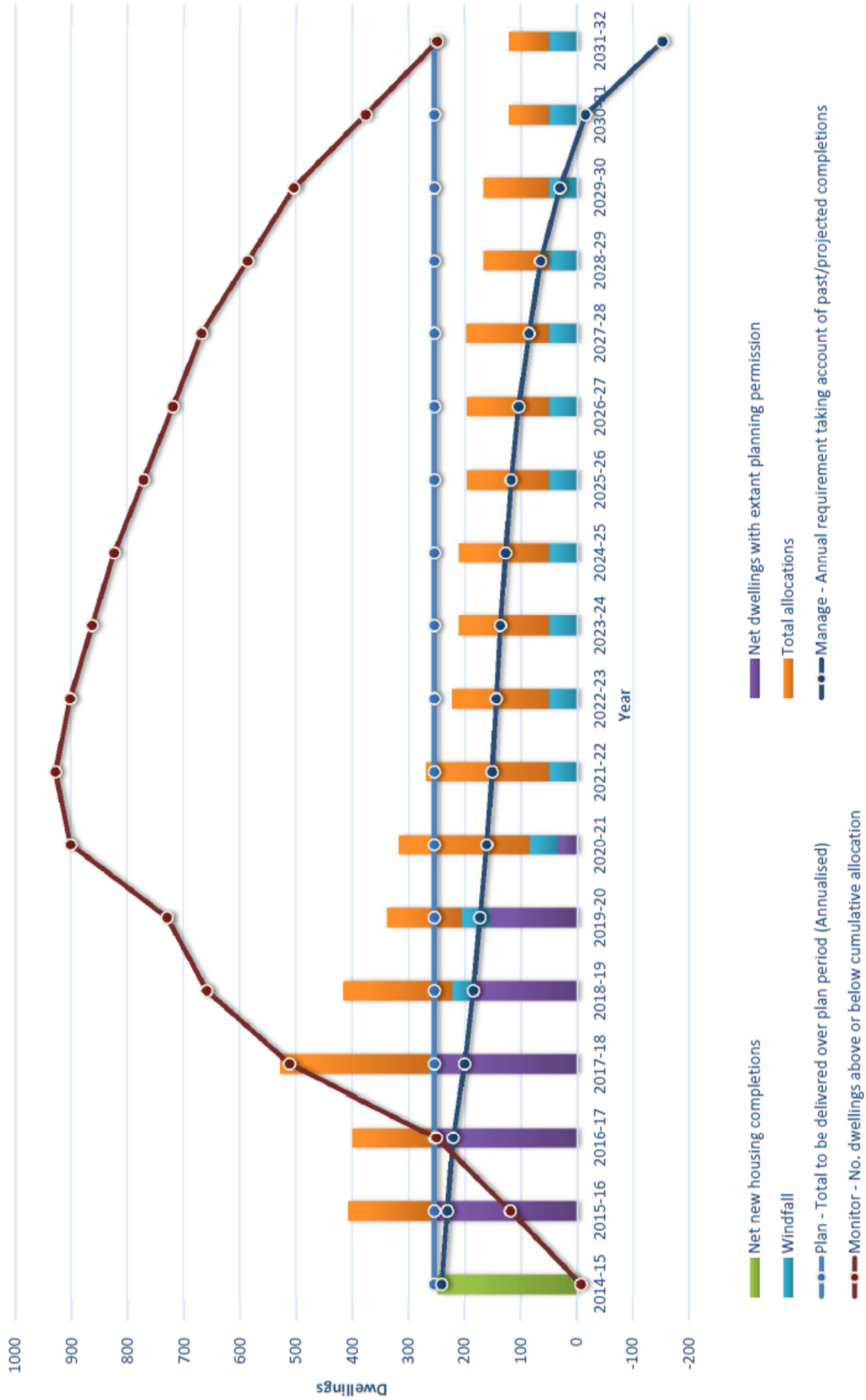


Figure 6.1: SDLP Draft Housing Trajectory

## **Indicator SDLPI4: Dwellings with extant planning permission (net)**

---

### **Target:**

- 6.8 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:**

- 6.9 There is extant planning permission for 1,153 net dwellings within the National Park as of 01 April 2015. This is made up of 1,310 gross additional dwellings and 157 losses of dwellings.

### **Commentary:**

- 6.10 Over a third of the net dwellings with extant planning permission are at the King Edward VII development near Easebourne, with 402 net dwellings expected. Most of the new homes are expected to be delivered in the first five year period with 34 in the second five year period. Other large commitments include the site at St Margaret's Convent, Midhurst.

## **Indicator SDLPI5: Net additional dwellings expected to come forward from the beginning of the current monitoring year on 01 April 2015 up to 31 March 2020 on deliverable sites**

---

### **Target:**

- 6.11 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. This is 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 2015 – 2020 (years 2-6 of the Plan period).
- 6.12 The housing requirement that will be used is that in the South Downs Local Plan: Preferred Options (see SDLP 10 above). In order to provide a 5% buffer within years 2-6 of the plan period 5% of the total number of dwellings to be delivered within years 2-6 must be added to each of these years.
- 6.13 The Housing Trajectory must also take into account any undersupply within the plan period. As described in SDLP 11, 249 dwellings (net) were delivered in the reporting year 2014-15 which is 6 less than the annualised requirement. This undersupply of 6 dwellings has been re-distributed across the plan period. This results in one additional dwelling in years 2-7 to make up for last year's slight underdelivery against the target; this is known as the Liverpool method. The five year supply target is therefore 1,344 dwellings.

**Output:**

	2015-16	2016-17	2017-18	2018-19	2019-20	Total over five years
<b>Planning permissions (discount applied)</b>	260	250	247	189	155	<b>1101</b>
<b>SDLP Allocations total</b>	22	22	142	142	92	<b>420</b>
<b>Windfall Total</b>	0	0	17	34	51	<b>102</b>
<b>Neighbourhood Development Plans (post examination or made)</b>	127	129	124	52	42	<b>474</b>
<b>Total supply</b>	<b>409</b>	<b>401</b>	<b>530</b>	<b>417</b>	<b>340</b>	<b>2097</b>
<b>SDLP Requirement</b>	255	255	255	255	255	<b>1275</b>
<b>Compensation for past under-supply against SDLP</b>	1	1	1	1	1	<b>5</b>
<b>5% buffer</b>	13	13	13	13	13	<b>65</b>
<b>Total requirement and buffer</b>	<b>269</b>	<b>269</b>	<b>269</b>	<b>269</b>	<b>269</b>	<b>1345</b>
<b>Surplus</b>	<b>+140</b>	<b>+132</b>	<b>+261</b>	<b>+148</b>	<b>+71</b>	<b>+752</b>

Figure 6.2: Five year housing land supply against SDLP requirements

**Commentary:**

- 6.14 The SDNPA has a robust five year land supply of housing principally due to several large brownfield sites coming forward for development at the same time.
- 6.15 The majority of this supply is made up of extant planning permissions, which are due to deliver close to the required number of houses for the next three years. For five year supply purposes, the number of planning permissions is discounted by 10% for large sites and 20% for small sites, to allow for some planning permissions not being implemented. All the sites with extant permissions are listed with other deliverable housing sites in Appendix 3 of this report. It should be noted that notwithstanding the 'prior approval' granted at the former Syngenta site at Fernhurst it is not counted as a planning permission but rather as an allocation for 200 dwellings, expected to be delivered in the latter part of the plan period in line with policy SD33 in the South Downs Local Plan: Preferred Options.
- 6.16 The second largest source of expected supply in the next five years is composed of sites allocated in the Petersfield Plan, which was approved at referendum in November and the Fernhurst Neighbourhood Development Plans, which goes to referendum in March 2016. Both NDPs should be accorded significant weight in the determination of planning applications. The great majority of these new homes are in Petersfield: the 370 dwellings expected to come forward in the first five years of the Petersfield Plan, which run up to 2018, and two fifths of the 213 dwellings expected in the second five year period of the Petersfield Plan. Twenty dwellings on the sites allocated in the Fernhurst Neighbourhood Plan are also expected in the next five years. The conversion of the Arundel Castle Stables to housing, allocated in the

made Arundel neighbourhood development plan, does not specify a number of dwellings for the site and is therefore not included here. No other neighbourhood development plans were at such an advanced stage of production within this reporting year, to allocate sites within the South Downs National Park.

- 6.17 Allocations identified in the South Downs Local Plan: Preferred Options account for the third largest proportion of the five year supply. Some of these are sites whose deliverability in the first five years has been assessed through the SHLAA and the numbers for these sites have been distributed evenly across the five year period. The most notable among the allocations is North Street Quarter in Lewes, for which an application is currently pending consideration by the NPA.
- 6.18 An allowance for windfall sites (with less than five net dwellings, and excluding residential garden sites) has been made towards the end of the five year period. This is calculated on the basis of the trend for delivery on such sites between 2004 and 2014. As there is greater certainty of what planning permissions will be implemented and the deliverability of allocated sites at the beginning of the plan period, there has been no allowance for windfall in years 1 and 2, the allowance for windfall has been heavily reduced (with a 75% discount applied) in year 3 and a 50% discount in year 4. Further in the future where there can be less certainty of what sites will be delivered when, a greater level of windfall has been applied (with a 25% discount applied to the past trend data).

**Indicator SDLPI6: Net additional dwellings expected to come forward between 01 April 2020 and 31 March 2032 on developable sites and broad locations.**

---

**Target:**

- 6.19 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific developable sites or broad locations for growth sufficient to provide enough housing against their housing requirements for years 6-10 and, where possible, for years 11-15. The housing requirement that will be used is that in the South Downs Local Plan: Preferred Options which would give targets of 1,251 for the period 2020-2025 and 1,250 for the period 2025-2030, or 3,501 in total. This takes into account the 5% buffer in the five year housing supply period, brought forward from later years and the re-distributed undersupply figures.

## Output:

	2020-21	2021-22	2022-23	2023-24	2024-25	Total years 6-10	2025-26	2026-27	2027-28	2028-29	2029-30	Total years 11-15	2030-31	2031-32
Planning Permissions	34	0	0	0	0	34	0	0	0	0	0	0	0	0
SDLP Allocations	119	105	59	59	59	401	46	46	46	46	46	230	0	0
Windfall	51	51	51	51	51	255	51	51	51	51	51	255	51	51
NDP allocation	43	43	43	30	30	189	30	30	31	0	0	91	0	0
SDLP allocations: sites as yet unidentified	71	71	71	71	71	355	71	71	71	71	71	355	71	71
<b>Total supply</b>	<b>318</b>	<b>270</b>	<b>224</b>	<b>211</b>	<b>211</b>	<b>1234</b>	<b>198</b>	<b>198</b>	<b>198</b>	<b>168</b>	<b>168</b>	<b>930</b>	<b>122</b>	<b>122</b>
<b>Total requirement</b>	<b>251</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>1251</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>1250</b>	<b>250</b>	<b>250</b>
<b>Surplus/Shortfall</b>	<b>67</b>	<b>20</b>	<b>-26</b>	<b>-39</b>	<b>-39</b>	<b>-17</b>	<b>-52</b>	<b>-52</b>	<b>-52</b>	<b>-82</b>	<b>-82</b>	<b>-320</b>	<b>-</b>	<b>128</b>

Figure 6.3: Housing delivery 2020-2032 against SDLP requirements

## Commentary:

6.20 There is a slight undersupply of housing in the second five year period of 1.3% and a forecast undersupply of approximately 26% within the third five year period against the requirements identified in the Local Plan Preferred Options. However, this is more than counterbalanced by the oversupply in the first five years, notwithstanding the very minor deficit last year. Over the next fifteen years there is expected to be an 11% surplus. Including years 2030-2032, there is a surplus over the 18 year plan period of 3.5%. See Figure 6.1 for an illustration of the housing trajectory over the whole plan period.

6.21 The sources of supply in the second and third five year periods are similar to those in the first five year period:

- Dwellings expected from sites with current planning permission are limited to the 34 final dwellings expected on the King Edward VII Hospital site near Easebourne.
- Housing requirements as identified within the South Downs Local Plan: Preferred Options. This includes sites which have been allocated within the Plan as well as those where we have yet to identify specific sites. The numbers for 'SDLP allocations: sites as yet unidentified' have been distributed across the latter 12 years of the plan period. The identification of specific deliverable or developable sites will be subject to further work over the coming months, by neighbourhood planning groups in areas where neighbourhood plans are being prepared and by the SDNPA in other areas.
- A windfall allowance is made (see paragraph 6.17 for further detail).
- Sites allocated in the Petersfield Neighbourhood Development Plan are expected to come forward in this period. This includes the last three fifths of the 213 dwellings expected to come forward in the second five year period of the Petersfield



Neighbourhood Development Plan; and the 151 dwellings expected in the last five years of that plan.

**Indicator SDLP17: Number of dwellings completed in areas with housing requirements set by adopted Joint Core Strategies (net)**

---

**Target:**

- 6.22 There is a statutory requirement in the Town and Country Planning (Local Planning) (England) Regulations 2012 to monitor the delivery of net additional dwellings in each part of an LPA's area where a policy specifies that a certain number of dwellings must be delivered over a defined period. In the South Downs National Park, there are four adopted Joint Core Strategies (JCS) (Worthing, Winchester, East Hampshire and Wealden). In addition, the Lewes Joint Core Strategy is close to adoption and therefore carrying significant weight; however, since it is not yet adopted, the requirements it will contain are not monitored this year. However it should be noted that on the adoption of the SDLP the AMR will only monitor the park-wide housing requirement set in the Local Plan, which will supercede all housing requirements set in either extant saved Local Plan polices and JCSs.
- 6.23 As part of the East Hampshire JCS (adopted 2014), the SDNPA is committed to delivering approximately 17% or 1,694 dwellings of the district wide plan requirement (10,060). This equates to approximately 100 dwellings per annum over the JCS plan period (2011-28). This includes a minimum of 950 dwellings over the plan period (approximately 56 dwellings per annum) to be allocated in the National Park: 700 in Petersfield (approximately 41 per annum), 150 in Liss (approximately 9 per annum) and 100 in other villages in the National Park (approximately 6 per annum).
- 6.25 The Wealden JCS (adopted 2013) identifies a requirement for 10 dwellings in East Dean.
- 6.26 The Worthing and Winchester JCSs (adopted 2011 and 2013) do not specify any number of dwellings to be delivered within the National Park. The Winchester JCS identifies its section of the South Downs National Park as forming part of a broader area called 'Market Towns and Rural Area', where about 2,500 dwellings are expected to be delivered over the plan period, all of them in the towns and larger villages outside the National Park.



## Output:

Area with housing target	Annualised target (approx)	Net completions in 2014/15	Shortfall/surplus 2014-15
<b>East Hampshire total (in NP)</b>	<b>100</b>	<b>61</b>	<b>-39</b>
Petersfield	41	16	-25
Liss	9	13	4
Other East Hampshire (in NP)	6	32	26
<b>Wealden district total (in NP)</b>	<b>No target</b>	<b>1</b>	<b>n/a</b>
East Dean (Wealden)	Less than one d.p.a (10 required over the whole plan period).	0	n/a

Figure 6.4: Net dwelling completions in areas with adopted housing targets

## Commentary:

- 6.27 The total net number of dwellings delivered in the East Hampshire part of the National Park was 61% of the average annual requirement. When looking at the requirements for the different settlements, the balance of dwelling completions between them was different from that proposed in the East Hampshire JCS: an under-delivery in Petersfield (39% of the average annual requirement) contrasts with an over-delivery of 144% in Liss and of 533% in the smaller villages within the East Hampshire part of the National Park. The principle reasons for this under delivery were a lower than expected windfall figure in Petersfield and a lower than anticipated number of applications coming forward on large sites. Next year, the number of new homes delivered is expected to be higher generally, since completions are expected on the first of the large sites to come forward in Petersfield since the adoption of the JCS. For example, there were 44 housing starts last year on Land South East of the Causeway. Next year, this indicator will also monitor housing completions against the figures in the Petersfield Neighbourhood Plan (anticipated adoption January 2016).
- 6.28 The trajectory (figure 6.1) shows that the past undersupply since the beginning of the East Hampshire JCS period will be addressed over the plan period: see indicator SDLPI8 below.
- 6.29 In Wealden District, no dwellings were delivered in East Dean, which is consistent with the allocation of only 10 dwellings there over the whole plan period, amounting to less than one per annum.

**Indicator SDLPI8: Net additional dwellings expected to come forward from the beginning of the current monitoring year on 01 April 2015 up to 31 March 2020 on deliverable sites against extant Joint Core Strategy (JCS) requirements.**

## Target:

- 6.30 The targets per annum for these specific areas of the National Park are identified in Indicator SDLPI3 above. The targets for the next five years are shown in Figure 6.5 below. The figures in the table below are derived by multiplying the annualised requirements by five and adding the 5% buffer required by the National Planning Policy

Framework. In the case of East Hampshire, there has been a shortfall of 167 new dwellings completed between April 2011 and March 2015, when compared to the annualised requirement of 100 dwellings per year. This undersupply has been divided equally across the remaining years of the plan period which results in 13 dwellings per annum up until 2028 to ensure that shortfall is met.

**Output:**

Area with housing target	Five year supply requirement + 5% + compensation for previous undersupply	Planning Permissions (discounted)	SDLP / NDP allocations	Windfall allowance	Supply	Surplus / shortfall
East Hampshire total (in NP)	590	237	488	33	758	+168
Petersfield	215	115	454 (NDP)	8	577	+362
Liss	47	44	0	8	52	+5
Other East Hampshire (in NP)	32	77	34	17	128	+95
East Dean (Wealden)	4	0	0	2	2	-2

Figure 6.5: Five year housing land supply in areas with adopted housing targets

**Commentary:**

6.31 There is a five year housing land supply against currently adopted targets as of 01 April 2015 in all areas where housing numbers are specified, with the exception of East Dean (Wealden). A site in East Dean has been granted planning permission since the end of the reporting year for 11 dwellings, which more than covers the requirement for that village.

6.32 The sources of sites are the same as for indicator SDLPI4 above. Planning permissions have the same discounts applied to them of 10% for large sites and 20% for small sites to account for planning permissions that are not implemented. The allocations identified as coming forward in the first five years include the sites in the Petersfield Neighbourhood Plan scheduled for that period (as indicated in the table above), and SDLP housing allocations in the ‘other East Hampshire in the National Park’ area at Binsted, Buriton and Sheet. The windfall allowance is derived by applying the same formula used for the whole National Park windfall figure, described under Indicator SDLPI5.

**Indicator SDLPI9: Net additional dwellings expected to come forward between 01 April 2020 and 31 March 2025 on developable sites and broad locations against extant Joint Core Strategy requirements.**

**Target:**

6.33 Following on from Indicator SDLP 18, this indicator assesses supply against requirements for the next 5 years up to the end of 2024/25, the tenth year from the

base date of this AMR. This end date has been chosen since it complies with NPPF paragraph 42(3), covering years 6-10 from the present, and is the last five year period wholly covered by the relevant Joint Core Strategies. The targets per annum for these specific areas of the National Park are identified under Indicator SDLPI5 above.

**Outcome:**

Area with housing target	Requirement 2020-2025	Requirement including compensation for previous undersupply and allowance for numbers moved into first five years for 5% buffer	SDLP/NDP allocations	Wind-fall	SDLP allocations: sites as yet unidentified	Supply (2020-2025)	Surplus/shortfall
East Hampshire total (in NP)	500	549	189	81	81	351	-198
Petersfield	205	192	189 (NDP)	20	0	209	+17
Liss	45	44	0	20	63	83	+39
Other East Hampshire (in NP)	30	46	0	41	18	59	+13
East Dean (Wealden)	4	4	0	4	5	9	+11

Figure 6.6: Housing delivery 2020-2025 in areas with adopted housing targets

**Commentary:**

6.34 The number of dwellings expected to come forward in this period exceeds the requirements in all but one of the areas where housing numbers are specified. The exception is East Hampshire, where there is a shortfall of 36% over the five years from 2020-2025. When taken together with the large surplus against the requirement in the first five years this significantly reduces to a shortfall of only 3% (30 dwellings) in the East Hampshire part of the SDNP over the ten year period from 2015 - 2025.

6.35 The sources of sites are the same as for indicator SDLPI4 above.

- Planning permissions have the same discounts applied to them of 10% for large sites and 20% for small sites. The allocations identified as coming forward in the period comprise the sites in the Petersfield Neighbourhood Plan scheduled for that period (as above).
- The windfall allowance is derived by applying the same formula used for the whole National Park windfall figure, described under Indicator SDLPI4
- A high proportion of delivery in this period is expected to be in settlements where the Local Plan Preferred Options identify a requirement but the sites necessary to deliver that requirement have not yet been found. This is notably the case in Liss, where sites will be identified through a Neighbourhood Development Plan which is currently being drafted. The SDNPA is working to identify suitable sites for the

remaining requirement. This currently unidentified requirement figure has been divided equally across years 6-18 of the South Downs Local Plan.

### **Indicator SDLP20: Number of affordable dwellings completed (net)**

---

#### **Target:**

6.36 Policy SD23 of the South Downs Local Plan: Preferred Options contains a numerical target of 1,840 affordable homes over the plan period, averaging out at approximately 102 per annum, which is approximately 40% of the total net dwelling requirement for the plan period. Strategic Policy SD24: Affordable Housing Provision states that a target of 40% of dwellings on sites of 6 dwellings or more will be provided as affordable homes. The East Hampshire, Winchester and forthcoming Lewes JCSs require 40% of dwellings on each individual new development to be affordable homes. The East Hampshire and forthcoming Lewes JCSs also set an overarching target of 40% of all new dwellings in the district to be provided as affordable housing.

#### **Output:**

6.37 Over the reporting year, there were 68 net additional affordable dwellings completed, amounting to 27% of net additional dwellings completed.

#### **Commentary:**

6.38 Affordable completions have been on a mixture of market led sites, affordable housing exception sites and other developments by registered providers within settlements. Although the proportion of affordable housing delivered in the reporting year is low, many of the developments that took place were granted permission before the adoption of JCSs for the relevant district. Developments which receive permission after the adoption of JCSs and subsequently of the South Downs Local Plan will be expected to deliver a higher proportion of affordable housing, and to reduce the site size threshold for requiring affordable housing.

6.39 Among dwellings with extant planning permission, 60 or just over 5% of them are for affordable housing. The bulk of these are on Land South East of the Causeway in Petersfield, but they also include affordable housing on market led sites in Petworth, Midhurst and Bucks Horn Oak and two small entirely affordable housing sites in Petersfield. In part, the lowness of this figure is caused by the fact that permission for many sites was granted on the basis of old planning policies that pre-date the higher requirements for affordable housing in the Joint Core Strategies and the emerging South Downs Local Plan. Another factor is the shortage of affordable housing provision on the large enabling development at King Edward VII Hospital where a significant number of heritage assets are being restored and brought back into use.

6.40 Although the figures for delivery of affordable housing on site are disappointing, some commuted sums for the delivery of affordable housing off-site has also been required of the developers of new market housing through Section 106 agreements. £398,158 has been gathered to date and a further £1,146,499 secured by Section 106 agreement for payment in future pending commencement of development.

### **Indicator SDLP21: Number and percentage of housing completions on previously developed land (net)**

---

#### **Target:**

6.41 The South Downs Local Plan: Preferred Options Strategic Policy SD22: Development Strategy states that the efficient and effective re-use of previously developed land will be encouraged. However, there is no specific target in the Local Plan.

**Output:**

6.42 198 net dwelling completions in the reporting year took place on previously developed land, which accounts for 80% of the total net completions.

**Commentary:**

6.43 The percentage of housing completions in the reporting year on previously developed land is high, which is to be welcomed. This is thanks to completions across the National Park, most notably on the former St Margaret's Convent site in Midhurst but also numerous smaller redevelopments or conversions of commercial sites and subdivisions of residential sites across the National Park.

**Indicator SDLP22: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots with extant planning permission**

---

**Target:**

6.44 A need has been identified for an additional 35 permanent pitches for Gypsies and Travellers in the National Park within the plan period. This is comprised of a need for:

- 8 pitches in East Sussex
- 6 in Coastal West Sussex
- 1 in Mid Sussex
- 13 in Brighton and Hove
- 7 in Hampshire

6.45 In addition, a need has been identified for one additional Travelling Showperson's plot in the Hampshire area of the National Park. A Travelling Showperson's plot is the equivalent of a pitch on a Gypsy and Traveller site, but potentially also incorporating space for storage.

**Output:**

6.46 In the period 2014 – 2015 the following permissions were granted:

- Renewal of existing personal permission for caravan, Wychway Farm, Patching (Coastal West Sussex area)
- Residential use of one caravan, Savi Maski Granzi Stable Yard, Findon (Coastal West Sussex area)
- 12 permanent travellers pitches, Horsdean Traveller Site, Patcham (Brighton and Hove area)

**Commentary:**

6.47 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 SDNP has yet to review the implications of these changes on the published need figures.

6.48 The 12 permanent pitches currently under development at Horsdean will not count towards meeting the need for 13 pitches identified for that part of the National Park, since they were already factored into the process by which that need was calculated. This permission has resulted in the loss of 2 transit pitches.

6.49 It should be noted that in September 2013 permission was granted for 8 pitches at Crossbush within the Coastal West Sussex part of the National Park. These have recently been completed and are now open and count towards meeting the identified need for pitches within this part of the National Park.

## **Indicator SDLP23: Net additional transit pitches with extant planning permission**

---

### **Target:**

6.50 No need figure for Gypsy and Traveller transit pitches will be established for the National Park as a whole as it is generally considered more appropriate to assess this on a county basis. To date, it has however been established that there is currently no need for transit pitches in the Brighton and Hove or Horsham parts of the National Park. A study of transit need within West Sussex County carried out as part of the Coastal West Sussex Gypsy and Traveller Accommodation Assessment which identified a need for 10 transit pitches.

### **Output:**

6.51 There are no extant planning permissions for Gypsy and Traveller transit pitches. Two transit pitches have been lost in the reporting year as a result of the ongoing development of twelve permanent pitches at Horsdean, Brighton and Hove.

### **Commentary:**

6.52 The SDNPA is the location of two existing transit sites, one at Horsdean (Brighton and Hove) and one at Bridies Tan, Lewes (East Sussex). In total this delivers 30 pitches. The National Park will continue to work with Local Authorities to deliver transit pitches as and when opportunities arise.

6.53 A site was identified within Chichester District at Westhampnett for a transit site of 9 pitches, to meet need identified across the county. This site opened in March 2015.



## Sustainable Economic Development

### Indicator SDLP24: Total net and gross new employment floorspace completed

#### Target:

6.54 Policy SD28 of the Local Plan: Preferred Options sets the requirement of 8.43ha of employment land to be developed over the plan period 2014-2032.

#### Output:

6.55 2014-15 saw the completion of **6,857m<sup>2</sup>** of gross new employment floorspace, or **3,641 m<sup>2</sup>** of net floorspace once losses of floorspace are taken into account. These figures only comprise those developments of 200m<sup>2</sup> or more gross floorspace.

#### Commentary:

6.56 The bulk of completions in the reporting year occurred in former agricultural buildings converted to business use. The largest such sites were conversions to B1(c) use at Lodge Farm Barns, East Tisted, East Hants (1,522m<sup>2</sup>) and Pangdean Farm, Pyecombe, Mid Sussex (500m<sup>2</sup>). The largest of all the employment sites completed this year was a redevelopment of B2 and B8 units at Winnall Down Farm, Winchester (1,734m<sup>2</sup>) although there was no net gain of employment floorspace on this site. When looked at by use class, most additional floorspace was delivered on industrial sites (B1c or B2 use), which accounted for 75% of the net floorspace delivered.

6.57 There were significant gross losses of mixed use employment sites (at Winnall Down Farm, which was redeveloped with the same amount of floorspace) and office space (1,112m<sup>2</sup> lost through conversion to A1 and A3 use at Temple House, High Street, Lewes), which cancelled out much of the gain in space in both those sectors.

Use Class	Gain completed (m <sup>2</sup> )	Loss completed (m <sup>2</sup> )	Net completed (m <sup>2</sup> )
B use mixed	2,207	1,734	473
B1a/b	1,553	1,112	441
B1c/B2	3,097	370	2,727
B8	0	0	0

Figure 6.7: Completions on employment sites 2014/15 by use class



Worker at Ridgeview Estate vineyard

## Indicator SDLP25: Total net and gross new employment floorspace extant permissions

### Target:

6.58 Policy SD28 of the Local Plan: Preferred Options sets the requirement of 8.43ha of employment land to be developed over the plan period 2014-2032.

### Output:

6.59 Extant planning permission now exists for **42,311m<sup>2</sup>** of gross new employment floorspace, or **26,006 m<sup>2</sup>** of net floorspace once permitted losses of floorspace are taken into account. These figures only comprise those developments of 200m<sup>2</sup> or more gross floorspace.

### Commentary:

6.60 The largest extant planning permissions are for the redevelopment of the Pilot Clothing site in Chilcomb, Winchester, with 8,270m<sup>2</sup> (gross) of B1 space; seven mixed employment use units amounting to 7,040m<sup>2</sup>, under construction, at land east of Malling Industrial Estate in Lewes, and for 6,000m<sup>2</sup> of B1 space, partly under construction, at Buckmore Farm in Petersfield. These three sites are already noted as important components of the employment land supply through the 2015 Employment Land Review. The great majority of employment floorspace with extant planning permission is on sites with mixed employment uses. There are also a substantial number of square metres permitted for office use, but this is largely cancelled out by permitted loss of office space. Industrial uses are the third largest category by gross permitted floorspace and the second largest by net permitted floorspace.

Use Class	Gain outstanding	Loss outstanding	Net outstanding
B use mixed	23,070	2,781	20,289
B1a/b	9,895	9,283	612
B1c/B2	6,320	2,552	3,768
B8	3,518	1,688	1,830

Figure 6.8: Outstanding permissions on employment sites as of 01.04.15 by use class

## Indicator SDLP26: Total net and gross new retail floorspace completed

### Target:

6.61 There is no target for this indicator

### Output:

6.62 1,397m<sup>2</sup> of gross new retail floorspace was completed in the reporting year. or **1,173 m<sup>2</sup>** of net floorspace once completed losses of floorspace are taken into account.

### Commentary:

6.63 The great majority of the gain in retail (A use) floorspace- 1,179m<sup>2</sup>- took place with the conversion of Temple House, High Street, Lewes, from offices to retail and restaurant space.

## Indicator SDLP27: Total net and gross new retail floorspace extant permissions

### Target:

6.64 There is no target for this indicator.



**Output:**

6.65 Extant planning permission exists for **3,407m<sup>2</sup>** gross new retail floorspace, or **2,624m<sup>2</sup>** net new retail floorspace once permitted losses of floorspace are taken into account.

**Commentary:**

6.66 The great majority (2,662m<sup>2</sup>) of the retail floorspace with extant planning permission is at the permitted extension to Tesco in Cranford Road, Petersfield. 783m<sup>2</sup> of floorspace are permitted to be lost at Pannetts Building, Railway Lane, Lewes, as a result of conversion to high-tech design studios.

## 7. Neighbourhood Planning

- 7.1 An important function of this AMR is to monitor progress on Neighbourhood Development Plans (NDPs) in relation to the Local Development Scheme (LDS) of the South Downs Local Plan. It is essential that all of the National Park is planned for and therefore necessary for NDPs to proceed in a timely fashion to avoid there being any policy gaps. The Local Plan: Preferred Options does not allocate any development in any designated Neighbourhood Area other than the three strategic sites and the strategic allocation at Old Malling Farm, Lewes. The Local Plan states that all NDPs intending to allocate development sites must have been progressed to a Pre-Submission stage (Regulation 14) at least six months before the consultation on the Publication version (Regulation 19) of the Local Plan. The next stage of the Local Plan will allocate sites as appropriate in those parishes and towns with NDPs in an earlier stage of preparation as well as those areas where NDPs are not envisaged or where they have decided not to allocate land in accordance with policy SD23 of the Local Plan: Preferred Options.
- 7.2 The small change in the LDS described in chapter 2 of this report provides some additional flexibility to NDP groups working on their plans. All NDPs intending to allocate land need to have reached the Pre-Submission stage by 01 April 2016.
- 7.3 It is also necessary to consider the progress of NDPs against the five year housing supply discussed in chapter 6 of this report. The only housing sites allocated in emerging NDPs that are included in the five year housing land supply are in Petersfield and Fernhurst NDPs both of which have passed examination; there was a majority vote in favour of the Petersfield Plan at referendum and the plan is due to be 'made' in January 2016. It should be noted that although Syngenta is allocated in Fernhurst NDP it is not included within the five year housing supply, but instead has been phased towards the end of the plan period. All other housing delivery through NDPs is spread across the second half of the plan period. In conclusion it is clear that the five year housing land supply of the South Downs National Park is not currently prejudiced by a lack of progress by NDPs.

### Indicator SDLP28: Number of Neighbourhood Areas designated

---

#### Target:

- 7.4 There is no target for this indicator

#### Output:

- 7.5 In total, ten Neighbourhood Areas were designated by the SDNPA in 2014-15. These included eight Neighbourhood Areas wholly within the National Park namely Amberley, Bury, Clapham, East Meon, Fittleworth, Lewes, Liss and Twyford. The SDNPA also designated part of the Neighbourhood Area for two further parishes where they are partially within the National Park; Plumpton and a cluster of parishes at Steyning, Wiston, Ashurst and Bramber. Since March 2015, a further two Neighbourhood Areas have been designated: Sheet (entirely in the National Park) and Bramshott and Liphook (partly in the National Park).

#### Commentary:

- 7.6 As of July 2015, 47 Neighbourhood Areas have been designated across the South Downs National Park (see Figure 13). Since then the parish of Bramshott and Liphook has also been designated. This is by far the largest number of Neighbourhood Areas in a protected landscape and also a considerable number for a Local Planning Authority. The designated Neighbourhood Areas cover a range of settlement types, from the National Park's largest

towns namely Petersfield and Lewes to small villages of only 200 people such as Clapham. Some communities have decided to pool their resources and prepare cluster NDPs (Ditchling, Westmeston & Streat; Steyning, Wiston, Ashurst & Bramber; Storrington, Sullington & Washington). The SDNPA supports this approach as a number of common issues and opportunities can be addressed in a single NDP.

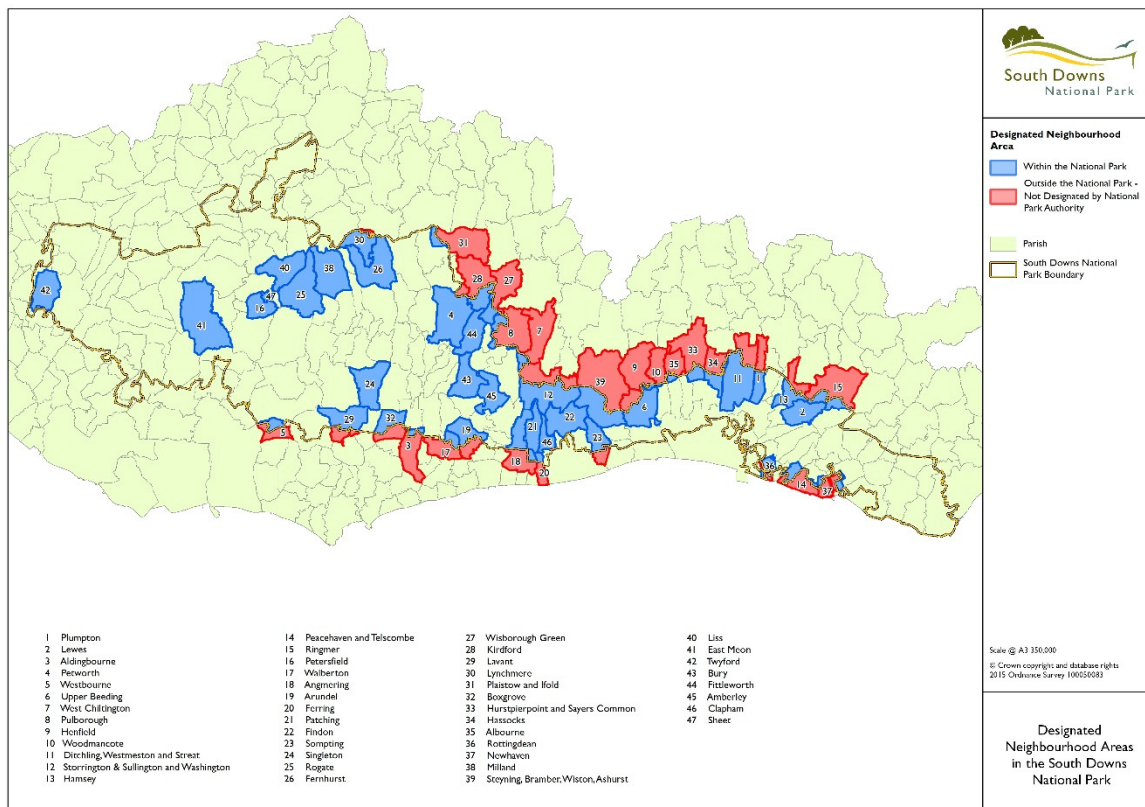


Figure 7.1: Designated Neighbourhood Areas in the SDNP, July 2015

## Indicator SDLP29: Number of Neighbourhood Development Plans made

### Target:

7.7 There is no target for this indicator

### Output:

7.8 Five NDPs were made by the SDNPA in 2014-15. These were Arundel and Kirdford, both made in June 2014, and Angmering, Hurstpierpoint & Sayers Common and Ferring in March 2015. All made NDPs have only been partially within the National Park.

### Commentary:

7.9 Arundel is the only made NDP to date which has allocated a site for housing development in the National Park. The allocation is for the conversion of the former castle stables at Arundel Castle, which will require sensitive redevelopment of the highest quality of this significant heritage asset which includes a Grade II listed building, and is within the grounds of Arundel Castle (Grade I and Scheduled Ancient Monument). There is no specific number of dwellings identified for this allocation as the quantum of development will need to be determined according to the sensitive heritage considerations.

- 7.10 During 2014-15, substantial progress was made on a number of NDPs within the National Park. Two NDPs were submitted to the SDNPA for Regulation 16 publication ahead of an independent examination. Petersfield Neighbourhood Plan (PNP) was submitted to the SDNPA in January 2015 and publicised for consultation from 5 Feb to 16 March 2015. The PNP is a comprehensive NDP providing a clear vision for the future development of Petersfield and is the result of three years' work from a group of volunteers. It represents the aspirations of the wider community whilst working within the constraints of development in a protected landscape. The submitted PNP included 12 housing and mixed-use allocations for over 760 new homes. It also includes 3 employment allocations for 3.2ha of commercial floorspace. 52 representations were made on the PNP during the publication period and an Independent Examination took place in July. The Examiner's report was received in July for fact-checking and published by the SDNPA shortly after. The SDNPA agreed its Decision Statement setting out its response to the Examiner's recommendations in September. The referendum took place on 19 November 2015 and 83% of local people voted in favour of the Petersfield Plan being used alongside other planning policies to determine planning applications in Petersfield. A decision will be made at Planning Committee on 21 January 2016 to make the Petersfield Plan part of the development plan for the South Downs National Park.
- 7.11 Fernhurst NDP was also published for Regulation 16 consultation during May and June 2014 following submission to the SDNPA. An independent examiner was appointed and a hearing was held in September 2014. The Examiner's report was received in October 2015. The SDNPA agreed its Decision Statement setting out its response to the Examiner's recommendations in November and the referendum is scheduled for 02 March 2016.
- 7.12 Other neighbourhood planning groups have made progress in preparing the early drafts of their Plans, including Milland, Clapham and Rogate / Rake.

### **Indicator SDLP30: Number of other community plans adopted or endorsed by the National Park Authority**

---

#### **Target:**

7.13 There is no target for this indicator

#### **Output:**

7.14 One other community plan was adopted by the SDNPA in 2014-15: Liss Village Design Statement. Since April 2015, the East Worldham Village Design Statement has also been adopted by the SDNPA.

### **Indicator SDLP31: Number of Community Right to Build Orders and Neighbourhood Development Orders made**

---

#### **Target:**

7.15 There is no target for this indicator

#### **Output:**

7.16 None

#### **Commentary:**

7.17 The SDNPA did not make any CRtBO or NDOs in 2014-15. There are three NDOs in Ferring, but these are all in the part of the Neighbourhood Area outside the National Park.



# APPENDIX 1

## Local Development Scheme

### Programme for South Downs National Park Local Plan and Community Infrastructure Levy (December 2015)

DPD	2015												2016												2017												2018		
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
Local Plan						NPA	NPA	👤	👤										NPA	👤	S																		
Local Plan (revised)						NPA	NPA	👤	👤										NPA	👤	S																NPA	A	
CIL (revised)						NPA	NPA	👤	👤							S	H		A																				
West Sussex Minerals Local Plan																NPA	👤	👤																				A	

KEY	
Plan preparation	
Formal approval to consult / publish by the South Downs National Park Authority	NPA
Consultation on Preferred Options and site allocations (Reg.18) and final draft CIL charging schedule / Minerals Local Plan Draft Plan stage	👤
Publication of Pre-Submission version of Local Plan (Reg. 19)	👤
Submission and Examination of Local Plan (Reg. 20) and final draft charging schedule	S
Examination in Public Hearing Sessions	H
Adoption by the South Downs National Park Authority	A

## APPENDIX 2

### Draft South Downs Housing Trajectory figures (2015)

	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	Total	
	Monitoring Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
<b>a</b>	Total to be delivered over plan period																				<b>4596</b>
<b>b</b>	Total to be delivered over plan period (Annualised)	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	257	257	257		<b>4596</b>
	Plan - Total to be delivered over plan period (Annualised)	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255		
<b>c</b>	Cumulative annualised requirement	255	510	765	1020	1275	1530	1785	2040	2295	2550	2805	3060	3315	3570	3825	4082	4339	4596		<b>4596</b>
<b>d</b>	Total to be delivered over plan period	255	268	268	268	268	268	250	250	250	250	250	250	250	250	250	250	250	250		<b>4596</b>

	(with 5% buffer)																			
<b>e</b>	Total to be delivered over plan period (Annualised)	255	269	269	269	269	269	251	250	250	250	250	250	250	250	250	250	250	250	<b>4602</b>
<b>f</b>	Cumulative total to be delivered over plan period	255	524	793	1061	1330	1599	1850	2100	2350	2601	2851	3101	3351	3601	3851	4102	4352	4602	<b>4602</b>
<b>g</b>	<b>Net new housing completions</b>	249																		<b>249</b>
	Extant planning permissions on small sites (1-4units)*		60	62	62	63	63	0	0	0	0	0	0	0	0	0	0	0	0	<b>310</b>
	Extant planning permissions on large sites (5+units)*		200	188	185	126	92	34	0	0	0	0	0	0	0	0	0	0	0	<b>823</b>
<b>h</b>	<b>Net dwellings with extant planning permission</b>		260	250	247	189	155	34	0	0	0	0	0	0	0	0	0	0	0	<b>1133</b>
<b>i</b>	<b>Windfall</b>		0	0	17	34	51	51	51	51	51	51	51	51	51	51	51	51	51	<b>714</b>
<b>k</b>	Allocations (SDLP)		22	22	142	142	92	119	105	59	59	59	46	46	46	46	46	0	0	<b>1049</b>
<b>l</b>	Allocations (NDP)		127	129	124	52	42	43	43	43	30	30	30	30	31	0	0	0	0	<b>754</b>



<b>m</b>	SDLP Requirement (sites as yet unidentified)		0	0	0	0	0	71	71	71	71	71	71	71	71	71	71	72	72	<b>854</b>
<b>n</b>	<b>Total allocations</b>		149	151	266	194	134	233	219	173	160	160	147	147	148	117	117	72	72	<b>2657</b>
<b>o</b>	<b>Housing supply (g+h+i+n)</b>	249	408	400	529	416	339	318	270	224	211	211	198	198	199	168	168	123	123	<b>4753</b>
<b>p</b>	<b>Cumulative Housing Supply</b>	249	657	1057	1587	2003	2342	2660	2930	3154	3365	3576	3774	3972	4171	4339	4507	4630	4753	<b>4753</b>
<b>q</b>	<b>Requirement minus supply (o-e)</b>	-6	139	131	260	147	70	67	20	-26	-39	-39	-52	-52	-51	-82	-82	-127	-127	<b>151</b>
<b>r</b>	Cumulative delivery (e Total-n)	4353	3945	3545	3015	2599	2260	1942	1672	1448	1237	1026	828	630	431	263	95	-28	-151	-151
<b>s</b>	Manage - Annual requirement taking account of past/projected completions	242	232	222	201	186	174	162	152	145	137	128	118	105	86	66	32	-14	-151	
<b>t</b>	Monitor - No. dwellings above or below cumulative allocation	-6	120	251	512	659	730	902	929	902	863	824	772	720	668	586	504	377	250	

## APPENDIX 3

### Deliverable Sites for Housing

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Planning permission	Blossoms, Whychway, Holt Leigh and April Cottage, Land to the rear of Back Lane, Bucks Horn Oak	Binsted	13/05902/FUL SDNP	9	9
Planning permission	71A&B Station Road	Liss	14/00254/FUL SDNP	6	6
Planning permission	Field View, Farnham Road	Liss	14/03441/REM SDNP	7	7
Planning permission	Liss House, Station Road	Liss	12/02554/FUL SDNP	10	10
Planning permission	Smiths Garage, Hill Brow Road	Liss	13/05701/FUL SDNP	9	9
Planning permission	20 The White Hart, College Street	Petersfield	12/03385/FUL SDNP	8	8
Planning permission	21A&B Lavant Street	Petersfield	13/03788/FUL SDNP	6	6
Planning permission	37-39 Land South of Highfield Road	Petersfield	12/03327/FUL SDNP	5	5
Planning permission	Land South East of The Causeway	Petersfield	13/04617/FUL	71	71
Planning permission	SCU Leydene	East Meon	21514/086/FUL SDNP & 13/03534/FUL SDNP	17	17
Planning permission	The Drum Public House, Chapel Street	Petersfield	13/01471/FUL SDNP	8	8
Planning permission	Townsend, Northend Lane	Droxford	14/00884/FUL	9	9
Planning permission	Pyle Farm, Pyle Lane	Horndean	26901/011/FUL	7	7
Planning permission	Adhurst St Mary, London Road	Petersfield	30928/027 SDNP	11	11
Planning permission	Hazeley Farm, Hazeley Road	Twyford	13/01997/FUL SDNP	8	8
Planning permission	Falcon Wharf, Railway Lane	Lewes	SDNP/14/00102/FUL	7	7
Planning permission	11 High Street	Lewes	SDNP/14/05146/FUL	7	7
Planning permission	8 North Street,	Lewes	SDNP/14/03118/DCOUP N	10	10

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Planning permission	Former Culverwells Offices, Daveys Lane	Lewes	SDNP/13/04847/FUL	12	12
Planning permission	Land at end of Timberyard Lane	Lewes	LW/11/1285/NP	13	13
Planning permission	Bell Lane Depot, Lewes	Lewes	SDNP/12/00920/FUL	14	14
Planning permission	Lewes House site, Friars Walk	Lewes	SDNP/14/01199/FUL	25	25
Planning permission	Land to the South and West of Former Clayhill Nurseries, Malling Street	Lewes	LW/09/0310	5	5
Planning permission	Adj 78 Petersfield Road Midhurst	Midhurst	04/04113/FUL	18	18
Planning permission	Cowdray House Cowdray Park	Easebourne	SDNP/14/02849/FUL	7	7
Planning permission	Drewitts Farm Church Street	Amberley	SDNP/14/01150/FUL & DC/10/1158	10	10
Planning permission	Hatton House Bepton Road	Midhurst	SDNP/14/05744/PNCOU O	5	5
Planning permission	King Edward VII Hospital Kings Drive	Easebourne	SDNP/12/01392/FUL	407	374
Planning permission	Land At Laundry Cottage, Woodlea and Grass Mere Horsham Road	Petworth	SDNP/12/02721/FUL	19	19
Planning permission	Old Court House Grange Road	Midhurst	SDNP/13/05841/FUL	8	8
Planning permission	Peachy House Bepton Road	Midhurst	SDNP/14/05596/PNCOU O	8	8
Planning permission	St Margarets Petersfield Road	Midhurst	11/03310/FUL	41	41
Planning permission	The Grange Leisure Centre Bepton Road	Midhurst	11/01180/FUL	16	16
	Large planning permissions total				790
	Large planning permissions total - 10% discount				711
	Small sites (<5 dwellings) with planning permission				310
	Small planning permissions total - 20% discount				248
Proposed Allocation: SDLP	North Street Quarter	Lewes	SD34	416	350

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Proposed Allocation: SDLP	Land at New Road	Midhurst	SD-WW03	5	5
Proposed Allocation: SDLP	Land at Petersfield Road,	Midhurst	SD-WW04	40	20
Proposed Allocation: SDLP	Land at Lamberts Lane	Midhurst	SD-WW05	15	15
Proposed Allocation: SDLP	Land at Clements Close	Binsted	SD-WW09	12	12
Proposed Allocation: SDLP	Land at Kiln Lane	Buriton	SD-SS02	7	7
Proposed Allocation: SDLP	Land at Itchen Abbas House	Itchen Abbas	SD-WD01	8	8
Proposed Allocation: SDLP	Land between Church Lane and the A273	Pyecombe	SD-DS01	8	8
Proposed Allocation: SDLP	Land at Farnham Road	Sheet	SD-WW02	15	15
Proposed Allocation: SDLP	Land south of Loppers Ash	South Harting	SD-SS01	8	8
Proposed Allocation: SDLP	Land at Long Priors	West Meon	SD-SS06	10	10
Proposed Allocation: Petersfield Plan	Land at Causeway Farm	Petersfield	H1	159	159
Proposed Allocation: Petersfield Plan	Penns Field	Petersfield	H3	89	89
Proposed Allocation: Petersfield Plan	Land South of Larcombe Road & Land West of the Causeway	Petersfield	H4, H7	135	97
Proposed Allocation: Petersfield Plan	Town Centre Redevelopment Opportunities	Petersfield	H6	58	10
Proposed Allocation: Petersfield Plan	Land North of Buckmore Farm and West of Bell Hill	Petersfield	H2	100	20

<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>
Proposed Allocation: Petersfield Plan	Land South of Durford Road	Petersfield	H8	48	19
Proposed Allocation: Petersfield Plan	Land North of Reservoir Lane	Petersfield	H11	11	4
Proposed Allocation: Petersfield Plan	Land at Bulmer House Site, off Ramshill	Petersfield	H12	40	16
Proposed Allocation: Fernhurst Neighbourhood Plan	Hurstfold Industrial Estate, Surbey Hatch Lane	Fernhurst	SA3	10	10
Proposed Allocation: Fernhurst Neighbourhood Plan	Bridgelands Site, Verdley Place	Fernhurst	SA4	10	10

## APPENDIX 4

### Developable Sites and Broad Locations for Housing

Please note that ‘broad location’s are those settlements where a requirement to allocate land for housing is identified in the SDLP Preferred Options, but insufficient specific sites have as yet been identified to meet that requirement. Where some specific sites have been identified through the SDLP, Petersfield Plan or Fernhurst Neighbourhood Plan, the number of dwellings on those sites is subtracted from the number for the broad location.

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-17
Planning permission	King Edward VII Hospital Kings Drive Easebourne	Easebourne	SDNP/12/01392/FUL	407	34
SDLP Allocation	Syngenta	Fernhurst	SD33	200	200
SDLP Allocation	North Street Quarter	Lewes	SD34	416	34
SDLP Allocation	Land at Old Malling Farm	Lewes	SD-SS03	200	200
SDLP Allocation	Land at Petersfield Road	Midhurst	SD-WW04	40	20
SDLP Allocation	Land at Brooklands way	Coldwaltham	SD-WW11	20	20
SDLP Allocation	Land at East of Cowdray Road	Easebourne	SD-WW01	14	14
SDLP Allocation	Land at Petersfield Road	Greatham	SD-WW10	30	30
SDLP Allocation	Land at Meadow House	West Meon	SD-SS07	6	6
SDLP Allocation	Land at Hoe Court	Lancing	SD-DS03	15	15
SDLP Allocation	Land at Normansal Park Avenue	Seaford	SD-DS02	20	20
Petersfield Plan allocation	Land North of Buckmore Farm and West of Bell Hill	Petersfield	H2	101	81
Petersfield Plan allocation	Land South of Larcombe Road & Land West of the Causeway	Petersfield	H4, H7	135	38
Petersfield Plan allocation	Town Centre Redevelopment Opportunities	Petersfield	H6	58	48
Petersfield Plan allocation	Land South of Durford Road	Petersfield	H8	48	29

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-17
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
Petersfield Plan allocation	Land North of Reservoir Lane	Petersfield	H11	11	7
Petersfield Plan allocation	Land at Bulmer House Site, off Ramshill	Petersfield	H12	40	24
Fernhurst Neighbourhood Plan allocation	Former Syngenta Site, Midhurst Road	Fernhurst	SA2	200	200
Broad location		Alfriston		6	6
Broad location		Amberley		6	6
Broad location		Bury		6	6
Broad location		Chawton		6	6
Broad location		Cheriton		6	6
Broad location		Corhampton and Meonstoke		11	11
Broad location		Compton		6	6
Broad location		Ditchling		15	15
Broad location		Droxford		11	11
Broad location		Easebourne		6	6
Broad location		East Dean and Friston		11	11
Broad location		East Meon		15	15
Broad location		Findon		20	20
Broad location		Fittleworth		6	6
Broad location		Hambledon		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 years 6-17</b>
Broad location		Kingston near Lewes		11	11
Broad location		Lavant		20	20
Broad location		Lewes		220	220
Broad location		Liss		150	150
Broad location		Midhurst		90	90
Broad location		Northchapel		6	6
Broad location		Petworth		150	150
Broad location		Rodmell		11	11
Broad location		Rogate		11	11
Broad location		Selborne		6	6
Broad location		Sheet		5	5
Broad location		Stedham		6	6
Broad location		Stroud		11	11
Broad location		Twyford		20	20