

Shoreham Cement Works against the green rolling hills of the Adur Valley © Isaac Kennedy/SDNPA

4

EXISTING UNIMPLEMENTED ALLOCATIONS

4.1 The site allocation policies set out in this Chapter are those that are already in the South Downs Local Plan but have not yet been implemented. They have been through an examination process and found to be sound (i.e. they meet the tests set out in national legislation and policy). There would need to be a significant change in circumstances since the examination in 2018 to justify changing or removing them from the Plan. However, in some instances further evidence work carried out to progress planning applications has established that the capacity of sites needs to be adjusted or some criteria changed or removed because they are not achievable. Note that some of these allocations will already have planning permission, but still need to be retained in the Plan in case this permission is not implemented, and an alternative proposal is put forward.

4.2 It is also important to remember that there are other unimplemented allocations in made Neighbourhood Development Plans that are unaffected by this Local Plan Review and will remain part of the statutory Development Plan. There are also developments on unallocated sites which have planning permission but are yet to be implemented. These will all count towards the final provision figures for the Local Plan Review.

4.3 To explain why any changes are proposed each allocation policy is set out as follows:

Policy SD	
Change Category:	No change/minor change/substantial change/full review/new policy
Site Map	Key issues: (omitted if no change)

POLICY TEXT:

Tracked changes compared to the adopted Local Plan (deleted text ~~crossed through~~, new text underlined).

HOW TO RESPOND TO THIS CONSULTATION

1.19 The consultation is open for 8 weeks from Monday 20 January to Monday 17 March 2025. Responses to the consultation can be made in the following ways:

Online: Using the consultation platform to view and give feedback on the draft revised Local Plan at <https://sdnpalocalplanreview.commonplace.is/>

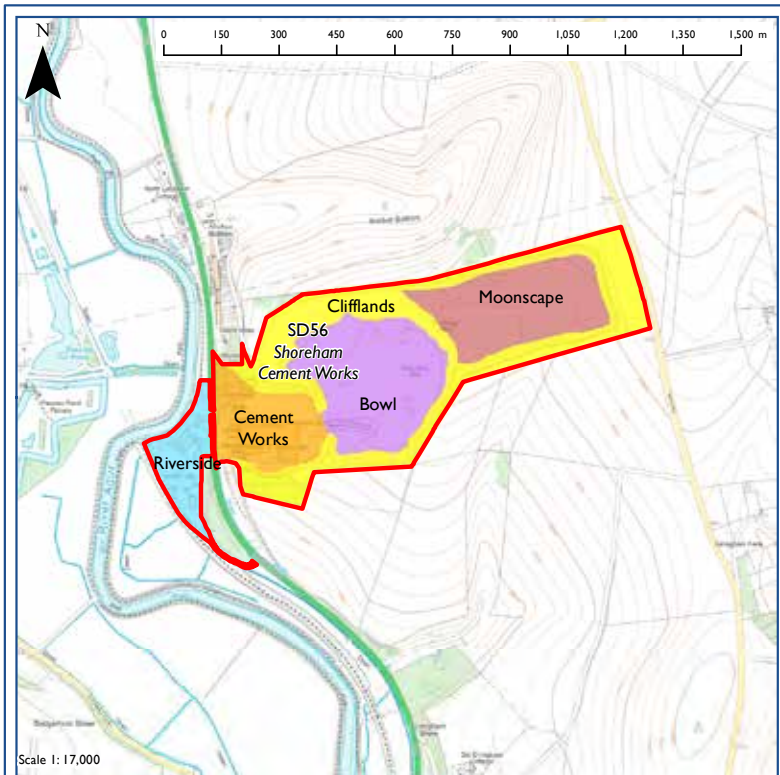
Email: planningpolicy@southdowns.gov.uk

In writing: Planning Policy Team, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH

Policy Strategic Site Policy SD56: Shoreham Cement Works

Change Category:

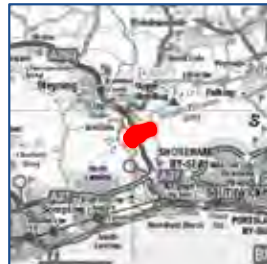
Full review



SDLP Allocation

Site areas

- Riverside
- Cement Works
- Bowl
- Moonscape
- Clifflands



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Key issues:

Converted from an opportunity area to a full allocation, taking into account the evidence and consultation responses to the Shoreham Cement Works draft Area Action Plan and pre-application discussions with the landowner and potential developer.

Consultation question:

- What are your views on this new allocation? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

Policy Text:

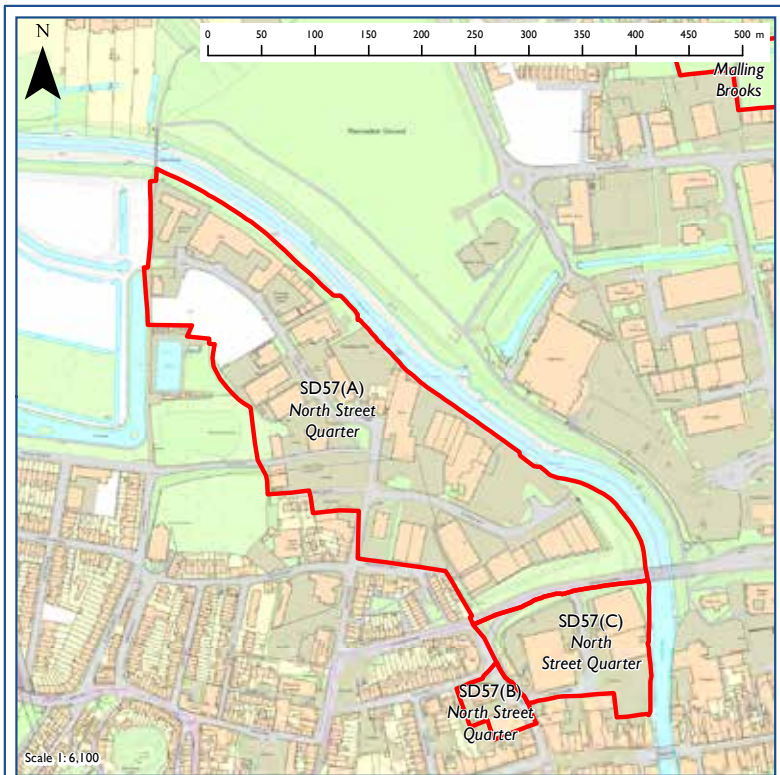
1. Shoreham Cement Works, as identified on the Policies Map, is allocated for an exemplar sustainable mixed-use development. It will deliver a substantially enhanced landscape and support a range of uses which, through the promotion of a comprehensive site-wide masterplan to deliver an inclusive and socially sustainable development, will also enable significant enhancement to the National Park in accordance with its statutory purposes.
2. Prior to the Regulation 19 pre-examination consultation the National Park Authority will work with the landowner and developer, in consultation with the community and key stakeholders, to establish the optimum mix and quantity of land uses that will deliver the environmentally-led restoration of the site.
3. The National Park Authority will resist more development than is necessary to secure and deliver the environmentally-led restoration of the site. Built development should be confined to the areas identified as Riverside, Cement Works and Bowl as delineated on the inset map for this policy.
4. Any proposals will need to demonstrate compliance with the following design principles:
 - a) The development should be landscape-led and prioritise the retention and restoration of the site's natural eco-systems and environmental assets;
 - b) The development shall conserve and enhance biodiversity, geological interest and landscape quality, reinforce the site's distinctiveness and celebrate its cultural and industrial heritage, including in the design of buildings, public spaces and through a public art strategy;

- c) Any scheme will need to take a vision led approach to transport to enhance access by sustainable modes of transport and improve connectivity to the National Park and surrounding public rights of way network. The proposals will need to mitigate the impacts on the surrounding highways network. Improvements to the local highway network, including the A283 and other roads, should conserve the rural character of the area, including tranquillity and dark skies. It should avoid and minimise unnecessary urbanisation of the area. This also applies to new roads within the site.
 - d) Where demolition and replacement of existing buildings and hard surfaces is proposed, justification must be provided as to why the loss of embodied carbon is outweighed by other benefits. Any demolition materials should be recycled and re-used on site;
 - e) Existing habitats of value should be retained and protected and opportunities to create appropriate new habitats for wildlife should be taken wherever possible within both developed and undeveloped areas of the site, maximising opportunities to connect ecologically sensitive areas across the entire site providing linkages to the wider Green Infrastructure network;
 - f) Development on the riverside should address and enhance the setting of the River Adur with due regard to views both in and out; and promote the provision of public access and the avoidance of, and mitigation of, any potential flood risk. The riverside site should integrate seamlessly with the wider development;
 - g) New buildings and spaces should be located to avoid impacts from cliff erosion, uncomfortable lighting environments in terms of glare and shade (to protect the amenity of future occupiers/users), and away from ecologically sensitive areas.
 - h) Development proposals should conserve and enhance key views into the site from viewpoints and landmarks within the wider area including Adur Valley, Beeding Hill, the A283 and Lancing College;
 - i) New buildings, roads and other infrastructure must respond to the sensitivities, contours and characteristic of each area, and avoid standard highway and public realm solutions that do not respond to the specific context of the site;
 - j) Active travel infrastructure and facilities should be provided within and adjacent to the site, which should be well-connected to, and integrated into, the wider network. This includes fast, safe, accessible and sustainable active travel routes to the nearby settlements of Shoreham-by-Sea, Upper Beeding and Steyning, including Shoreham-by-Sea railway station, in support of intermodal journeys. Opportunities to enhance or supplement existing public transport routes should be maximised;
 - k) The site should seek to maximise permeability and access for future users in a safe and comfortable way, improving permeability within the development where non-motorised users have priority, across the A283 and the landscape around. A new/improved underpass under the A283 and/or new at grade road level crossings would be supported, and non-motorised connections with the nearby public right of way network should be maximised, including the Downs Link and the South Downs Way;
 - l) The development should be designed to reduce energy need and minimise carbon, responding to the microclimate conditions of the site including temperature fluctuations, light reflection, shade, damp and wind;
 - m) Materials should be of high quality and respond to and celebrate the colours and hues of the landscape and geology, as well as being sustainable, durable and efficient.
5. The National Park Authority wants to see a comprehensive redevelopment of the whole site. However, if any planning applications come forward separately, then they would have to clearly demonstrate how the proposals would accord with the key considerations set out above.

Policy Strategic Site Policy SD57: North Street Quarter, Former Bus Station and Adjacent Eastgate Area, Lewes

Change Category:

Substantial review



Scale 1:6,100

 SDLP Allocation



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Key issues:

Three elements of overall strategic site in separate ownership and being taken forward separately. Evidence from planning applications and pre-application discussions taken into account, as well as changes to the Use Classes Order.

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

OVERARCHING CRITERIA

1. Proposals for the sustainable mixed-use development of approximately 9 hectares of land at North Street Quarter, Former Lewes Bus Station and the neighbouring part of Eastgate, as shown on the Policies Map, will be permitted provided they comply with the criteria below.
2. Whilst the National Park Authority wants to see a comprehensive redevelopment of the whole site, it recognises that planning applications may come forward separately or in phases. Therefore, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out above below and are consistent with other planning permissions granted or emerging proposals.
 - a) Appropriate flood mitigation measures are incorporated as set out in the Level 1 Update and Level 2 SFRA final report 2017;
 - b) It facilitates improved linkages across Phoenix Causeway and Eastgate Street and a better balance between the use of the private car and other modes of transport, in order to enable the safe flow of pedestrians and the improved integration of the area to the north of Phoenix Causeway with the wider town centre;
 - c) It delivers enhancements to vehicular access and off-site highway improvements, arising from and related to the development and its phasing;
 - d) It respects and enhances the character of the town and achieves a high standard of design, recognising the high quality built environment, on and within the

vicinity of the site, and the site's setting within the National Park and adjacent to a Conservation Area;

- e) It is subject to an analysis and appropriate recognition of the site's (or phase of the site) cultural heritage and a programme of archaeological work, including, where applicable, desk-based assessment, geophysical survey, geo-archaeological survey and trial trenching to inform design and appropriate mitigation;
- f) It conserves and enhances biodiversity and the GI network in and around the area.

AREA A: NORTH STREET QUARTER

3. The development will create a new neighbourhood for the town of Lewes. Therefore, any proposals should be based on the following uses and broad quantum of development:

- a) ~~Approximately 415~~ 685 residential units, ~~predominantly focused towards the northern part of the site;~~
- b) ~~At least 5,000~~ Approximately 3,500 square metres of B1a office and/or B1c light industrial Class E floorspace, ~~subject to market needs and general viability, to include business, employment and flexible workspace, medical and health services, leisure uses, retail and restaurants (sub classes may be controlled through condition);~~
- c) Provision of a hotel (Class C1);
- ~~c) The redevelopment or relocation of the existing A1 food supermarket;~~
- d) Other uses that are deemed to aid in the successful delivery of a new neighbourhood, whilst not undermining the wider function of Lewes town centre (this could include creative and community space, day nurseries and tap room/ bars) ~~A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways, C1 hotel, D2 Assembly and Leisure uses and community floorspace);~~
- ~~e) C2 nursing/care home (self-contained units will be counted as residential within the above figure);~~
- ~~f) D1 non-residential institutions such as medical and health services, crèches, exhibition and training space; and~~

- e) New floorspace for other cultural, artistic and artisan uses not covered by the uses stated above.

4. In addition, any proposal will need to demonstrate that it incorporates a riverside shared foot/cycle route along the western bank of the River Ouse to extend the town's riverside focus and contribute to its character and quality, and provides additional pedestrian and cycling routes to link the site (or phase of the site) to the rest of the town, improves permeability within the site (or phase of the site) and provides views out of the site (or phase of the site);

- ~~h) It provides an appropriate level of public car parking provision;~~
- ~~i) Any retail uses are incorporated into the designated town centre boundary as far as possible and the amount of retail provision is informed by a Retail Impact Assessment, if necessary;~~
- ~~j) Alternative uses on the bus station site are subject to the facility being replaced by an operationally satisfactory and accessible site elsewhere;~~
- ~~k) It makes contributions towards off-site infrastructure improvements arising from, and related to, the development;~~
- ~~l) It provides a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensures future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes;~~
- ~~m) It incorporates sustainable surface water management systems, and~~
- ~~n) It ensures that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.~~

AREA B: FORMER LEWES BUS STATION

5. Any proposals should be based on the following uses and broad quantum of development:

- a) Approximately 35 residential units; and
- b) Approximately 210 square metres of Class E floorspace.
- c) Alternative uses on the bus station site are subject to the facility being replaced by an operationally satisfactory and accessible site elsewhere.

AREA C: EASTGATE WHARF

6. Any proposals should be based on the following uses and broad quantum of development:
 - a) tbc
7. In addition, any proposal will need to demonstrate that:
 - a) It provides an appropriate level of public car parking provision.
 - b) The redevelopment or relocation of the existing A1. Any necessary reconfiguration or re-provision of the existing food supermarket and its ancillary facilities to enable this development.
 - c) It incorporates a riverside shared foot/cycle route along the western bank of the River Ouse to extend the town's riverside focus and contribute to its character and quality, and provides additional pedestrian and cycling routes to link the site (or phase of the site) to the rest of the town, improves permeability within the site (or phase of the site) and provides views out of the site (or phase of the site);.

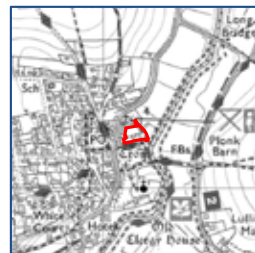
Policy Allocation Policy SD58: Former Allotments, Alfriston

Change Category:

No change



 SDNPA Housing



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Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land at the Former Allotments, Alfriston is allocated for the development of 5 to 10 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) To conserve and enhance the form and fabric of the Alfriston Conservation Area and preserve the setting of local heritage assets;
 - b) Provide a suitably landscaped transition to the river valley;
 - c) All housing to be located in Flood Zone 1;
 - d) Safe vehicular and pedestrian access and egress should be provided during flooding;
 - e) Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;
 - f) A suitable internal road layout which provides for larger vehicles including refuse vehicles;
 - g) A publicly accessible route should be provided through the site from North Street to the PRoW to the east of the site;
 - h) To enhance biodiversity and provide for protected species;
 - i) Protect and enhance trees within the site worthy of retention;
 - j) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads; and
 - k) Flood compensation storage should be provided for any ground raising or built development on Flood Zone 3 (including allowance for future climate change).

2. Proposals which include security gates or other barriers which preclude the residential areas of the development from becoming fully accessible, inclusive and integrated to the local community will not be permitted.
3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Where trees are lost, provide higher quality new tree planting on site;
 - b) New planting should be suitable for pollinating species; and
 - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Policy Allocation Policy SD59: Kings Ride, Alfriston**Change Category:****No change**
 SDNPA Housing


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Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

Policy Text:

1. Land at Kings Ride, Alfriston is allocated for the development of 6 to 8 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- a) A suitable transition in built form and fabric from the low density residential development to the east and north and the open countryside to the south and west;
- b) Private amenity space and vehicular parking to be suitably sited and landscaped;
- c) Boundary treatments appropriate for a site adjacent to open countryside;
- d) The existing vehicular access should be retained;
- e) The site layout must not include opportunities to provide future vehicular access into adjacent fields;
- f) Sufficient easement to the adjacent gas pipeline; and
- g) No significant harm to the amenity of the South Downs Way.

2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:

- a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;
- b) Minimise hard surfaced areas on site; and
- c) New planting that should be suitable for pollinating species.

Policy Allocation Policy SD60: Land at Clements Close, Binsted

Change Category:

No change



 SDNPA Housing



Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

Policy Text:

1. Land at Clements Close, Binsted is allocated for the development of 10 to 12 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) Appropriate mitigation of the impact of the development on the Wealden Heath SPA which should be informed by a Project-level HRA;
 - b) The existing vehicular access should be retained and the existing on-site cables grounded or appropriately re-routed;
 - c) Improvements to biodiversity in line with local strategies;
 - d) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads; and
 - e) Provides a pedestrian link to adjoining Footpath 28.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;
 - b) Minimise hard surfaced areas on site; and
 - c) New planting should be suitable for pollinating species.

Policy Allocation Policy SD61: New Barn Stables, The Street, Binsted

Change Category:

No change

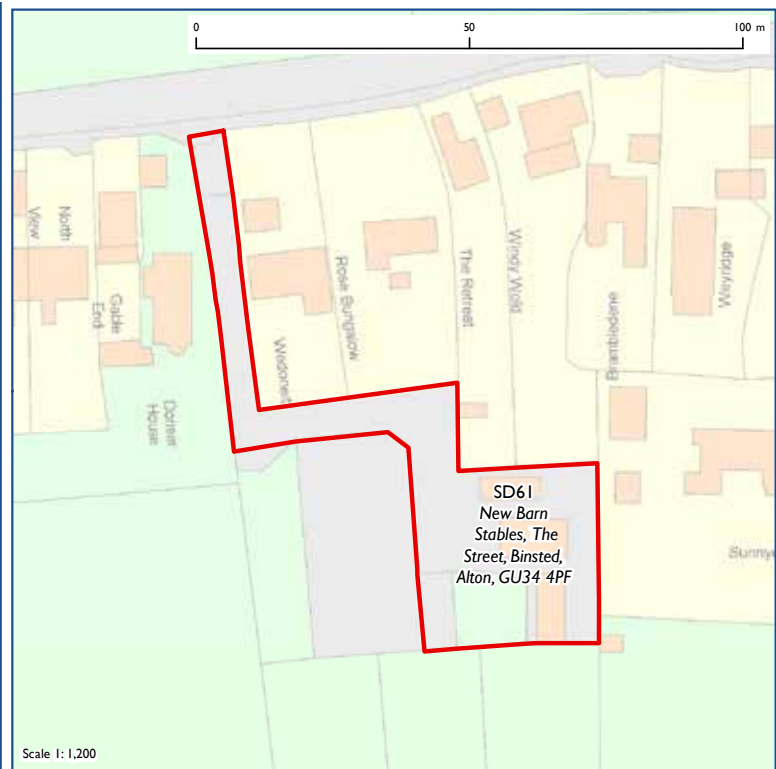
Consultation question:


- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

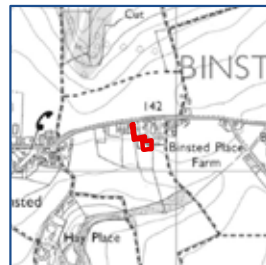
Policy Text:

1. Land at New Barn Stables, Binsted is allocated for the development of 1 additional permanent Gypsy and Traveller pitch. Planning permission will not be granted for any uses other than the Gypsy and Traveller pitches and those appropriate to the needs of equestrian uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
- Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
- Existing mature trees and hedgerows bordering the site must be retained and reinforced;
- The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller;
- Minimise hard surfaced areas on site; and
- New planting that should be suitable for pollinating species.



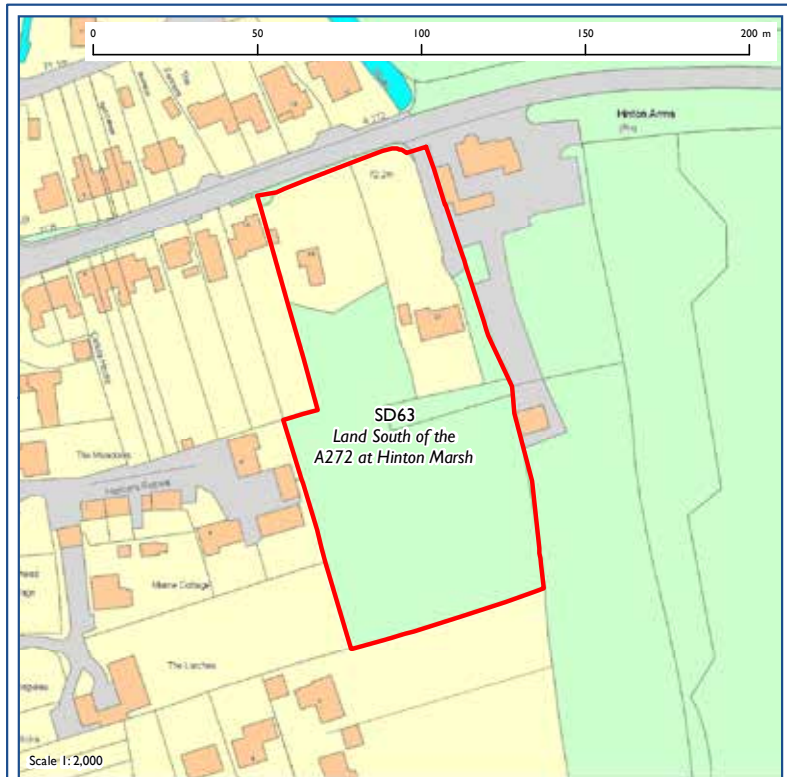
 SDNPA Gypsy and Traveller site allocation



Policy Allocation Policy SD63: Land South of the A272: at Hinton Marsh, Cheriton

Change Category:

Minor change



 SDNPA Housing



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Key issues:

The area of land previously intended for compliance with criteria j has been replaced by other land in the estate and secured for public access through a stewardship scheme, so this criterion is no longer necessary.

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land South of the A272 at Hinton Marsh, Cheriton is allocated for the development of 12 to 15 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) To demonstrate that there would be no likely significant effect on the River Itchen SSSI & SAC through development of the site for residential use;
 - b) Development should provide a suitable transition in built form and fabric from the existing residential areas to the north and west and the open countryside to the south and east;
 - c) Development should include a suitable area of public open space within the site;
 - d) A suitable vehicular and pedestrian access;
 - e) To provide all necessary vehicular parking on-site to avoid additional on street parking;
 - f) Off-site pedestrian access improvements;
 - g) Existing mature trees and hedgerows to be retained;
 - h) To provide suitable on-site foul water and surface water drainage;
 - i) The location of new housing and access roads to have regard to low lying areas prone to groundwater emergence; and
 - j) To provide off-site suitable public access to the River Itchen in the area south of the A272 approximately 150 metres to the west of the allocation site.

2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:



- a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
- b) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
- c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

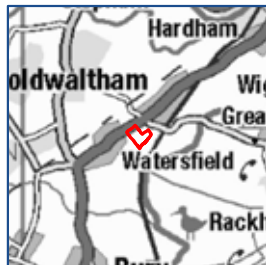
Policy Allocation Policy SD64: Land South of London Road, Coldwaltham

Change Category:

Minor change



-  SDNPA Housing
-  Mixed Use Allocation



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Key issues:

Change to Use Classes Order from Class A1 to E(a).

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

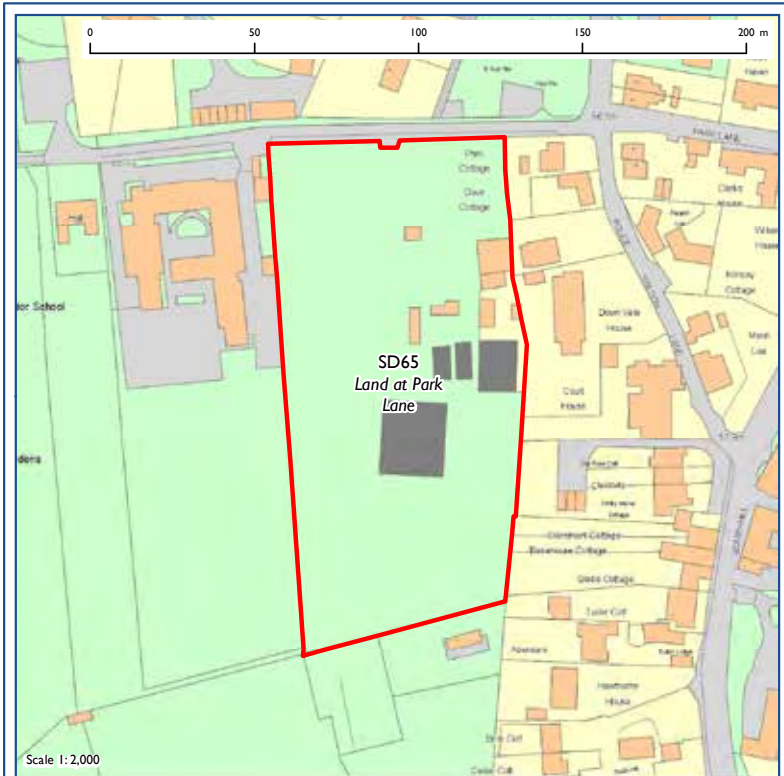
1. Land South of London Road, Coldwaltham, is allocated for the development of 25 to 30 residential dwellings (Class C3 Use). Development for a Class A1 E(a) (Shop) unit with a net sales floorspace up to a maximum of 280m² with suitable vehicular parking for customers will also be permitted. The remainder of the allocation site should be retained as open space. Planning permission will not be granted for any other uses.
2. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) To demonstrate that there would be no likely significant effect on the Waltham Brooks Site of Special Scientific Interest (SSSI), the Amberley Wild Brooks SSSI, and no adverse effects on the integrity of The Mens SAC and the Arun Valley SAC, SPA and Ramsar site and that suitable mitigation, where deemed necessary, will be secured through planning obligations and/or planning conditions;
 - b) Development must be informed by a comprehensive landscape and design strategy and through reinforcing local distinctiveness provide a suitable transition in form and fabric from the existing residential areas to the east and the open countryside to the north, west and south;
 - c) Development must be demonstrably biodiversity-led and guided by the biodiversity value of the site. It will be necessary to design the development to maximise existing habitats and species and retain a large proportion of undeveloped land for the purpose of retaining and enhancing biodiversity;
 - d) To provide the residual area of the allocation as open space with the primary purpose of retaining and enhancing the existing biodiversity value of the site and to provide an alternative to designated sites in the Arun Valley;

- e) To provide a new vehicular and pedestrian access from the A29 London Road and suitable pedestrian & cycle links to the rest of the settlement and adjacent open countryside;
 - f) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent residential areas;
 - g) To provide appropriate biodiversity improvements reflecting relevant national and local strategies including a meadow management plan;
 - h) Existing mature trees and hedgerows to be retained and enhanced;
 - i) To provide suitable flood risk mitigation;
 - j) Demonstrate no significant harm to be caused to groundwater resources;
 - k) Improvements to the public realm of the adjacent housing area including removing existing boundary treatments and replaced with suitable alternatives where appropriate;
 - l) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals;
 - m) Foul drainage to connect to the mains system at the nearest point of capacity;
 - n) Provide suitable SuDS to protect adjacent sites with nature conservation designations from adverse hydrological impacts and is designed to incorporate existing biodiversity;
 - o) Provide adequate separation between Coldwaltham Wastewater Treatment Works and the development to allow odour dispersion on the basis of an odour assessment to be undertaken in consultation with Southern Water; and
 - p) Provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes.
- 3.** The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.

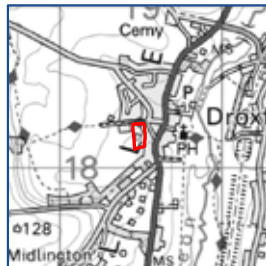
Policy Allocation Policy SD65: Land at Park Lane, Droxford

Change Category:

Substantial change



 SDNPA Housing



Key issues:

Reduced capacity from 26 to 5-10 homes due to sewer capacity constraints. This number of dwellings would no longer require a full Transport Assessment.

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land at Park Lane, Droxford is allocated for the development of approximately ~~26-5-10~~ residential dwellings (Class C3 Use) provided that this level of development is supported by a TA demonstrating that safe access can be achieved, and that the design is of a high quality which sympathetically conserves and enhances the setting of local heritage assets. Planning permission will not be granted for any other uses with the exception of a small area of community parking in that part of the site adjacent to Park Lane.
2. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) The conservation and enhancement of the setting of local heritage assets including the Droxford Conservation Area;
 - b) A suitable transition in built form and fabric from the residential areas to the north and east and the open countryside to the south and west;
 - c) Safe pedestrian and vehicular access and egress, which where this is dependent on off-site highways improvements will be secured through suitable planning obligations;
 - d) Provision of all necessary vehicular parking on-site to avoid additional on street parking in local roads;
 - e) The location of new housing and access roads to have regard to areas prone to surface water flooding and potential groundwater emergence;
 - f) Demonstrate no significant harm to be caused to groundwater resources;

- g) No significant harm to the amenity of the adjacent Wayfarer's Way; and
 - h) No significant harm to the amenity of users of the adjacent school.
- 3.** In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
- a) Protect and enhance hedgerows and trees within the site where possible, and where they are lost, provide at least the equivalent in new planting on site;
 - b) Minimise hard surfaced areas on site; and
 - c) New planting should be suitable for pollinating species.

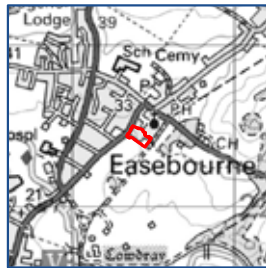
Policy Allocation Policy SD66: Cowdray Works Yard, Easebourne

Change Category:

Minor change



 SDNPA Housing



Key issues:

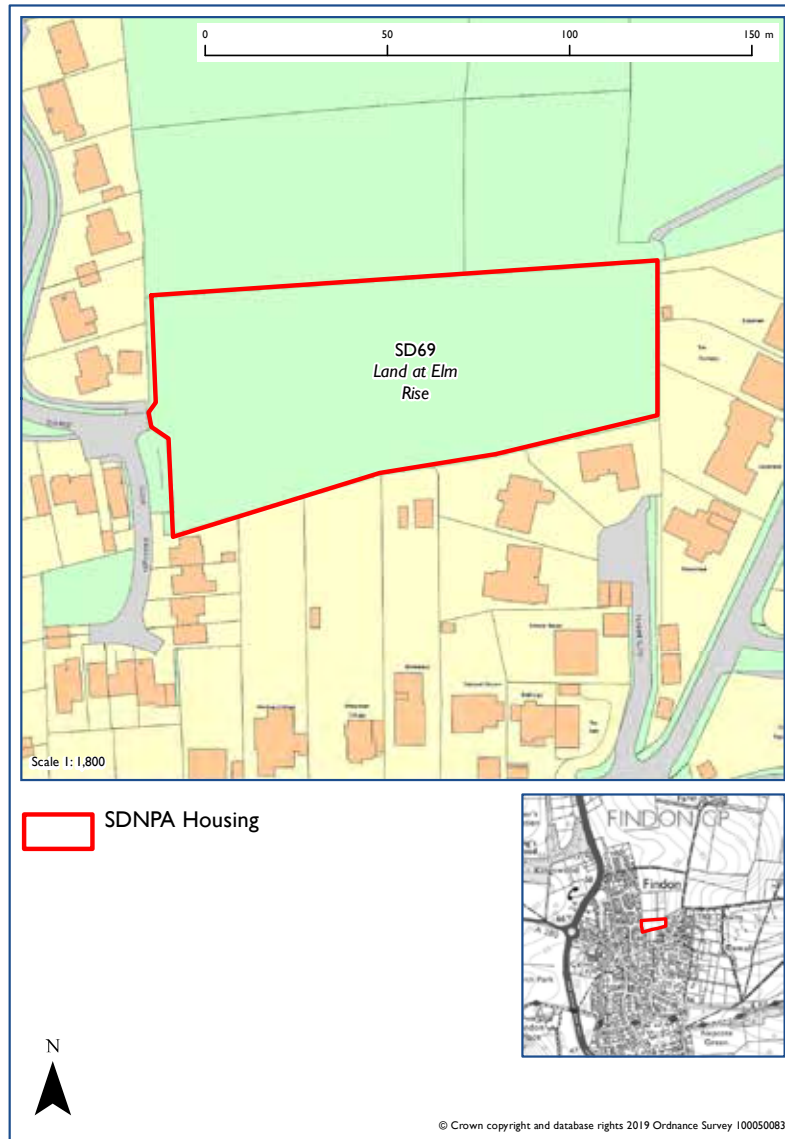
Change in Use Classes Order

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land at the Cowdray Works Yard, Easebourne is allocated for mixed use development including 16 to 20 residential dwellings (Class C3 Use) and commercial buildings (Class A1, A3 and B1 E (a,b and g) Uses only) with a total net floorspace of up to 1,500m². Development for Class A1 E(a) (Shop) units and Class A3 E(b) (Food and Drink) with a net sales floorspace up to a maximum of 280m² for each will be permitted in principle. The design of the proposed form and fabric will be of a high quality, which sympathetically conserves and enhances the setting of local heritage assets. Planning permission will not be granted for any other uses.
2. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) A publicly accessible pedestrian route from Easebourne Lane through to Cowdray Park;
 - b) Provision of all necessary vehicular parking on-site to avoid additional on street parking in Easebourne;
 - c) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence; and
 - d) SuDS to mitigate risk of surface water flooding.
3. Proposals which include security gates or other barriers which preclude the residential areas of the development from becoming fully accessible, inclusive and integrated to the local community will not be permitted.
4. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Maximise available space for new tree planting particularly at the site boundaries;
 - b) Minimise hard surfaced areas on site; and
 - c) New planting should be suitable for pollinating species.

Policy Allocation Policy SD69: Land at Elm Rise, Findon**Change Category:****No change****Consultation question:**

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

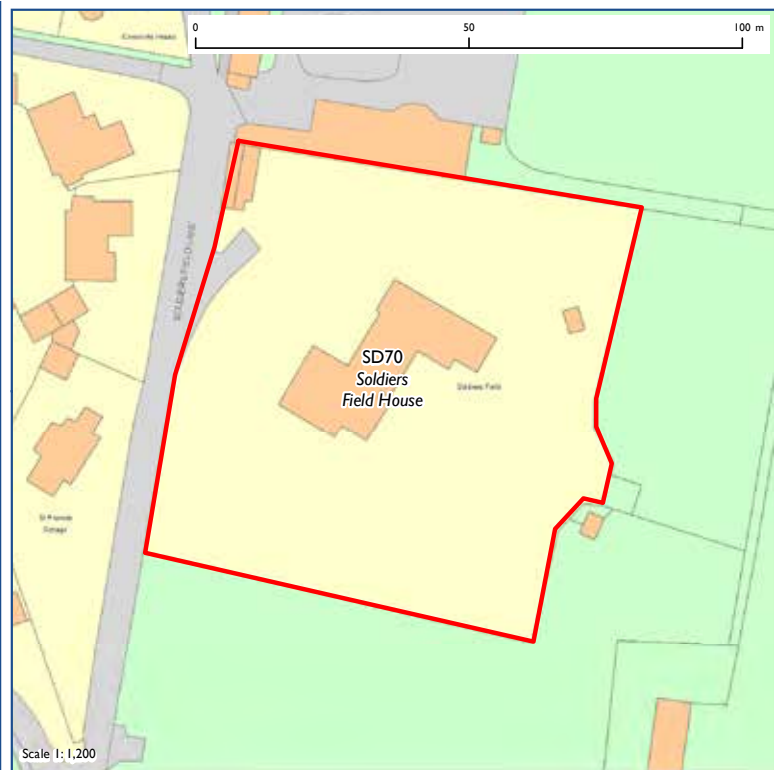
Policy Text:

1. Land at Elm Rise, Findon is allocated for the development of between 14 and 18 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) To enhance biodiversity, and in particular provide for local notable and protected species;
 - b) Development should be focused on the western and southern parts of the site, and provide a suitably landscaped transition to more elevated areas;
 - c) Demonstrate no significant harm to be caused to groundwater resources;
 - d) Vehicular access should be provided via existing access from Elm Rise; and
 - e) The development should provide public green space integrated with an attractive, publicly accessible through-footpath and cycle link between Elm Rise and the northern end of Stable Lane.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
 - b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off; and
 - c) New planting should be suitable for pollinating species.

Policy Allocation Policy SD70: Soldiers Field House, Findon

Change Category:

No change



 SDNPA Housing



Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

Policy Text:

1. Land at Soldiers Field, Findon is allocated for the development of 10 to 12 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) To positively enhance the contribution of the site to the downland landscape and the setting of the Wattle House, particularly as viewed from public rights of way to the east and south and from Nepcote Green;
 - b) Demonstrate no significant harm to be caused to groundwater resources;
 - c) To enhance biodiversity, and in particular provide for local notable and protected species;
 - d) The existing beech hedge that follows the site boundary should be retained, until improved and mature native species planting provides an enhanced boundary treatment; and
 - e) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
 - b) New planting should be suitable for pollinating species; and
 - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Policy Allocation Policy SD71: Land at Petersfield Road, Greatham

Change Category:

Minor change



 SDNPA Housing



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Key issues:

Take account of change to the Use Classes Order and planning permission granted on appeal for 37 dwellings.

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land at Petersfield Road, Greatham is allocated for the development of ~~35 to 40~~ 37 residential dwellings (Class C3 Use) and associated open space. Development for a Class A1 E(a) (Shop) unit with a net sales floorspace up to a maximum of 280m² with suitable vehicular parking for customers will also be permitted. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) Development proposals should provide clear transition in form and layout with a reduced build intensity from Petersfield Road east towards the open countryside;
 - b) Development proposals should conserve and enhance the setting of local heritage assets including the Greatham Conservation Area and Local Listed Buildings and use local building materials to reinforce local distinctiveness (which may include sandstones);
 - c) Provide suitable mitigation towards the Wealden Heaths SPA, which should be informed by a Project-level HRA;
 - d) Provide suitable mitigation measures to avoid increases in localised surface water flooding;
 - e) Demonstrate no significant harm to be caused to groundwater resources;
 - f) Retain the existing vehicular access and, where identified as necessary to provide safe access and egress, improvements to both the vehicular access and to off-site highways;


- g) Provide a publicly accessible off-road pedestrian route from Petersfield Road to the existing PRow to the east of the allocation site;
 - h) Provision of a significant area of public open space within the site which provides for a transition between the development and the countryside; and
 - i) Retain and enhance existing mature trees and site boundaries and new site boundaries appropriate to the local landscape.
- 3.** In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
- a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken; and
 - b) New planting should be suitable for pollinating species.

Policy Allocation Policy SD72: Land at Fern Farm, Greatham

Change Category:

No change



 SDNPA Gypsy and Traveller site allocation



Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

Policy Text:

1. The southern part of the Land at Fern Farm, Greatham is allocated for the development of 4 (total) permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) Provide an attractive street frontage to Longmoor Road, reflecting the transition from village to woodland in this location;
 - b) Provide improved sight lines at entrance to site;
 - c) Provide suitable, permanent access to the Gypsy and Traveller pitches taking into account the need to manoeuvre larger vehicles. The Gypsy and Traveller site must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
 - d) Using the existing vegetation as a base, the boundaries should be reinforced to enclose the site;
 - e) The site must contain significant planting in order to reduce the urbanising impact of the development and provide a transition to the woodland and ponds beyond;
 - f) Surface water drainage must be controlled on site;
 - g) No commercial activities should take place on the land, including the storage of materials, in order to protect the amenity of existing and new neighbours; and
 - h) The Gypsy & Traveller development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.
2. In order to have an overall positive impact on the ability of the natural environment to contribute goods and services, development proposals should address the following:
 - a) New planting should be suitable for pollinating species; and
 - b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Policy Allocation Policy SD73: Land at Itchen Abbas House, Itchen Abbas

Change Category:

No change



 SDNPA Housing



Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

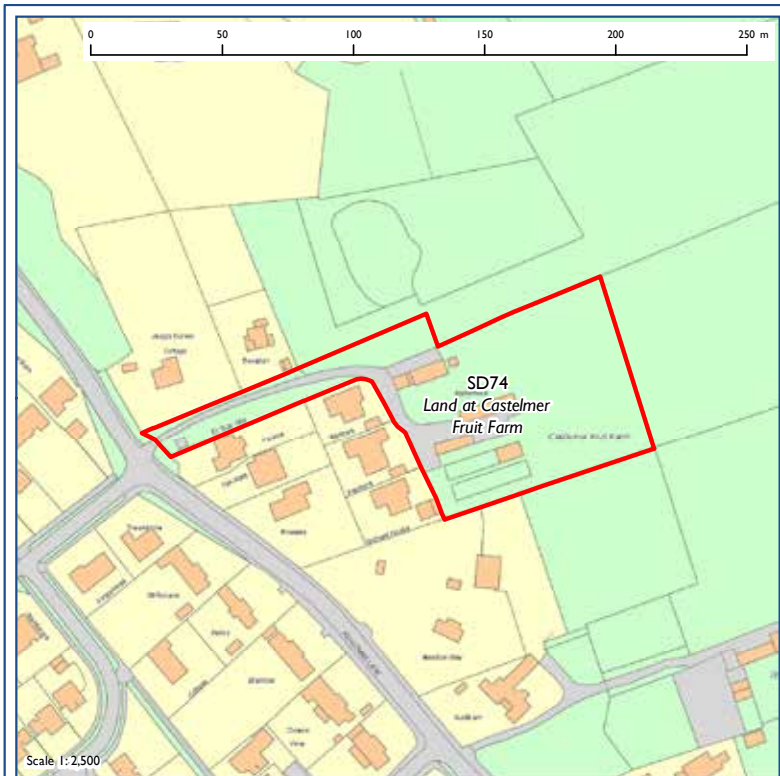
Policy Text:

1. Land at Itchen Abbas House, Itchen Abbas is allocated for the development of 8 to 10 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) To demonstrate that there would be no likely significant effect on the River Itchen SSSI and SAC;
 - b) Development must provide a suitable transition in form and fabric towards the open countryside to the east, north and south;
 - c) The site boundaries should be suitably landscaped;
 - d) The development should provide a suitable new vehicular access if the current vehicular access is not suitable or available;
 - e) Enhance the amenity, character and functionality of the adjacent PRoW
 - f) To contribute towards the aims of the Itchen Valley BOA; and
 - g) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
 - b) Minimise hard surfaced areas on site; and
 - c) New planting should be suitable for pollinating species.

Policy Allocation Policy SD74: Land at Castlmer Fruit Farm, Kingston Near Lewes

Change Category:

Minor change



 SDNPA Housing



Key issues:

Revised capacity to take account of planning permission granted for 10 dwellings (replacing 1 existing so net 9).

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land at Castlmer Fruit Farm, Kingston Near Lewes is allocated for the development of up to ~~12~~ 10 residential dwellings (Class C3 Use – replacing 1 existing so net 9 dwellings). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- a) To enhance biodiversity and provide for protected species;
- b) Protect and enhance trees within the site worthy of retention;
- c) Provide a suitably landscaped transition at the site boundaries;
- d) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence;
- e) Safe vehicular and pedestrian access and egress should be provided and an internal road layout which provides for larger vehicles including refuse vehicles;
- f) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads; and
- g) The site layout must not include opportunities to provide future vehicular access into either adjacent fields or the remainder of the Castlmer Fruit Farm site (other than a narrow single track for the purpose of maintaining the land).

Policy Allocation Policy SD76: Land at Old Malling Farm, Lewes

Change Category:

Minor change



 SDNPA Housing



Key issues:

Revise capacity to up to 226 homes to match planning permission.

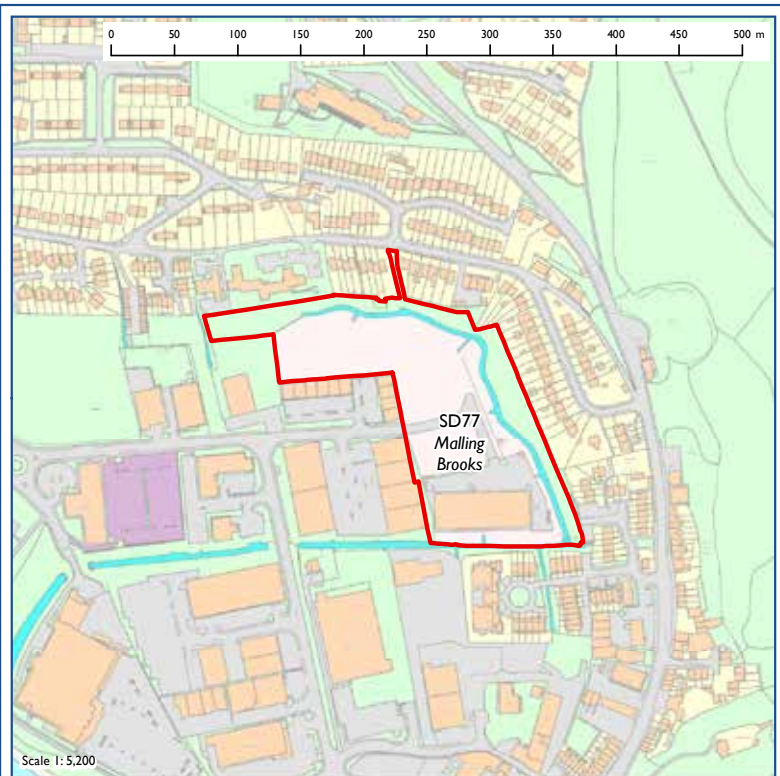
Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

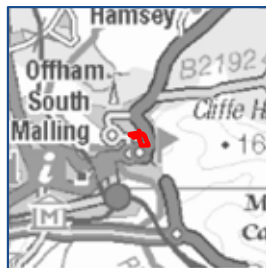
Policy Text:

1. Land at Old Malling Farm is allocated for the development of ~~between 220 and 240~~ up to 226 residential dwellings (Class C3 Use). Development should be informed by a comprehensive and integrated Design Brief to be undertaken either by the National Park Authority (NPA) or by the applicant and then subject to the NPA's approval.
2. The Design Brief should be landscape and ecosystem services led and include a GI Strategy and a Site Masterplan, both of which should be informed by suitable evidence on vehicular and non-vehicular access, arboriculture, drainage and flood risk, ecology, heritage, hydrology, lighting and views.
3. The GI Strategy should provide a suitable strategic scale multifunctional network linking together the site, Lewes and the surrounding open countryside taking into account the range of significant constraints and impacts on the South Downs National Park.
4. The Masterplan should fully set out the GI Strategy, provide a suitable hierarchy of vehicular and pedestrian routes and an appropriate transition across the site in built form, fabric and density.
5. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) The primary vehicular access point is to be off Monks Way at a point opposite Mantell Close;
 - b) The existing former railway bridge forms a secondary access point for emergency use and an access for pedestrians and cyclists and to the existing farm buildings;

- c) Suitably designed access for pedestrians and cyclists should be provided from the site to the disused railway line adjacent to the site;
 - d) Development on the site is contingent on appropriate off-site highway improvement works, to be provided in agreement with the Local Highway Authority, at the Earwig corner junction of the A26 with the B2192, the junction of Church Lane/ Malling Hill and at the Brooks Road/Phoenix Causeway roundabout and suitable traffic calming in local roads;
 - e) Development should provide sufficient clearance for growing space of existing and proposed trees within the site and on all site boundaries;
 - f) All housing development should be located within Flood Zone 1 only;
 - g) Flood compensation storage should be provided for any ground raising or built development in Flood Zone 3 (including allowance for future climate change);
 - h) No development other than Essential Infrastructure or Water Compatible development in Flood Zone 3b;
 - i) Floor levels of habitable areas, where appropriate and proven to be necessary, to be designed to take into account flood risk and climate change;
 - j) Safe vehicular and pedestrian emergency access and egress to be provided taking into account flood risk;
 - k) An appropriate surface water and foul water drainage strategy is agreed with relevant authorities and service providers;
 - l) Development shall incorporate views within, to and from the site to surrounding landmarks and features including from the elevated chalk hills to the east and west, from Hamsey to the north, and from Lewes itself;
 - m) Impacts on tranquility, dark night skies and biodiversity should be minimised through appropriate mitigation and good design; and
 - n) Suitable on-site equipped play space.
- 6.** In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
- a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;
 - b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken particularly at the western and eastern fringes of the site;
 - c) New planting should be suitable for pollinating species; and
 - d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Policy Allocation Policy SD77: Malling Brooks, Lewes**Change Category:****Minor change**

 SDNPA Employment Site Allocation SD77



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Key issues:

Amend uses to take account of changes to the Use Classes Order and update f).

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land at Malling Brooks, Lewes is allocated for the development of approximately 7,040m² of B1/Class E(g), B2/ and/or B8 employment uses and appropriate landscaping. Planning permission will not be granted for any other uses. Detailed proposals that meet or exceed the following site specific development requirements will be permitted:

- a) Landscaping to retain and enhance the previous ecological connectivity of the site, to cover around 30% of the site. The northern and eastern sections of the site must provide broad landscape strips of at least 20m, planted with native species and incorporating a watercourse, in accordance with the plans submitted with planning applications SDNP/13/04579/DCOND and SDNP/13/02155/FUL, and appropriate management proposals secured through Section 106 agreement;
- b) All main roofs on the site should take the form of green roofs;
- c) Protection and enhancement of the footpath running through the site;
- d) The phasing of development to be coordinated with that of the North Street Quarter to provide a smooth transition for businesses displaced from the latter site;
- e) A comprehensive approach to flood risk will be adopted and development will be undertaken in accordance with the recommendation of an agreed Site Specific FRA;
- f) Development to be undertaken in accordance with the findings and conclusions of the an up-to-date Ecological Assessment Report dated December 2007-Revision 1 and the Ecological Design Strategy dated December 2007-Revision 3, accompanying Planning Application LW/07/1608; and
- g) Parking spaces ancillary to the development, at a level acceptable to the highway authority.

Policy Strategic Allocation Policy SD79: Holmbush Caravan Park, Midhurst

Change Category:

Minor change



 SDNPA Housing



Key issues:

Site also suitable for Class C2 (residential institutions) use.

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Holmbush Caravan Park, Midhurst is allocated for the development of 50 to 70 residential dwellings (Class C3 and/or C2 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) To provide positive enhancements to the treescape, waterbodies, wildlife corridors and habitats within the site;
 - b) To demonstrate that there would be no likely significant effect on the Singleton & Cocking Tunnels SAC;
 - c) All housing development should be located within Flood Zone 1;
 - d) Floor levels of habitable areas, where appropriate and proven to be necessary, to be designed to take into account flood risk and climate change;
 - e) Safe vehicular and pedestrian emergency access and egress should be provided during flooding;
 - f) Incorporation of suitable site boundary treatments;
 - g) Provision of pedestrian routes through the site linking into adjacent open spaces; and
 - h) Retention and improvement of, where necessary, the existing vehicular access.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute ecosystem services, development proposals must address the following:

- a) Protect and enhance trees within the site where possible. Trees on the site boundary should be retained and new tree planting should be undertaken;
 - b) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
 - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.
- 3.** The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.

Policy Allocation Policy SD80: Land at the Fairway, Midhurst

Change Category:

No change

Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

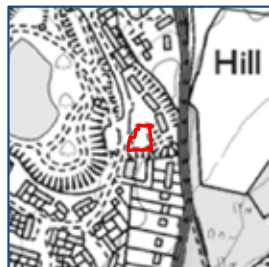
Policy Text:

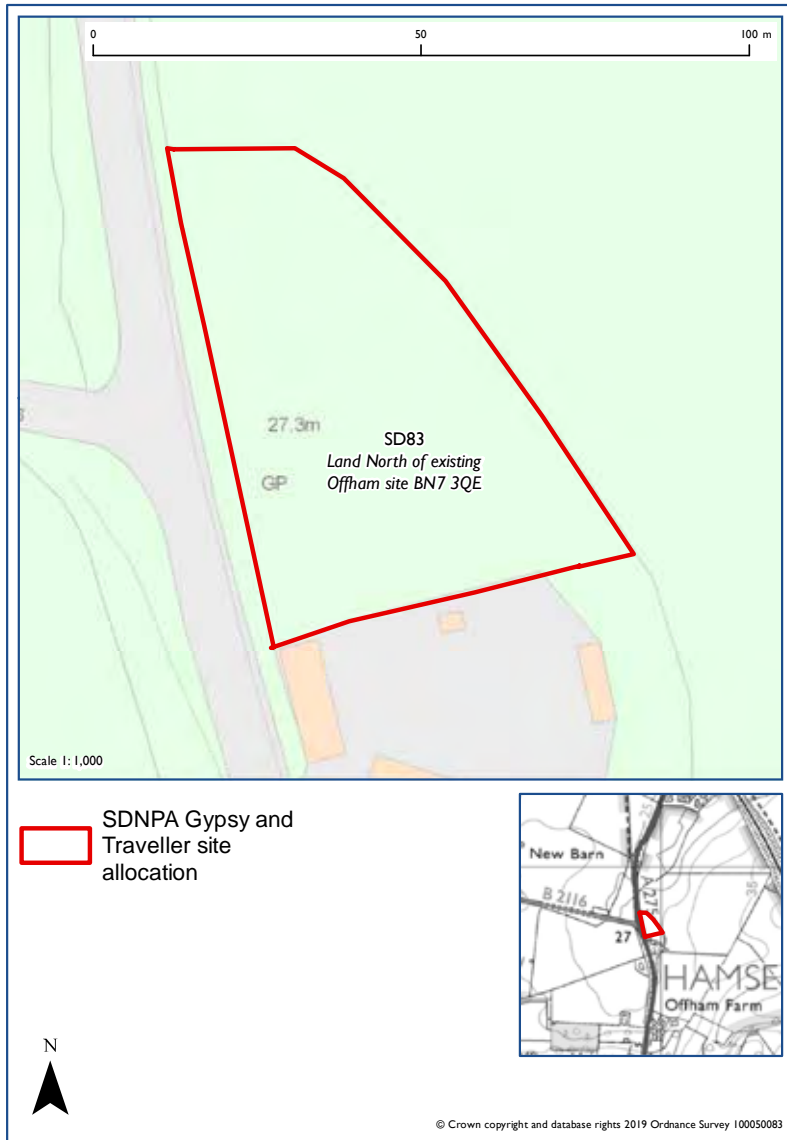
1. Land at the Fairway, Midhurst is allocated for the development of 8 to 10 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- The existing hornbeam tree will be retained, and an appropriate protective buffer applied;
- The development will enhance the setting of the old railway tunnel entrance, and ensure that there are public views to it;
- Development must provide car parking to appropriately replace existing provision, and additionally provide parking for the new development; and
- To demonstrate that there would be no likely significant effect on the Singleton & Cocking Tunnels SAC.



 SDNPA Housing



Policy Allocation Policy SD83: Offham Barns, Offham**Change Category:****No change****Consultation question:**

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

Policy Text:

1. Land at Offham Barns, Offham is allocated for the development of four permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) Laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
 - b) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
 - c) The location of pitches and new access roads to have regard to areas of surface water flooding and potential groundwater emergence;
 - d) Designed to avoid an increase in the feeling of urbanisation in this location, including keeping any associated buildings to a minimum in both number and scale;
 - e) Contain significant planting in order to break up the hardstanding that will be required and reduce the urbanising impact of an increase in the site size;
 - f) Existing hedgerows bordering the site must be retained and reinforced; and
 - g) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.

Policy Allocation Policy SD84: Land at Ketchers Field, Selborne

Change Category:

No change



 SDNPA Housing Allocation



Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

Policy Text:

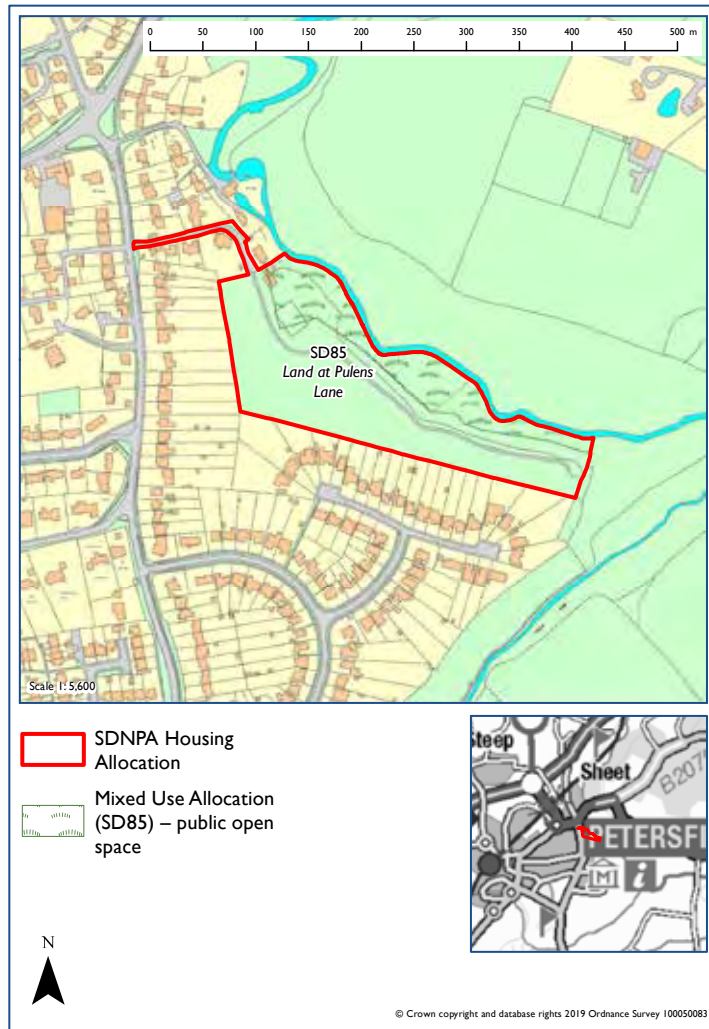
1. Land at Ketchers Field, Selborne is allocated for the development of 5 to 6 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- a) A suitable transition in built form and fabric from the housing to the west to the open countryside to the east;
- b) Site boundaries sympathetic to the local landscape;
- c) Vehicular access compatible with non-vehicular users of, and not harmful to the amenity of, the existing PRoW;
- d) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
- e) The internal site layout should provide suitable turning provision for a long wheel based vehicle;
- f) Appropriate mitigation for the impact of development on the Wealden Heath SPA which should be informed by a Project-level HRA;
- g) The location of new housing and access roads to have regard to localised areas of potential surface water flooding and groundwater emergence; and
- h) Retention and protection of existing mature trees along the PRoW/likely existing access.

2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:

- a) Provision of suitable pedestrian and cycle links to the existing rights of way network and permissive paths;

- b) Protect and enhance trees located at and close to the site boundaries where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the north east and south site boundaries;
- c) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
- d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Policy Allocation Policy SD85: Land at Pulens Lane, Sheet**Change Category:****No change****Consultation question:**

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

Policy Text:

1. Land at Pulens Lane, Sheet is allocated for the development of 15 to 18 residential dwellings (Class C3 Use) and publicly accessible open space. Planning permission will not be granted for any other uses.
2. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:
 - a) A publicly accessible cycle and pedestrian route should be provided through the entirety of the site from Pulens Lane to the eastern boundary;
 - b) An area of publicly accessible open space should be provided adjacent to the River Rother;
 - c) Enhance biodiversity and provide for protected species;
 - d) Protect and enhance trees within the site worthy of retention;
 - e) Provide a suitably landscaped transition at the site boundaries;
 - f) All residential development to be located in Flood Zone 1;
 - g) Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;
 - h) Incorporation of a buffer strip between the development and Flood Zone 3b, the extent of which should be investigated as part of the master planning process;
 - i) Safe vehicular and pedestrian access and egress should be provided (including during flooding);
 - j) The internal road layout to provide for larger vehicles including refuse vehicles;
 - k) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
 - l) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals; and
 - m) The site layout must not include opportunities to provide future vehicular access into adjacent fields.
3. The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.

Policy Allocation Policy SD86: Land at Loppers Ash, South Harting

Change Category:

Minor change



 SDNPA Housing Allocation



Key issues:

Pre-application discussions have found that criterion 1a is difficult to achieve whilst minimising the hard surfaced areas as per 2a. By removing 1a the design can consider all access options.

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land at Loppers Ash, South Harting is allocated for the development of 6 to 8 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) A single vehicular access to the allocation site from New Lane;
 - b) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;
 - c) The site layout must not include opportunities for future vehicular access into adjacent fields; and
 - d) Development to retain glimpsed landscape views from New Lane.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Minimise hard surfaced areas on site; and
 - b) New planting should be suitable for pollinating species.

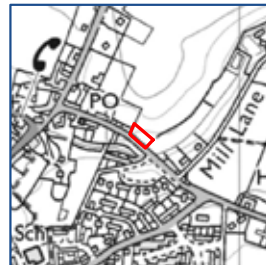
Policy Allocation Policy SD87: Land North of the Forge, South Harting

Change Category:

No change



 SDNPA Housing



Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

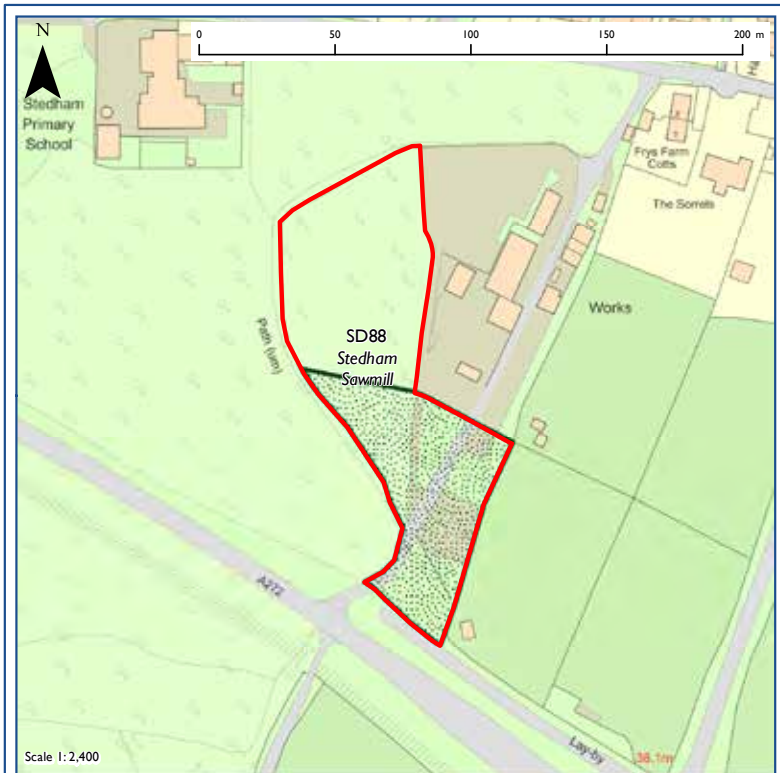
Policy Text:

1. Land North of the Forge, South Harting is allocated for the development of 5 to 6 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) Development must preserve and enhance the setting of South Harting Conservation Area, with special regard to views from the west;
 - b) The location of new housing and access roads to have regard to localised areas of potential surface water flooding; and
 - c) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Minimise hard surfaced areas on site, and
 - b) New planting should be suitable for pollinating species.

Policy Allocation Policy SD88: Stedham Sawmill, Stedham

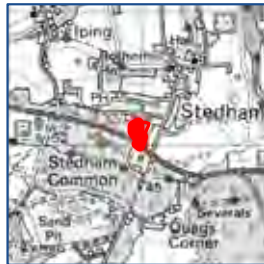
Change Category:

Substantial change



 SDLP Allocation

 Biodiversity Enhancements (area to remain undeveloped) SD88



Key issues:

Pre-application discussions indicate that the existing commercial development is to be retained so site area reduced. Amend wording to remove reference to commercial within the site but retain requirement to integrate with the existing commercial development.

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land at Stedham Sawmill, Stedham is allocated for mixed-use development of up to 16 residential dwellings (Class C3 Use), approximately 1500m² employment uses (Class B1b & c Business Use) and approximately 0.35ha of land for biodiversity protection and enhancements. Planning permission will not be granted for any other uses.
2. Detailed proposals that meet the following site specific development requirements will be permitted:
 - a) It is demonstrated that there would be no significant adverse impact on the Stedham Common or Iping Common SSSI through development of the site;
 - b) There is no harm to the amenity of the PRoW on the eastern and western boundaries;
 - c) To provide a publicly accessible and attractive cycle and pedestrian route from the site to School Lane to the north, and a direct pedestrian access to common land to the immediate west of the site (north of the A272);
 - d) Land to the south remains undeveloped and biodiversity enhancements are provided in order to provide a demonstrable gain in biodiversity and a transition from urban to rural development;
 - e) The design of the housing and employment uses complements the existing adjacent commercial use, each other allowing them to be successfully integrated;

- f) The scheme is designed to look to the village to the north and opportunities to integrate with the existing community are maximised;
 - g) The existing vehicular access to the south is improved for use by occupants of all buildings, in a way that conserves and enhances the rural look and feel of this part of the A272;
 - h) To provide all necessary vehicular parking on-site to avoid additional on street parking; and
 - i) Ensure run-off and drainage is managed to safeguard against any adverse impact on heathland to the south.
- 3.** In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
- a) Maximise available space for tree planting or heathland habitat creation. Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
 - b) Minimise hard surfaced areas on site; and
 - c) New planting should be suitable for pollinating species.

Policy Allocation Policy SD89: Land South of Church Road, Steep

Change Category:

Minor change



 SDLP Allocation



Key issues:

Resolution to grant planning permission for 9 dwellings on smaller site. Revise site area and quantum to match.

Consultation question:

- Do you agree with the proposed amendments? Yes/No. If no, please give your reasons.
- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify further amendments to this allocation?

Policy Text:

1. Land South of Church Road, Steep is allocated for the development of ~~between 8~~ and ~~12~~ 9 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- a) Site boundaries sympathetic to the local landscape;
- b) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
- c) The site layout must not include opportunities for future vehicular access into adjacent fields;
- d) Retention and protection of existing mature trees;
- e) The location of housing and access roads to have regard to localised areas of potential surface water flood risk; and
- f) A proportion of the site should be provided as public open space directly accessible from the village hall and car park.

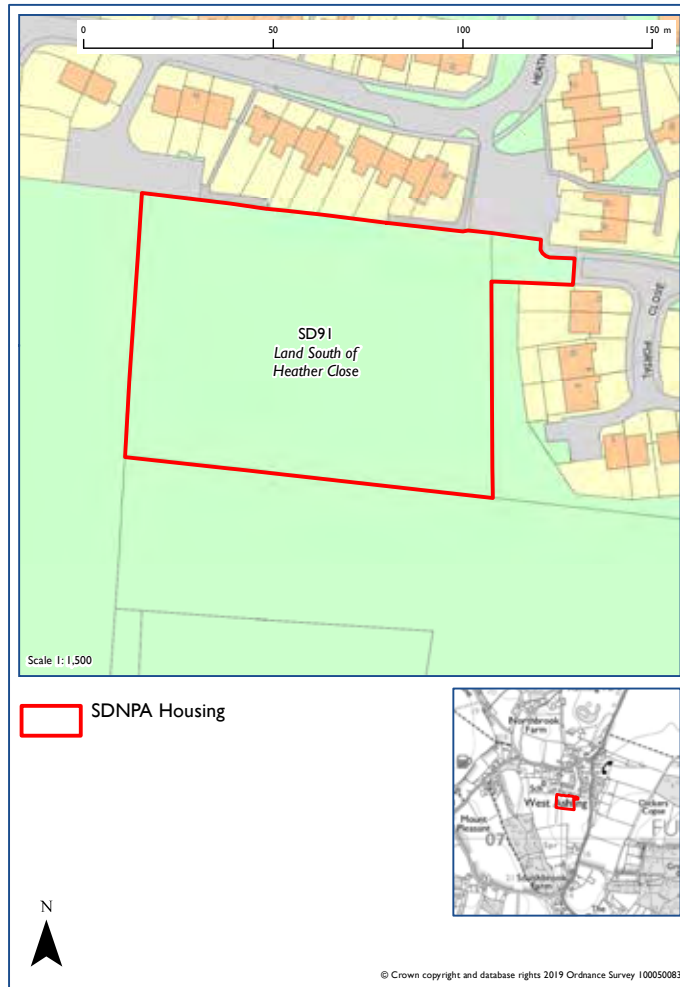
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:

- a) Minimise hard surfaced areas on site; and
- b) New planting should be suitable for pollinating species.

Policy Allocation Policy SD91: Land South of Heather Close, West Ashling

Change Category:

No change



Consultation question:

- Are there any significant changes in circumstances since the site was allocated in 2019 which would justify amendments to this allocation?

Policy Text:

1. Land South of Heather Close, West Ashling is allocated for the development of between 15 and 17 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- Provide suitable mitigation towards the Solent SPA;
- Development must provide a suitable transition in form and fabric from the housing east and north and the open countryside to the south and west;
- The site boundaries should be suitably landscaped and the mature trees and hedgerows on the western boundary protected;
- The existing vehicular access should be made from Portal Close;
- To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;
- The site layout must not include opportunities for future vehicular access into adjacent fields;
- Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals; and
- Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:

- Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries;
- New planting should be suitable for pollinating species; and
- Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.