

Autumn leaves in the South Downs National Park © SDNPA

5

PROPOSED NEW ALLOCATIONS

5.1 As part of the Local Plan Review the development needs for the National Park have been updated (www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/housing-and-economic-development-needs-assessment-2023/) and a 'call for sites' was carried out to encourage landowners to put forward sites to meet these needs. These were assessed through a Land Availability Assessment, which also reviewed all the sites submitted for previous such assessments for the adopted Local Plan and Neighbourhood Development Plans. Over 900 sites were assessed in total, and the outcomes are available at www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/land-availability-assessment/.

5.2 The sites identified as potential allocations in this section are those that met the Land Availability Assessment criteria of suitability, availability and achievability and were further assessed through the Integrated Impact Assessment and the Site Selection Paper (www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/regulatory-assessments/integrated-impact-assessment-ii-a-and-scoping-report/ and www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/site-selection-major-development/).

However, they are still very much provisional allocations and further work will need to be undertaken before they can be included within the final Plan. This work includes:

- Taking into account the representations made in this consultation, including from statutory consultees, and exploring any issues raised;
- Considering the outcomes of the technical reports, including transport and water impacts;
- Commissioning further work on landscape, biodiversity and ecosystems services to ensure that development of these sites is capable of conserving and enhancing the National Park; and
- Commissioning a viability assessment to ensure that site specific requirements, such as for additional affordable housing, biodiversity net gain and climate change measures, can be delivered.

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 SDXX: Land west of Liphook/Land at Westlands Park

The proposed site allocation indicates areas potentially suitable for built development for clarification purposes. These areas may include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures are required outside of the areas as shown. The areas are provided prior to detailed landscape assessment and are therefore subject to change. The areas are also subject to change based on evidence submitted during public consultation.

Allocation		To be determined but possible uses could be:	
		<ul style="list-style-type: none"> ■ Housing (Class C2 and C3) ■ Medical centre ■ Gypsy and Traveller pitches ■ Suitable Alternative Natural Greenspace (SANG) 	
LAA Reference		EA215	
Settlement		Liphook	
Gross Site Area (ha)	25.2	Number of dwellings/ care home units/traveller pitches/other uses	250 homes (including custom and self-build), retirement living and care home provision (66-unit care home included within this overall figure) 12-14 traveller pitches Quantity of other uses to be determined

POLICY REQUIREMENTS

OBJECTIVES:

To deliver an innovative, comprehensive, sympathetic and well-integrated extension to Liphook, informed by a landscape led, detailed masterplan, that respects its setting within the National Park, maintains the integrity of an emerging Neighbourhood Plan identified local view, and integrates the settlement into the landscape in an appropriate manner.

KEY MATTERS AND POLICY REQUIREMENTS:

- a)
 - i The development of this site is deemed to constitute “major development” by the South Downs National Park Authority (SDNPA) for the purposes of NPPF Paragraph 183.
 - ii This site is also classified by the SDNPA as a Park ‘boundary site’, defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - iii In such circumstances, to be considered for development, a site is required to demonstrate that exceptional circumstances exist and that it is in the public interest to develop the land as opposed to delivery elsewhere outside of the Park or meeting the need in some other way. This includes the need for the development and its impact.
 - iv Evidence that the site would deliver exceptional circumstances and that it is in the public interest to develop the land must be submitted to the satisfaction of the SDNPA for the site to remain under consideration for allocation in this Plan.
- b) The site covers a substantial area of land within the National Park (approximately 25.2ha) on the western edge of Liphook. Two areas (totalling 10.4ha) are considered potentially suitable for built development – an area to the west of Portsmouth Road, the ‘North Parcel’ (8.3ha) and a smaller area adjacent to The Links Tavern, the ‘West Parcel’ (2.1 ha). The remainder of the site (14.8ha) is designated for mitigation and enhancement measures such as open space including green infrastructure, active travel improvements, Suitable Alternative

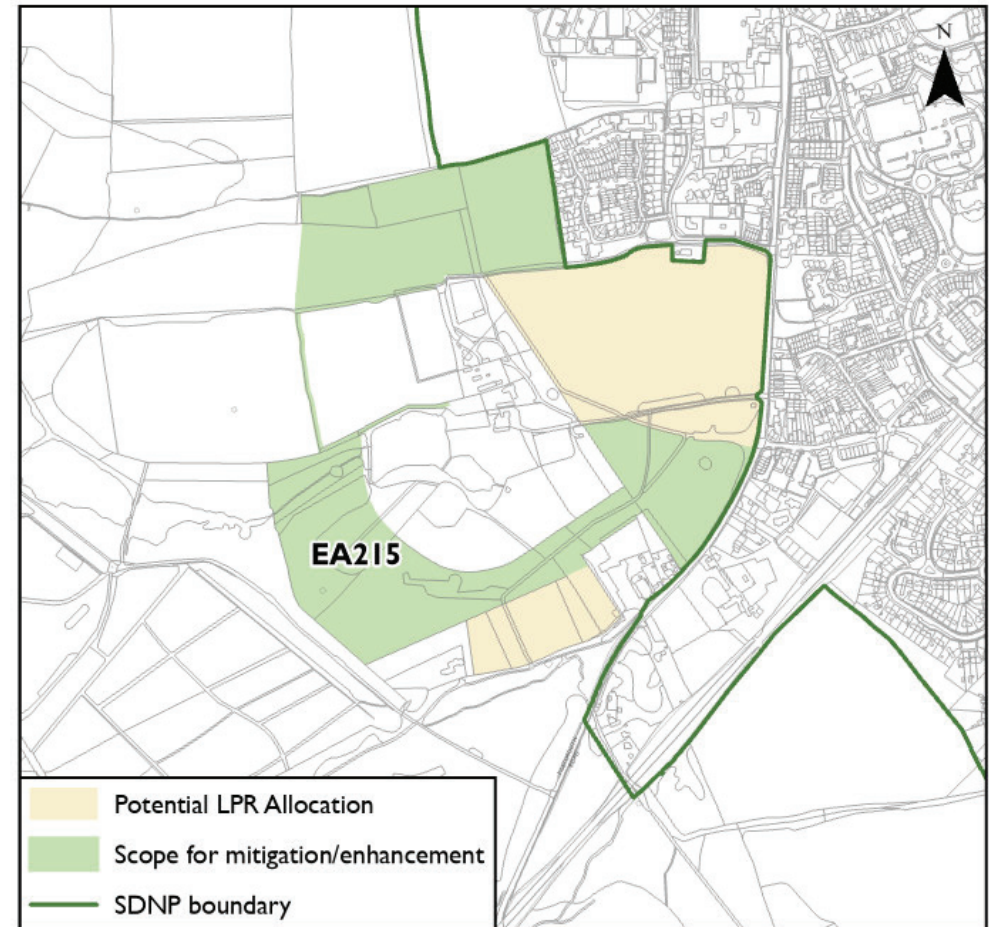
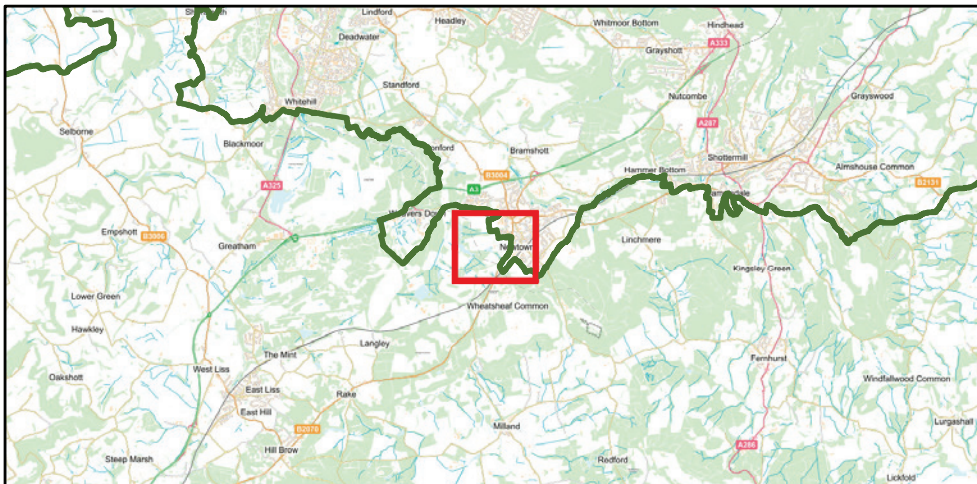
Natural Greenspace (SANG) and biodiversity net gain. Collectively these measures should provide characteristic and meaningful landscaping to provide an improved, softer settlement edge to the National Park alongside development.

- c) The uses, quantities and therefore key matters and policy requirements are largely indicative at this stage as the design of the development evolves. The design process will form a detailed, landscape led masterplan, supported by a comprehensive and holistic evidence base that will seek to maximise gains and minimise potential negative impacts.
- d) Development should safeguard the characteristic field pattern and historic hedgerow and tree lines wherever possible and seek to enhance existing vegetation belts on all site boundaries, noting the presence of numerous trees under Preservation Orders, and seek opportunities to extend these belts into the site and link together as green corridors, including with adjacent sites to create networks wherever possible. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Follow a sequential approach by directing development away from areas of flood risk associated with the site including the provision of any required site-specific flood mitigation measures, including safe vehicular and pedestrian movement and access and egress during flood conditions. The provision of Sustainable Drainage Systems (SuDs) should aim to be multifunctional and integrated with the development on the surface and aim to be a combination of methods, not just restricted to attenuation ponds.
- f) Development should prioritise non-motorised user (NMU) connections throughout the site, segregated wherever possible.
- g) Development should seek to provide NMU routes linking Longmoor Road and Portsmouth Road, the Bohunt Secondary School campus and PRoW footpath (reference 032/2/1) together, with the aim of providing improved inter connectivity and accessibility between the site and surrounding areas, including with Liphook railway station and parts of the village centre by sustainable means, including a safe route to school between the railway station and the Secondary School. These NMU routes should all be appropriately surfaced to a standard that facilitates year-round use.
- h) The site is within 5km of the Wealden Heaths Phase II Special Protection Area (SPA). Appropriate mitigation measures will be provided as required (Policy SD10 refers).
- i) Meet the requirements of other relevant national and development plan policies.
- j) North Land Parcel – Uses are indicated for general residential housing, care use/ retirement living and community facilities including a medical centre.
 - i) Regard must be made in the design to the Bramshott and Liphook Neighbourhood Development Plan that identifies a significant proportion of the Parcel as a ‘locally significant view’ (Policy BL8: Protection of Locally Significant Views” refers).
 - ii) Development should provide a suitable transition in built form and fabric to open land and countryside utilising opportunities for open space provision and planting to soften the settlement edge and provide for nature recovery.
 - iii) Development must consider its interrelationship and impact on nearby designated heritage assets and registered park and garden and should seek to conserve and enhance the setting of a number of listed buildings to the southeast of the site as required.
 - iv) Development should provide suitable vehicular and NMU access onto Portsmouth Road, minimising the loss of any vegetation. An appropriate NMU crossing point and associated traffic calming measures in near vicinity to the site on Portsmouth Road should also be implemented, enabling safe onward active travel towards Liphook Railway Station.
 - v) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- k) West Land Parcel – Use is indicated for Gypsy and Traveller Pitches
 - i) Regard must be had to Policy SD33 in the provision of Gypsy and Traveller pitches. This includes ensuring that the site is connected to mains infrastructure, has sufficient amenity space for occupiers, has safe vehicular and pedestrian access from the public highway and does not cause and would not be subject to harm to the amenities of occupiers and to neighbouring uses and residents.

- ii Regard must be made to any risk from flooding and potential noise impact to future occupiers and how the site would be safely accessed by pedestrians and vehicles, including during flood conditions. Development must have regard to a watercourse buffer, extending into the site along its eastern edge.
- iii Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- iv Development should provide a suitable transition in built form and fabric to open land and countryside, including planting to soften the edge of the site including around a suitable means of enclosure and to provide for nature recovery.
- v Development must have regard to its interrelationship with the adjacent Bohunt Manor Meadow and W heatsheaf Common/Liphook Golf Course Sites of Importance for Nature Conservation.

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.



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Policy SDXX: County Hall, St Anne’s Crescent, Lewes			
The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements.			
Allocation		<ul style="list-style-type: none"> ■ Housing (Class C2 and/ or C3) ■ Offices (Class E) ■ Appropriate small-scale town centre uses (to be determined) ■ Community uses (to be determined) 	
LAA Reference		LE039	
Settlement		Lewes	
Gross Site Area (ha)	4.1	Number of dwellings/ office space	<ul style="list-style-type: none"> ■ 240 dwellings ■ 3,500 sqm County Hall requirement (TBD) ■ Other uses (TBD)

POLICY REQUIREMENTS

OBJECTIVES:

To deliver an innovative, comprehensive, sympathetic and well-integrated redevelopment of a large, prominent and complex site, close to the centre of Lewes, that respects the townscape character and heritage significance of its surroundings and setting within the National Park, informed by a landscape led masterplan.

The site is set out across three distinct land parcels, governed by site topography and vegetation cover. This will present a series of challenges, including on how best to join up development and open spaces and gain appropriate site access for vehicles and non-motorised users (NMUs), to provide a coherent, high-quality and inclusive scheme.

Options are at an early stage and being explored by the freeholders East Sussex County Council. Redevelopment potential, including the extent of the retention or demolition of existing structures is to be determined.

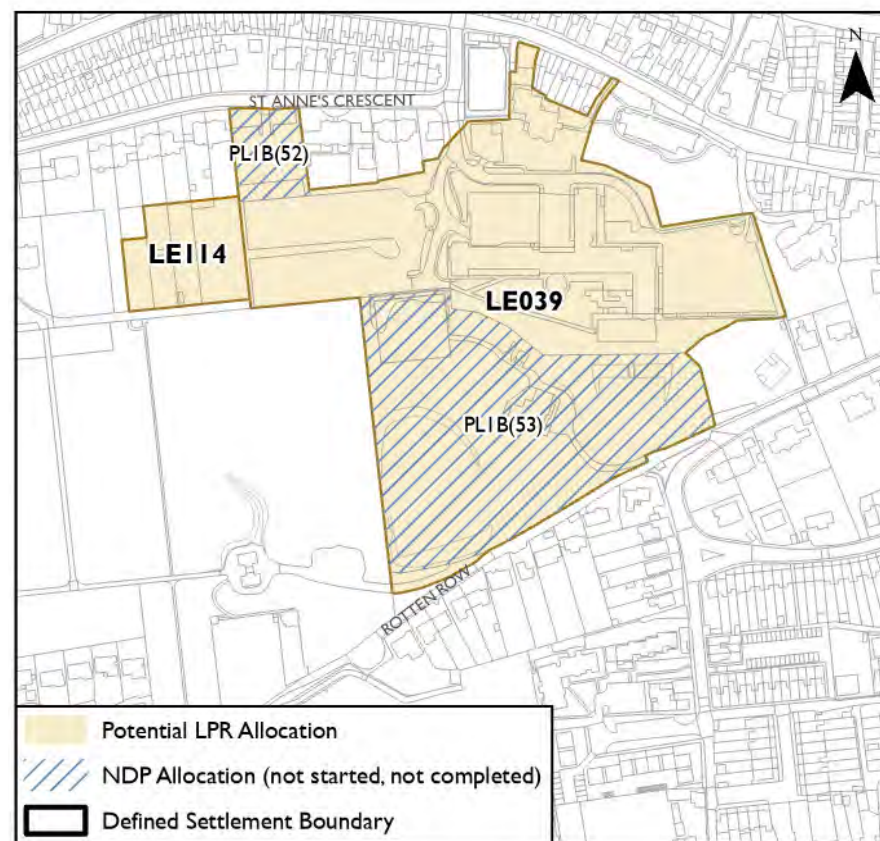
KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must account for the site’s prominent location, having regard to its steep topography and green infrastructure function, particularly its interrelationship with the adjacent Lewes Cemetery Site of Importance for Nature Conservation/ Local Wildlife Site.
- b) Regard should be made to the Lewes Neighbourhood Development Plan designations for housing on two areas of this site – Land at St Anne’s Crescent (PL1(52)) in the northwest area of the site (the north parcel); and the Former St Anne’s School (PL1(53)) in the south area of site (the south parcel).
- c) Development must consider its place within and its interrelationship and impact on the Lewes Conservation Area and designated heritage assets, including the Grade I listed Church of St Anne, and conserve and enhance the setting of both. Development must also consider the non-designated heritage asset, St Anne’s School located within the south parcel, and seek to retain any notable elements of this disused facility.
- d) Careful consideration should be made to the design, particularly building heights given the site’s intervisibility from local and distant views including utilising locally characteristic materials.
- e) The embodied carbon implications of redevelopment should be fully considered throughout. Demolition materials should be reused on site wherever possible.
- f) Development should safeguard and enhance where possible existing vegetation belts on all site boundaries and throughout the site, with regard to the presence of numerous mature trees, including many under tree preservation orders. Development should seek to break up the extensive areas of hardstanding present across the site (also see (k)). Opportunities to link vegetation belts together into a network of green corridors within the site, including any areas of hardstanding and to adjacent areas, should be explored. Regard should be made to the open and verdant nature of the south parcel, including opportunities for public open space and planting to provide for nature recovery.

- g) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- h) Provision of any required surface water flood mitigation measures.
- i) Development should provide suitable vehicular and NMU access and connectivity, seeking to improve wherever possible.
- i) It is not clear whether the vehicular access into the southern land parcel from Rotton Row is suitable for residential use and if it is feasible to improve this due to the likely extent of vegetation clearance and engineering required; and/ or whether the surrounding highway network has capacity. Options for a vehicular and NMU link between the southern and central parcel to access the site by alternative means should therefore be explored.
- ii) NMU connections should be prioritised throughout the site, segregated wherever possible. Development should seek to provide an appropriate step free north/ south link between St Anne's Crescent/ High Street and Rotton Row.
- j) Development should seek to incorporate Public Right of Way footpath (reference LTC/44/1) that crosses the north parcel, into the scheme design.
- k) Development must consider the impact on any net loss in parking provision justified through a parking survey. Any re-provision should consider sustainable options including permeable surfaces, planting and rain gardens, increased cycle parking and solar PV energy generation.
- l) Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation
- m) Evidence that any loss of office space meets the requirements of policy SD35 and Appendix 3, which seeks to safeguard existing employment sites
- n) Meet the requirements of other relevant national and development plan policies.

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.



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Policy SDXX: East Sussex College, Mountfield Road, Lewes

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements.

Allocation		Housing (Class C3)	
LAA Reference		LE141	
Settlement		Lewes	
Gross Site Area (ha)	5.4	Number of dwellings	225

POLICY REQUIREMENTS

OBJECTIVES:

To deliver a comprehensive, sympathetic and well-integrated redevelopment of a previously developed site, set out across three distinct land parcels to the north and south of Mountfield Road on the southeastern edge of Lewes that respects the townscape character and heritage significance of its setting within of the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development must account for the site's prominent location on the southeastern edge of Lewes, having regard to its green infrastructure function and its interrelationship with the adjacent Railway Land Meadows Site of Importance for Nature Conservation and its wider intervisibility from the south.
- b) Development should provide a suitable transition in built form and fabric having regard to the more open nature of the southern land parcel including opportunities for public open space with planting to soften the settlement edge and provide for nature recovery. Opportunities for linkages with the likely wider network of green corridors should be explored throughout the site.
- c) The embodied carbon implications of redevelopment should be fully considered. Development should seek to retain the historic buildings and boundary flint faced walls so far as possible on the southern land parcel and incorporate these into

the redevelopment of this site. Demolition materials should also be reused on site wherever possible.

- d) Development must consider its interrelationship and impact on the adjacent Lewes Conservation Area and designated heritage assets and conserve and enhance the setting of both.
- e) Development should safeguard and enhance where possible existing vegetation belts on all site boundaries and within the site, having regard to numerous mature trees including many under tree preservation orders on the northern boundary of the south parcel. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- f) Follow a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures.
- g) Development should provide suitable vehicular and non-motorised user (NMU) accesses onto Mountfield Road and prioritise NMU connections throughout the site, segregated from vehicles wherever possible.
- h) Development should provide a link to enable off-campus users to safely utilise the footbridge across the railway line with an on-going link to Mountfield Road, segregated from vehicles wherever possible.
- i) Development must consider the impact on any net loss in parking provision to the College through the redevelopment of the site, justified through a parking survey. Reprovision should consider sustainable options including permeable surfaces, planting and rain gardens, increased cycle parking and solar PV energy generation.
- j) Provide good acoustic design to address any noise impacts associated with the adjacent railway line and the A27 to the south.
- k) Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation
- l) Meet the requirements of other relevant national and development plan policies.

Policy SDXX: Alfriston Court, Sloe Lane, Alfriston

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C2)	
LAA Reference		WE014	
Settlement		Alfriston	
Gross Site Area (ha)	0.3	Number of C2 care home units	25-30

POLICY REQUIREMENTS**OBJECTIVES:**

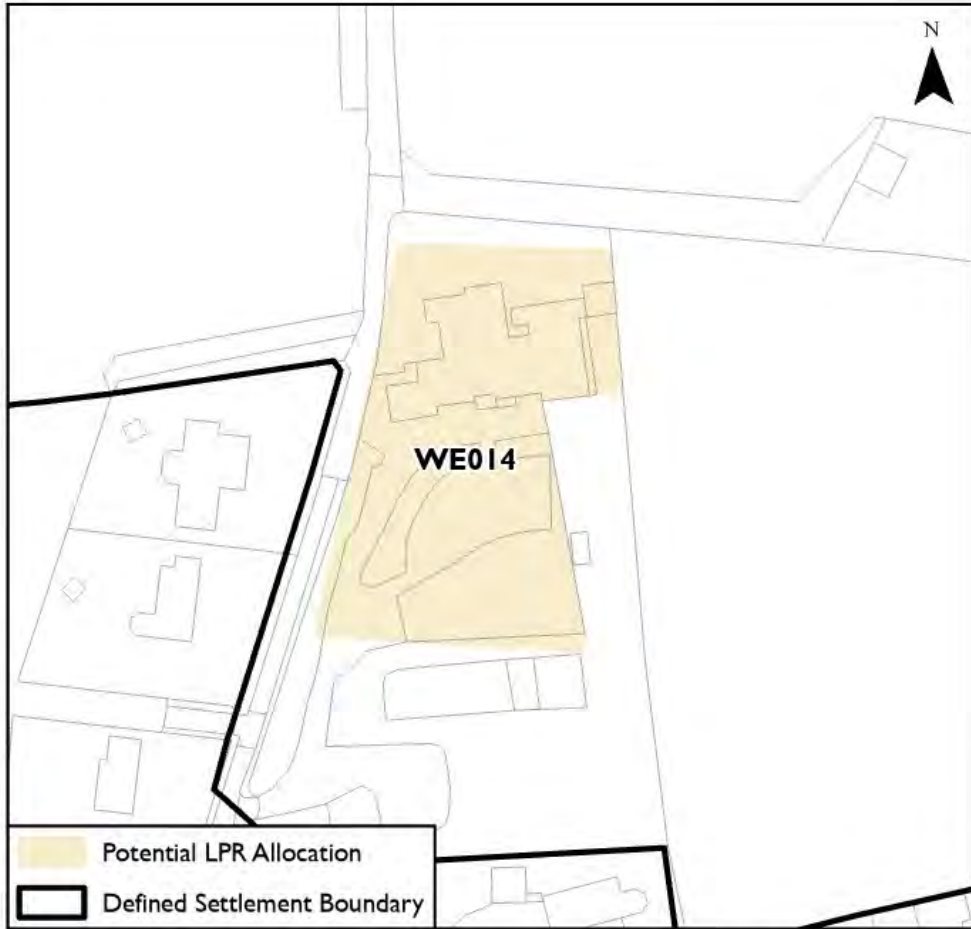
To deliver a sympathetic and well-integrated extension to facilities at an existing care home located on the northern edge of Alfriston, that respects its sensitive and prominent setting within the National Park, particularly visibility from the Cuckmere River corridor, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- Development must deliver a sympathetic extension to the care home, providing a sensitive design to the buildings and grounds with full regard to its visibility from the Cuckmere River Corridor. It should be concentrated towards the existing building and adjacent area, avoiding the highly sensitive non-developed grounds.
- Development should conserve and enhance the setting of the nearby Alfriston Conservation Area and a listed building.
- Development should utilise the existing vehicular and pedestrian access onto Sloe Lane. Any required improvements should seek to retain its character and minimise impact on the setting of the Conservation Area and listed building and conflict with the PRow bridleway (reference ALF/15/1).
- Safeguard and where possible enhance existing tree and vegetation belts on site boundaries and extending into the site, seeking to improve the site's green infrastructure function.
- Meet the requirements of other relevant national and development plan policies.

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 SDXX: East Street Farm, Amberley

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		HO037-038	
Settlement		Amberley	
Gross Site Area/ Developable Area (ha)	1.95	Number of dwellings	25-45

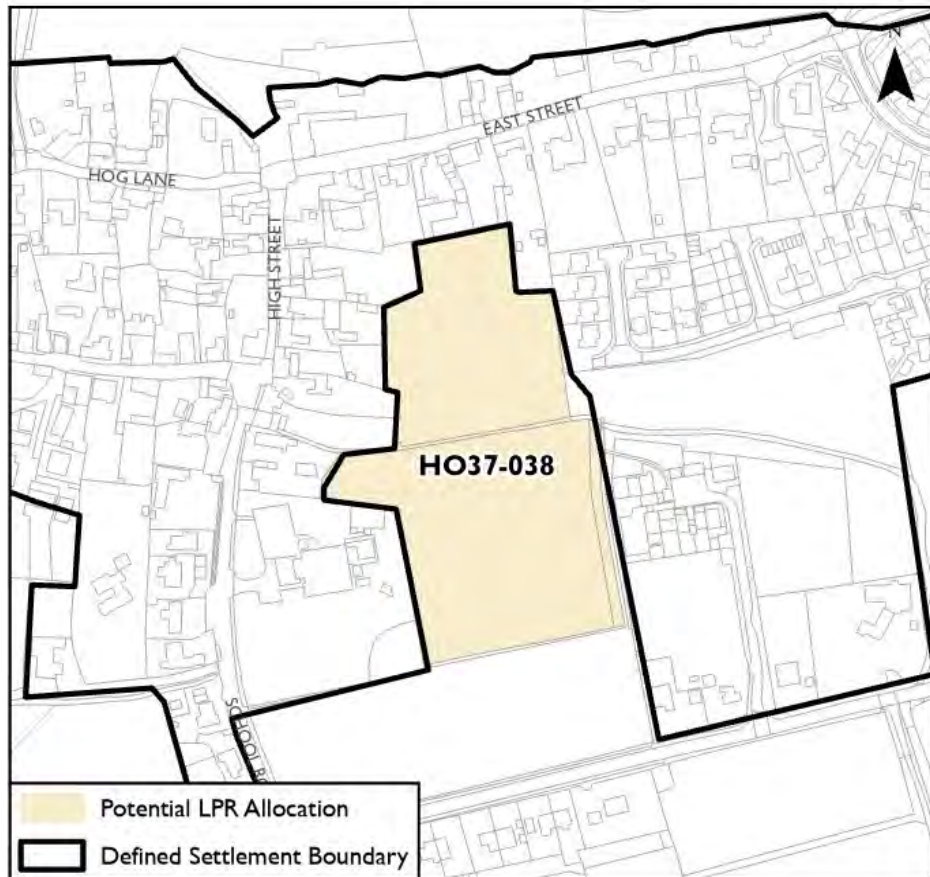
POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated extension to Amberley, informed by a landscape led masterplan, that respects its prominent centrally located position within the settlement and its setting within the National Park.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should account for the site's prominent location at the centre and southern edge of the settlement and local and distant intervisibility. Careful consideration should be made to design, including the interrelationship with the Conservation Area and designated heritage assets, a public right of way and the sites green infrastructure function, including with adjacent areas.
- b) Regard should be made to the ambition of the Amberley Neighbourhood Development Plan (NDP) to locate a Community Centre on the adjacent Amberley School site (policy F1 2) by seeking to either i) accommodate additional school playing field space within the site replacing any lost to deliver the Centre, or ii) accommodate delivery of the Centre. Its position should facilitate ease of pedestrian access from the school (for the purposes of joint use), the car park located in the adjacent southernmost field, and more widely for non-motorised users (NMUs) (see (h)).
- c) Development must consider its interrelationship and impact on designated heritage assets and conserve and enhance the setting of these listed buildings and the Amberley Conservation Area.
- d) Design must consider landscape sensitivities, particularly in terms of layout and building heights. The potential for the maintenance of a gap, in the form of a village green should be explored, seeking strong connectivity including green corridors with the NDP designated 'Millennium Green' Local Green Space to the east.
- e) A suitable transition in any built form and fabric should be made towards the open land and countryside to the south.
- f) Provide suitable vehicular and shared non-motorised user (NMU) access onto Hurst Close.
- g) Prioritise pedestrian connections throughout the site and to the surrounding PRoW network by providing a link/s to PRoW footpath (reference 3708). Improvements should be made to the entire length of this PRoW to enable year-round use through appropriate surfacing.
- h) Provide a shared non-motorised user route, segregated where possible from the road highway, to provide a safe connection between the site, Hurst Close and School Road; and to any community uses provided for within the site area, including the potential to link with Amberley School.
- i) Safeguard and enhance where possible existing vegetation belts on all site boundaries around and within the site and link these and adjacent opportunities together with green corridors wherever possible to create networks.
- j) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- k) The site is within 5km of the Arun Valley SPA and 12km of the Mens Special Area of Conservation. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).

- l) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to address water neutrality will be provided as required (Policy SD10 refers).
- m) This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- n) Address any impacts associated with the chalk Minerals Safeguarding Area
- o) Meet the requirements of other relevant national and development plan policies.



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 SDXX: Land south of Lovell Gardens, Binsted

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

Allocation		Housing (Class C3)	
LAA Reference		EA161	
Settlement		Binsted	
Gross Site Area (ha)	0.58	Number of dwellings	Up to 12

POLICY REQUIREMENTS**OBJECTIVES:**

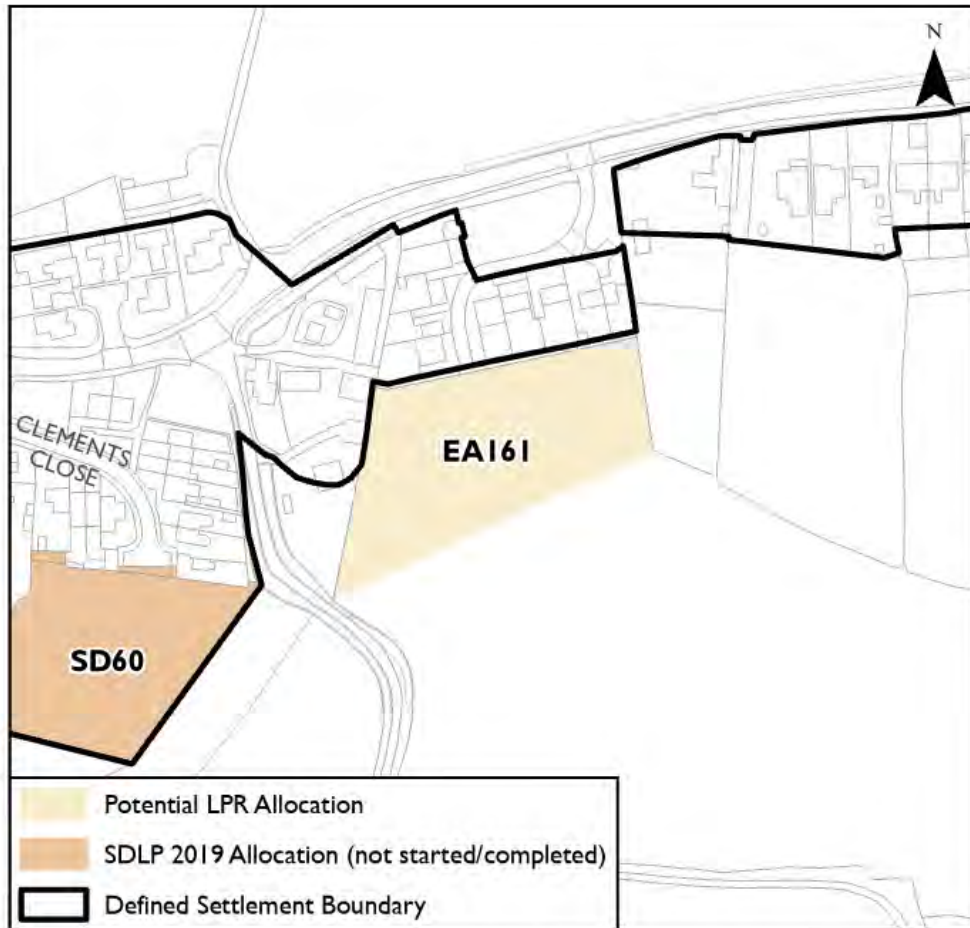
To deliver a sympathetic and well-integrated extension to Binsted, informed by a landscape led masterplan, which respects its setting within the National Park.

KEY MATTERS AND POLICY REQUIREMENTS:

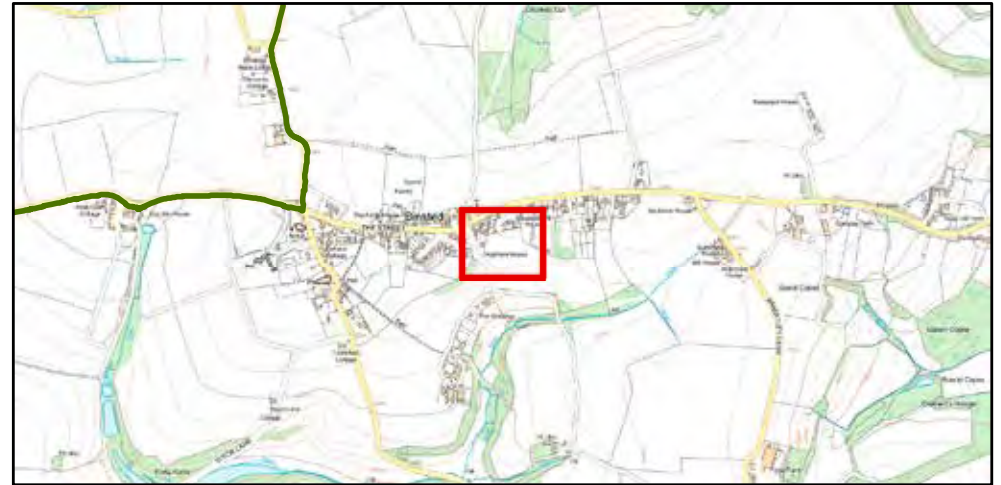
- a) Built development should seek a suitable transition in built form and fabric to the open countryside to the south.
- b) Safeguard and enhance where possible existing tree and vegetation belts on the north, east and west boundaries with further, characteristic planting provided along the southern boundary with native species to strengthen this, varying the depth at intervals to provide for a more natural appearance.
- c) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- d) Provide suitable vehicular and pedestrian access onto Lovell Gardens.
- e) The site is within 5km of the Wealden Heaths Phase II Special Protection Area (SPA). Appropriate mitigation measures will be provided as required (Policy SD10 refers).
- f) Meet the requirements of other relevant national and development plan policies.

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.



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Policy SDXX: Land at Greenways Lane and Kiln Lane, Buriton

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation	Housing (Class C3)		
LAA Reference	EA005		
Settlement	Buriton		
Gross Site Area (ha)	1.1	Number of dwellings	11

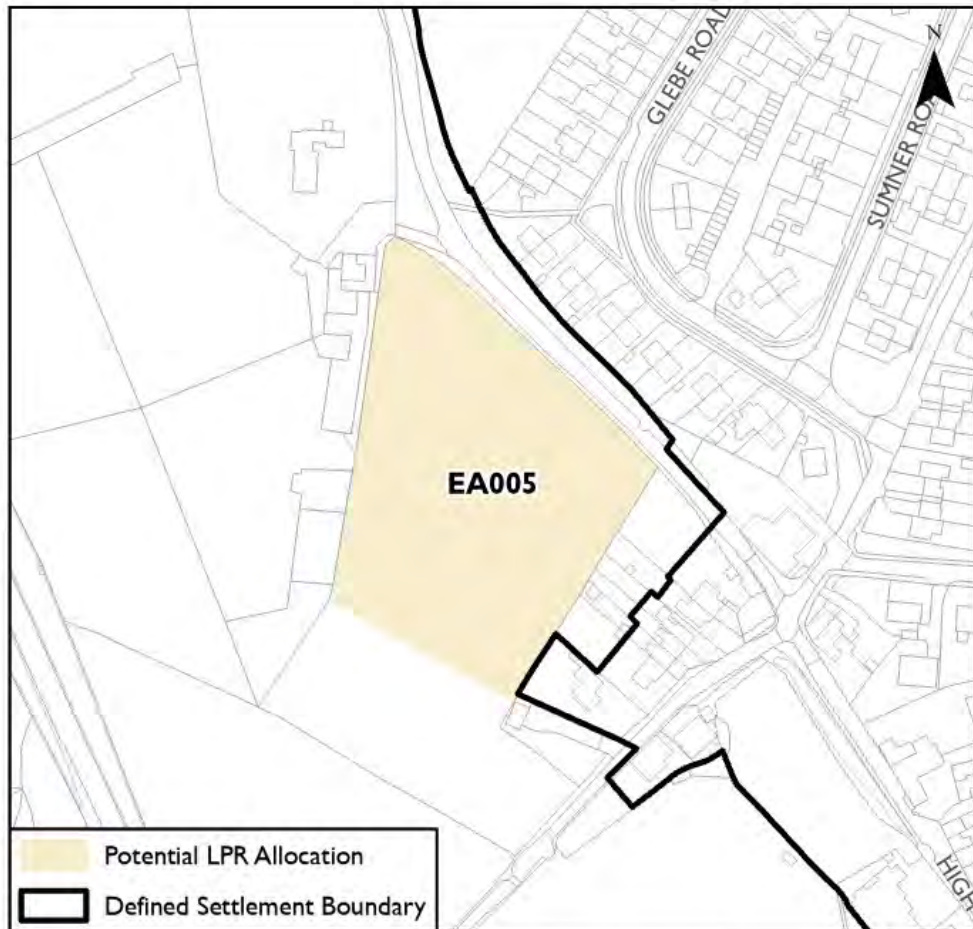
POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated extension to Buriton which respects its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should provide a suitable transition in built form and fabric to open countryside and land to the south and west, with open space provision including nature recovery within the south area that could consider the provision of a community garden, orchard or allotments.
- b) Provide suitable vehicular and shared non-motorised user (NMU) access onto Greenway Lane with a NMU access point onto Kiln Lane with the intent of providing improved and safer access to the recreation ground and village facilities (see c). In gaining site access, this should seek to minimise any loss of hedgerow. Utilising the existing access point in the northwest area of the site should be prioritised.
- c) Prioritise pedestrian connections throughout the site, including the provision of a NMU route suitable for walkers and cyclists between Greenway Lane and Kiln Lane to provide safer linkages to village facilities.
- d) Safeguard and enhance where possible existing vegetation belts on all site boundaries and within the site. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- e) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land East of Coombe Crescent, Bury

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

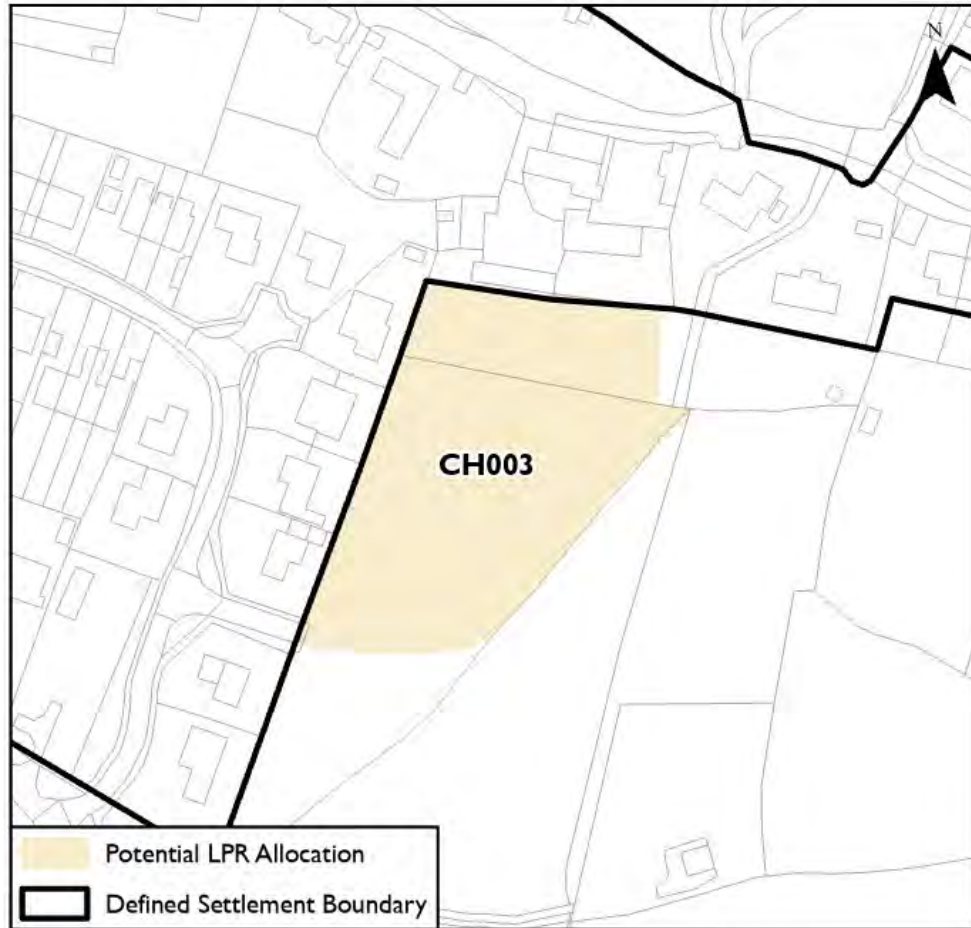
Allocation	Housing (Class C3)		
LAA Reference	CH003		
Settlement	Bury		
Gross Site Area (ha)	0.5	Number of dwellings	15

POLICY REQUIREMENTS**OBJECTIVES:**

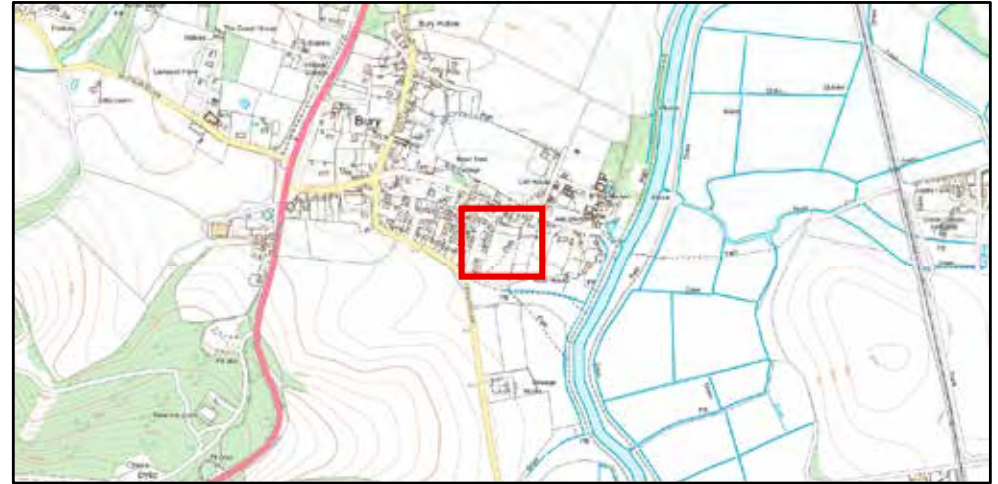
To deliver an innovative, sympathetic and well-integrated extension to Bury, that respects the site's prominent position on the eastern edge of the settlement, the heritage significance of its immediate surroundings, its green infrastructure function and its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should account for the sites prominent position on the eastern edge of Bury, including the site's green infrastructure function.
- b) Development should provide a suitable transition in built form and fabric to open countryside and land to the south and east, including opportunities for public open space with planting to soften the settlement edge and provide for nature recovery, alongside any required flood mitigation measures.
- c) Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the Bury Conservation Area, of which part of the site is within, and listed buildings to the north.
- d) Provide suitable vehicular and shared non-motorised user access onto Coombe Crescent.
- e) Safeguard and enhance where possible vegetation belts on site boundaries. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- f) Development should seek to incorporate Public Right of Way footpath (reference 754) that crosses the site, into the scheme design, including providing a link to this footpath from Coombe Crescent.
- g) Seek opportunities to support the restoration and/ or management of the adjacent Arun Valley Site of Site of Importance for Nature Conservation and Local Wildlife Site to the southeast of the site.
- h) Follow a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures.
- i) The site is within 5km of the Arun Valley SPA and 12km of the Mens Special Area of Conservation. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- j) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development in water neutral will be provided as required (Policy SD10 refers).
- k) Address any impacts associated with the chalk Minerals Safeguarding Area.
- l) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land east of A286: and north of Mill Lane, Cocking

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		CH199	
Settlement		Cocking	
Gross Site Area (ha)	2.6	Number of dwellings	25

POLICY REQUIREMENTS

OBJECTIVES:

To deliver an innovative, sympathetic and well-integrated extension to Cocking, that respects its prominent gateway location on the northern edge of Cocking, the heritage significance of its immediate surroundings, its green infrastructure function and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should account for the site's prominent, gateway position on the northern edge of Cocking, including its green infrastructure function. It should provide a suitable transition in built form and fabric to the open countryside to the north, including opportunities for public open space with planting to soften the settlement edge and provide for nature recovery, alongside any required flood mitigation measures.
- b) Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the Cocking Conservation Area and listed buildings to the south and east.
- c) Provide suitable vehicular and shared non-motorised user (NMU) access onto the A286, seeking to avoid a belt of mature trees and any significant change in levels to minimise impact.
- d) Prioritise pedestrian connections throughout the site and provide a NMU connection between the A286 and Mill Lane to better link with the surrounding Public Right of Way network.
- e) Subject to technical highways work, appropriate pedestrian crossing and traffic calming measures on the A286 should be provided in near vicinity to the site.
- f) Safeguard and enhance where possible existing vegetation belts on site boundaries. For the west boundary, this should include addressing any impacts associated with ancient woodland, including appropriate buffer zones.
- g) Groundworks undertaken to level any area of the site should be minimal and seek to avoid unnecessary ground disturbance. Any resulting spoil should be managed sustainably and carefully reinstated on site wherever possible.
- h) Seek opportunities to support the restoration and/ or management of the adjacent Hoe Copse Local Wildlife Site to the east of the site.
- i) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- j) Follow a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures prioritising above ground natural flood management measures where possible. The provision of Sustainable Drainage Systems (SuDS) should aim to be multifunctional and integrated with the development aiming to also protect and improve water quality.
- k) The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC), within 6.5km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- l) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).

Policy SDXX: Land at Beechwood Lane, Cooksbridge

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		LE090	
Settlement		Cooksbridge	
Gross Site Area/ Developable Area (ha)	2.6	Number of dwellings	30

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver an innovative, sympathetic and well-integrated extension to Cooksbridge, that respects its prominent location on the southwestern edge of the settlement and its setting within the National Park, informed by a landscape led masterplan.

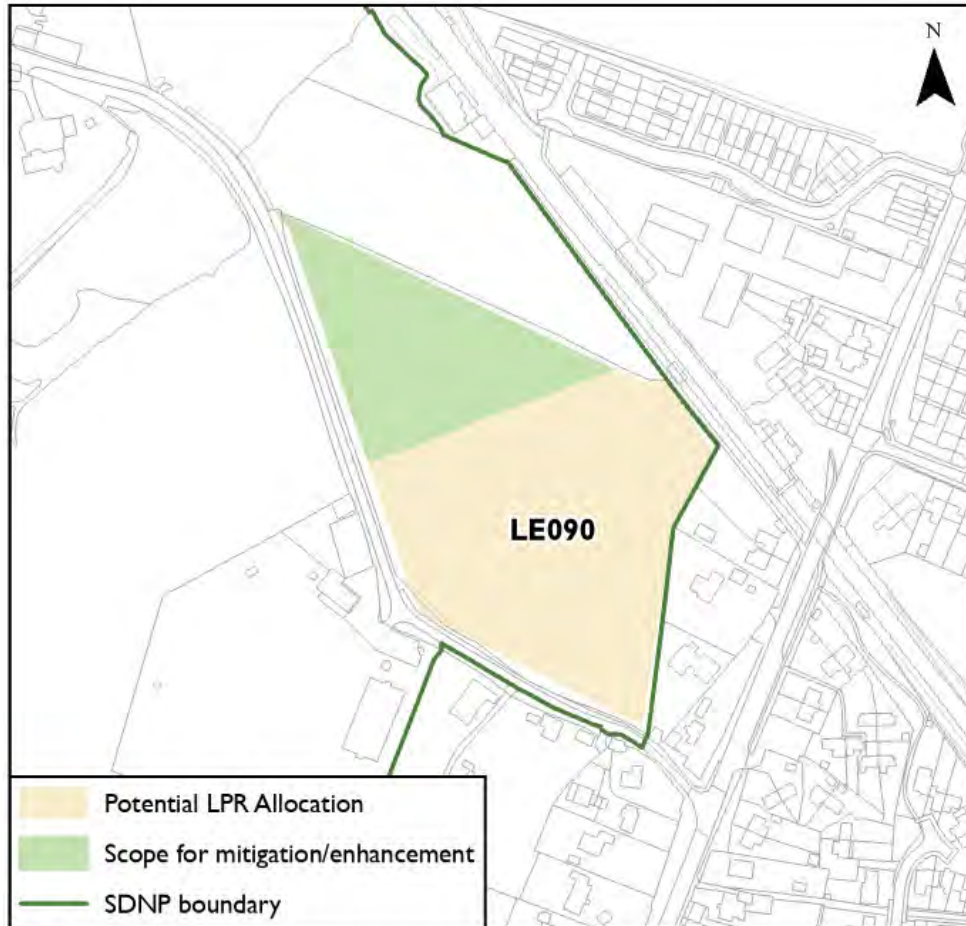
KEY MATTERS AND POLICY REQUIREMENTS:

- a)
- i. This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - ii. In such circumstances, to be considered for development, a site is required to demonstrate that it delivers exceptional benefits to the area.
 - iii. Evidence demonstrating that the site would deliver exceptional benefits must be submitted to the satisfaction of the SDNPA for the site to remain under

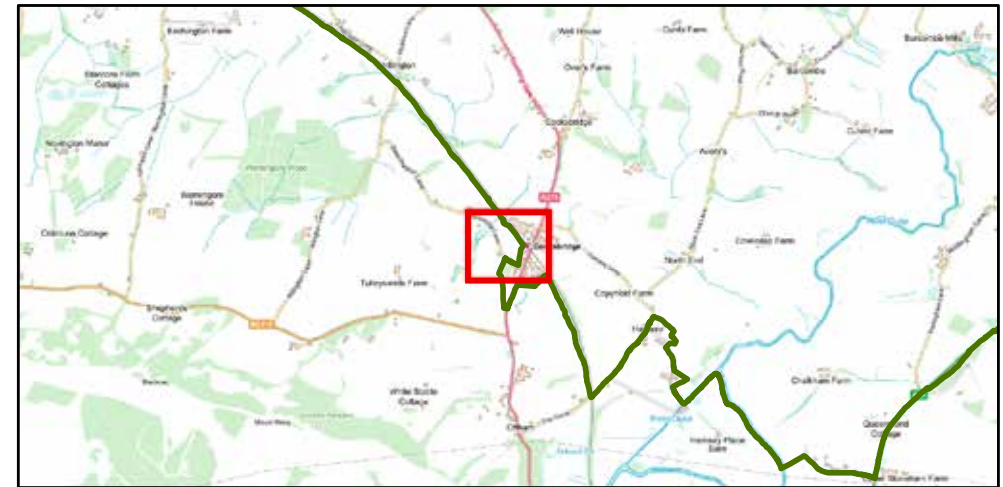
consideration in this Plan. Policy requirements are therefore indicative at this stage to help guide this process.

- b) Development should account for its prominent location on the southwestern edge and approach to Cooksbridge, including its green infrastructure function.
- c) Development should provide a suitable transition in built form and fabric to the open land and countryside to the northwest and west, including opportunities for public open space with planting to soften the settlement edge and provide for nature recovery, including linkages with the Neighbourhood Development Plan designated Local Green Space at The Platt woodland to the south of the site, alongside any required flood mitigation measures.
- d) Provide a suitable vehicular and shared non-motorised user (NMFU) access onto Beechwood Lane, seeking to minimise any loss of hedgerow.
- e) Prioritise pedestrian connections throughout the site; and provide improved links to the surrounding PRoW network and village facilities by providing a link between PRoW footpath (reference HAM/9/1) that runs parallel to the northeast of the site, across the site to Beechwood Hall and Rural Park to west. This should be surfaced throughout to a standard that enables year-round use. If required, an additional NMFU access point should be provided onto Beechwood Lane to facilitate this through link at the most appropriate location. This should include investigating the feasibility of widening and upgrading PRoW footpath HAM/9/1 to facilitate cycling.
- f) Seek to provide a community shop in accordance with community aspirations expressed in the Neighbourhood Development Plan.
- g) Safeguard and enhance where possible enhance existing vegetation belts on all site boundaries including seeking to screen commercial uses to the north of the site from local and wider views, noting the presence of mature trees including a tree under a preservation order on the eastern boundary.
- h) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- i) Provide good acoustic design to address any noise impacts associated with the adjacent railway line.

- j) Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation
- k) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land rear of 71: East End Lane, Ditchling

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

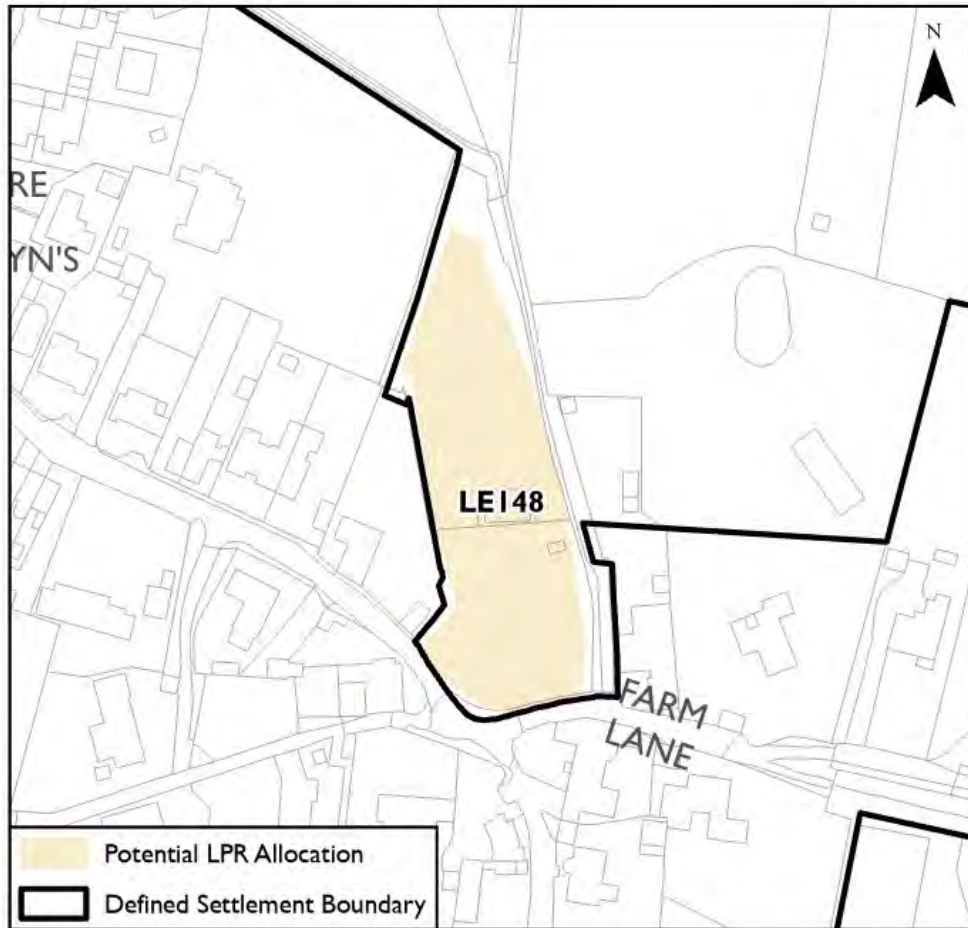
Allocation	Housing (Class C3)		
LAA Reference	LE148		
Settlement	Ditchling		
Gross Site Area (ha)	0.37	Number of dwellings	5

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated development that respects the character and heritage significance of its setting and immediate surroundings and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must consider its interrelationship and impact on the Ditchling Conservation Area and adjacent designated heritage assets and must conserve or enhance the Ditchling Conservation Area and setting of listed buildings.
- b) Safeguard and enhance where possible enhance the existing tree and vegetation belts on site boundaries with particular attention to ensuring the PROW retains its function as a green corridor.
- c) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- d) Development should provide suitable vehicular and non-motorised user (NMU) access onto East End Lane.
- e) Provision of any required surface water flood mitigation measures.
- f) Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation
- g) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Midhurst Community Hospital and 1-2 Rotherfield Mews, Easebourne

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements.

Allocation		Housing (Class C2 and/ or C3)	
LAA Reference		CH147	
Settlement		Easebourne	
Gross Site Area (ha)	1.2	Number of dwellings	120 C2 care home units/C3 retirement units or 35 C3 homes

POLICY REQUIREMENTS

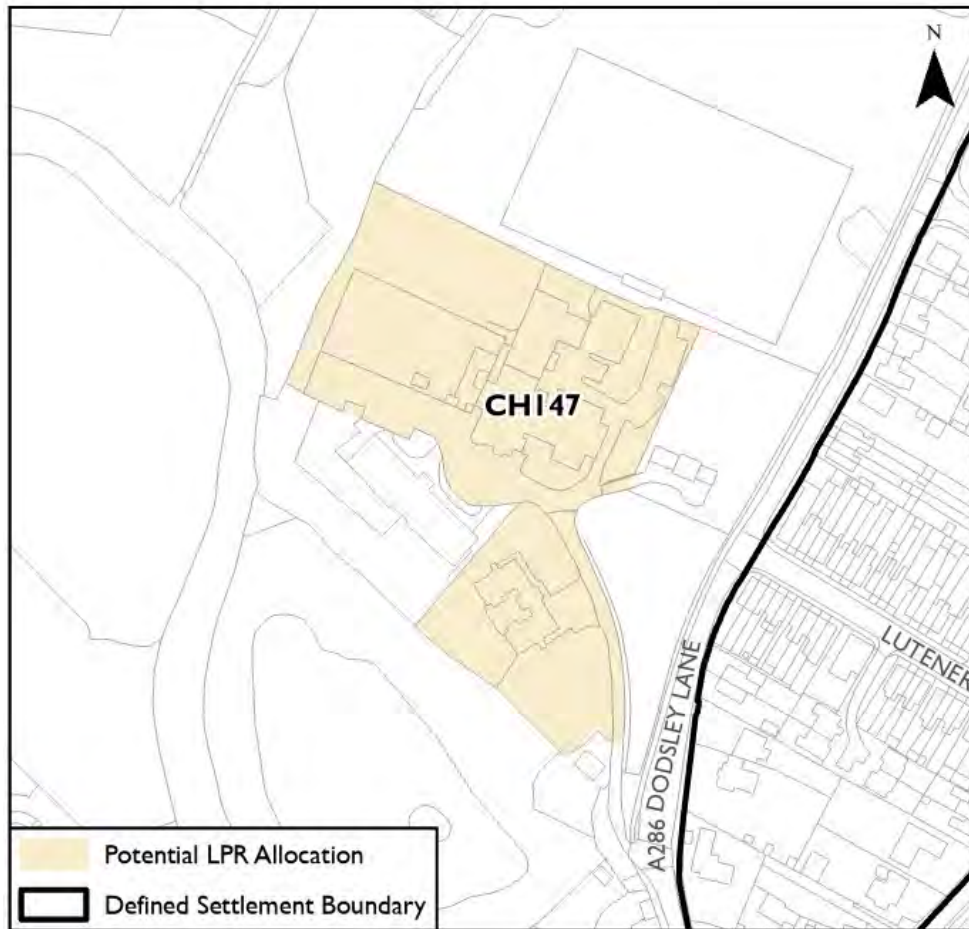
OBJECTIVES:

To deliver a comprehensive, sympathetic and well-integrated redevelopment of a previously developed site on the edges of Easebourne and Midhurst, that respects the natural, townscape and heritage significance and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should seek as far as possible to relate closely to the existing development footprint. It must account for the site's green infrastructure function and its prominent location on the edges of Easebourne and Midhurst, having regard to its interrelationship with the River Rother and adjacent River Rother Site of Importance for Nature Conservation including opportunities to support the restoration and management of wetland or water meadow habitat or betterment of the ecological network.
- b) Development should conserve and enhance the setting of the adjacent Midhurst Conservation Area to the south.

- c) Careful consideration should be made to the design, massing and layout. Built-form should be no greater than three-storeys in height.
- d) Development should safeguard and enhance where possible existing vegetation belts on the site boundaries and within the site, including a number of mature trees. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- e) Follow a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures prioritising above ground natural flood management measures where possible. Such provision of Sustainable Drainage Systems (SuDs) should aim to be multifunctional and integrated with the development aiming to also protect and improve water quality.
- f) Development should provide suitable vehicular and non-motorised user (NMU) access onto the A286 Dodsley Lane, seeking to improve the access road where possible with minimal loss of vegetation. It should prioritise NMU connections throughout the site, segregated wherever possible. If possible, improved access should be provided to the Riverbank GP Surgery, which is not included in the proposal for redevelopment.
- g) The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC) and within 6.5km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- h) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at former Easebourne School, Easebourne

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

Allocation		Housing (Class C3)	
LAA Reference		CH203	
Settlement		Easebourne	
Gross Site Area (ha)	0.7	Number of dwellings	8 – 10

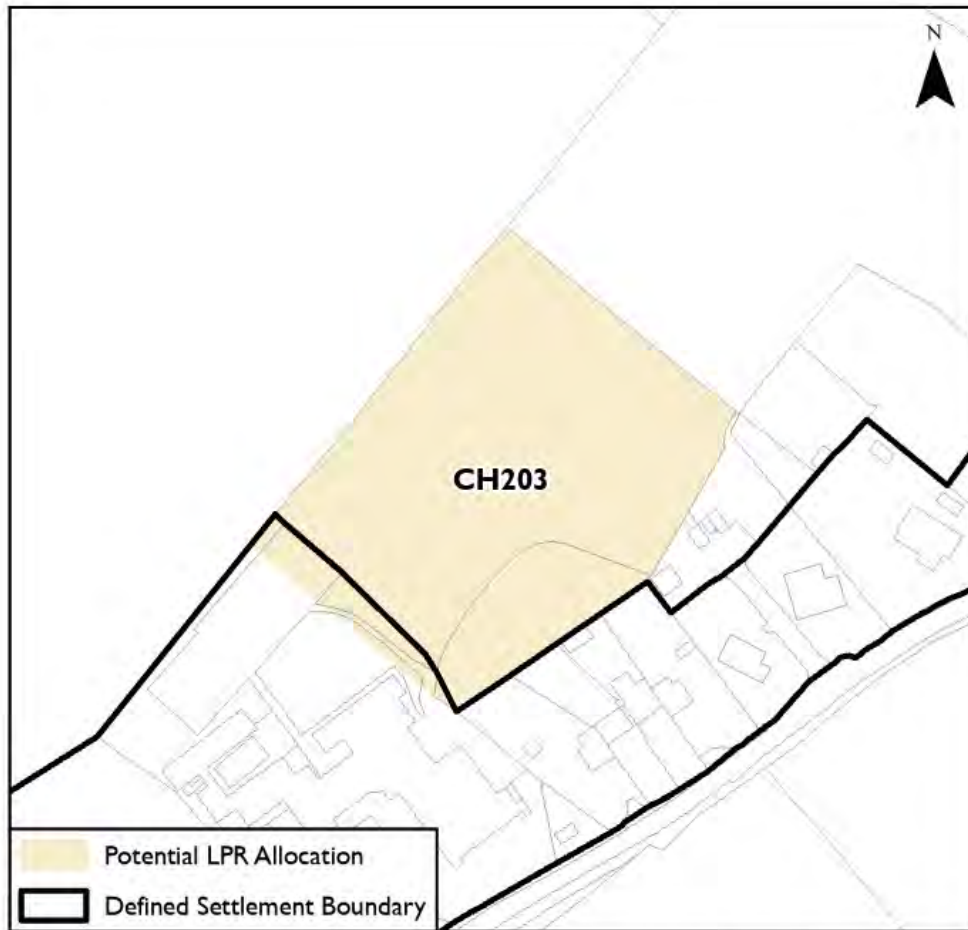
POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated extension to Easebourne, that respects the townscape character and heritage significance of its immediate surroundings, its setting within the National Park, and seeks to compliment and utilise the SDNP Local Plan allocated site (Policy SD68: Former Easebourne School), to the southwest of the site, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the adjacent Easebourne Conservation Area and listed buildings.
- b) Safeguard and where possible enhance the existing tree and vegetation belts on site boundaries and a wooded area containing a pond extending into the southeast area of the site. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- c) Development should provide suitable vehicular and non-motorised user access onto Easebourne Street via the adjacent allocated site (benefiting from full planning permission and within control of the same landowner).
- d) The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC), within 6.5km of the Singleton and Cocking Tunnels SAC and within 12km of The Mens SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- e) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- f) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land west of Budgenor Lodge, Easebourne

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		CH206	
Settlement		Easebourne	
Gross Site Area (ha)	1.4	Number of dwellings	20

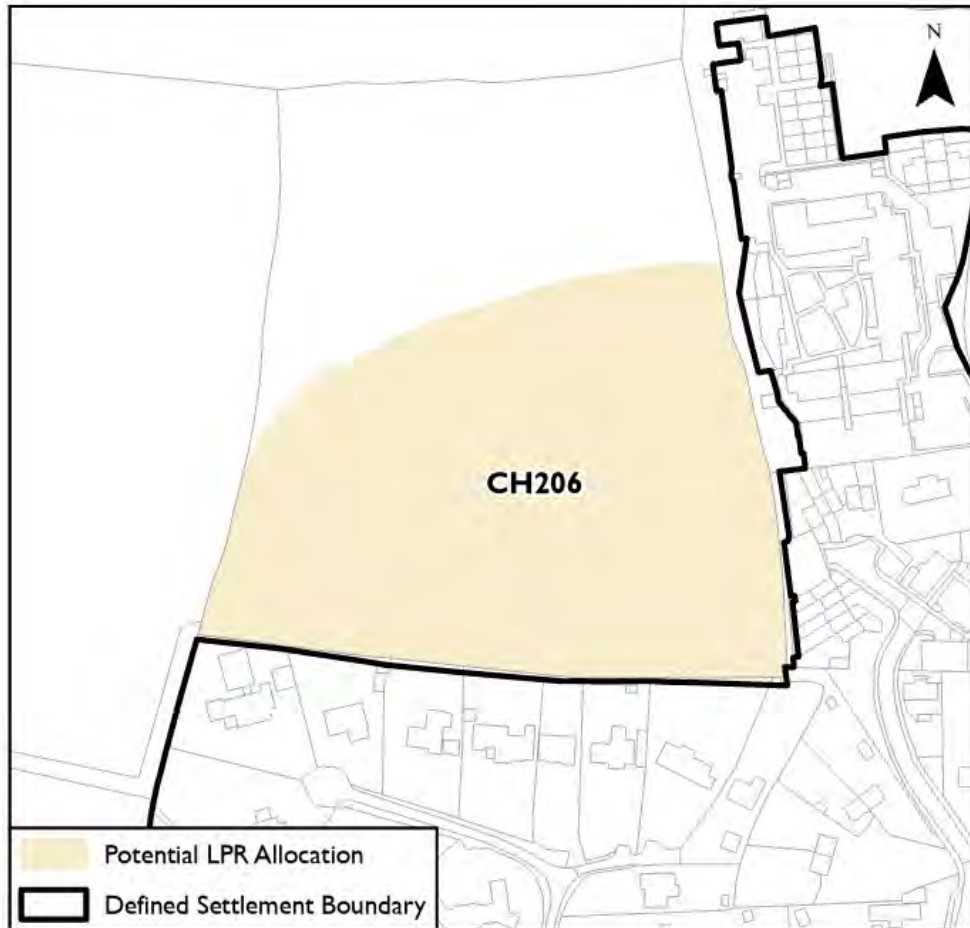
POLICY REQUIREMENTS

OBJECTIVES:

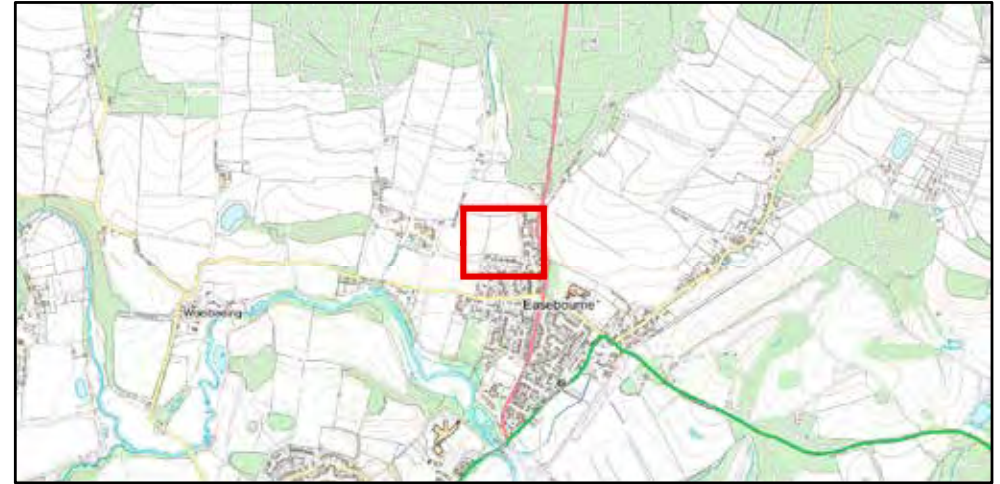
To deliver a sympathetic and well-integrated extension to Easebourne that respects the heritage significance of its immediate surroundings and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should be located towards the southern area of the site and provide a suitable transition in built form and fabric to the open countryside to the north and west, with an opportunity for open space provision and planting to soften the settlement edge and provide for nature recovery.
- b) Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the listed buildings to the east.
- c) Development should safeguard and enhance where possible existing vegetation belts its site boundaries. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- d) Development should provide suitable vehicular and non-motorised user access. Allocation is subject to demonstrating access can be achieved in a timely manner. One option could be to gain access via Hazelwood Close/ Canada Grove, seeking to minimise any loss of vegetation.
- e) The site layout must not include opportunities to provide future vehicular access into the adjacent fields.
- f) The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC), within 6.5km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- g) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- h) Address any impacts associated with the consolidated bedrock Minerals Safeguarding Area.
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Hawksfold, Fernhurst

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

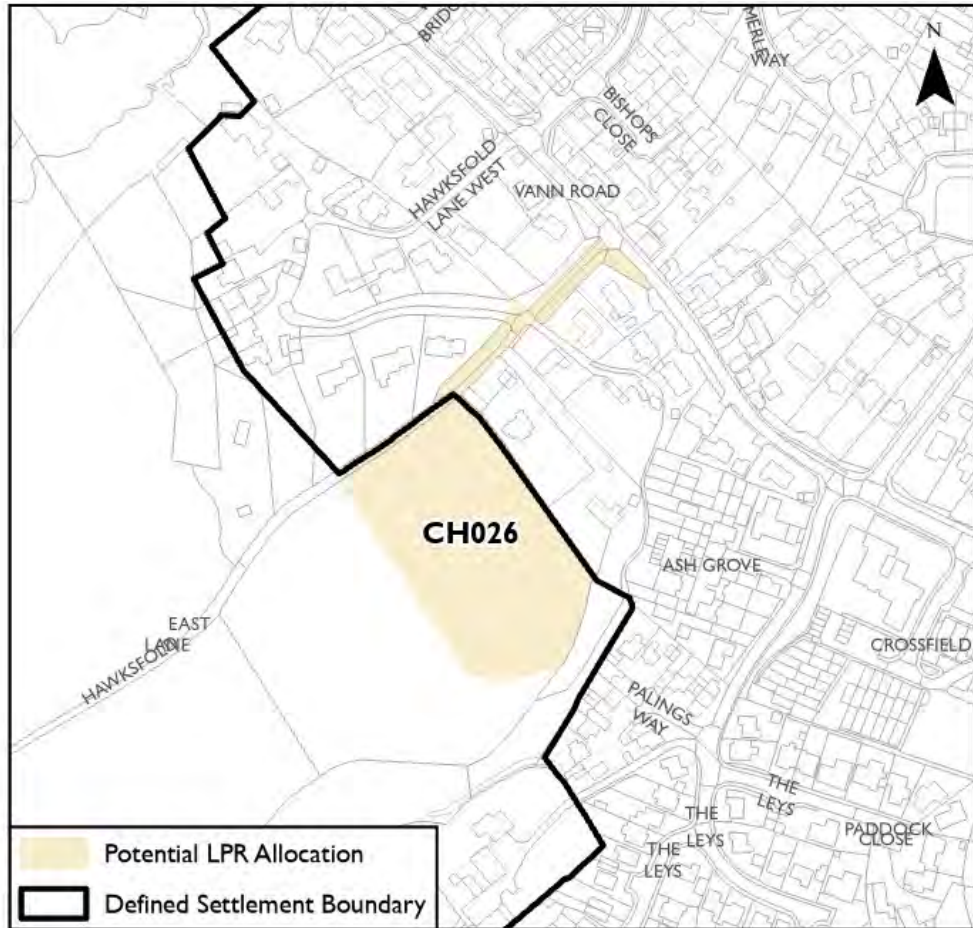
Allocation		Housing (Class C3)	
LAA Reference		CH026	
Settlement		Fernhurst	
Gross Site Area (ha)	0.9 (excluding access)	Number of dwellings	6 – 8

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated extension to Fernhurst, that respects its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should seek to provide a suitable transition in built form and fabric to countryside to the west of the site, utilising opportunities for nature recovery.
- b) Provide suitable vehicular and non-motorised user (NMU) access onto Hawksfold Lane East, subject to confirmation of suitability, seeking to retain the character of the Lane and minimise any loss of vegetation and conflict with the PRoW footpath (reference 1263).
- c) Safeguard and where possible seek opportunities to strengthen tree and vegetation belts on site boundaries with development planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- d) Address any impacts associated with ancient woodland to the north and south of the site, including appropriate buffer zones.
- e) The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC), and 12km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- f) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- g) Address any impacts associated with the brick clay resource Minerals Safeguarding Area.
- h) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Former Allotments north of The Quadrangle, Findon

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

Allocation		Housing (Class C3)	
LAA Reference		AR009	
Settlement		Findon	
Gross Site Area (ha)	1	Number of dwellings	20

POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated extension to Findon, that respects its visible location from the A24, its green infrastructure function and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should provide a suitable transition in built form and fabric to the western side of the site, including opportunities for public open space and planting to soften the settlement edge and provide for nature recovery, alongside any required flood mitigation measures.
- b) Provide suitable vehicular and shared non-motorised user (NMU) access onto The Quadrangle.
- c) Prioritise pedestrian connections throughout the site and provide a NMU link between the site, the A24 and the Quadrangle. Subject to technical highways work, an appropriate at grade pedestrian crossing and traffic calming measures in near vicinity to the site should also be implemented to better link the site with Findon Village.
- d) Safeguard and enhance where possible existing vegetation belts on site boundaries. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Provision of any required flood mitigation measures.
- f) Address any impacts associated with the chalk Minerals Safeguarding Area.
- g) Meet the requirements of other relevant national and development plan policies.

Policy SDXX: Land east of Lodge Lane, Keymer, Hassocks

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		MI014	
Settlement		Hassocks	
Gross Site Area (ha)	2.3	Number of dwellings	30

POLICY REQUIREMENTS

OBJECTIVES:

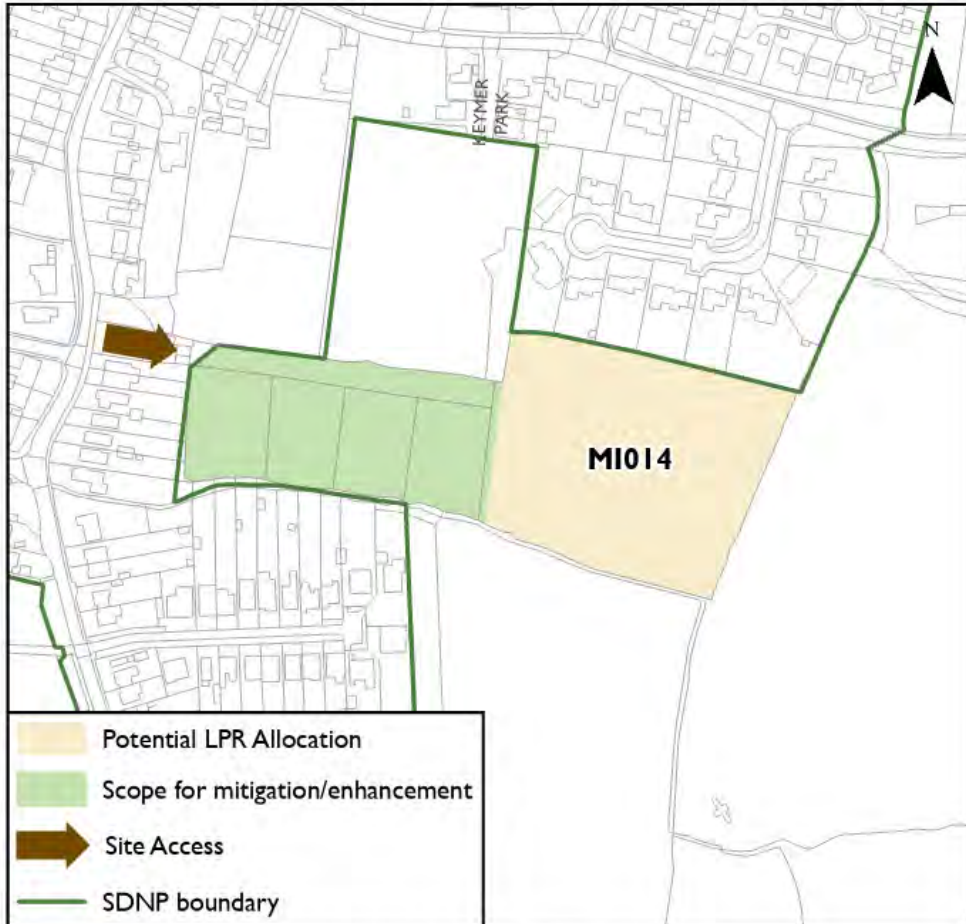
To deliver a comprehensive, sympathetic and well-integrated extension to Hassocks, that respects the setting of the National Park and integrates the settlement into the landscape in an appropriate manner, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

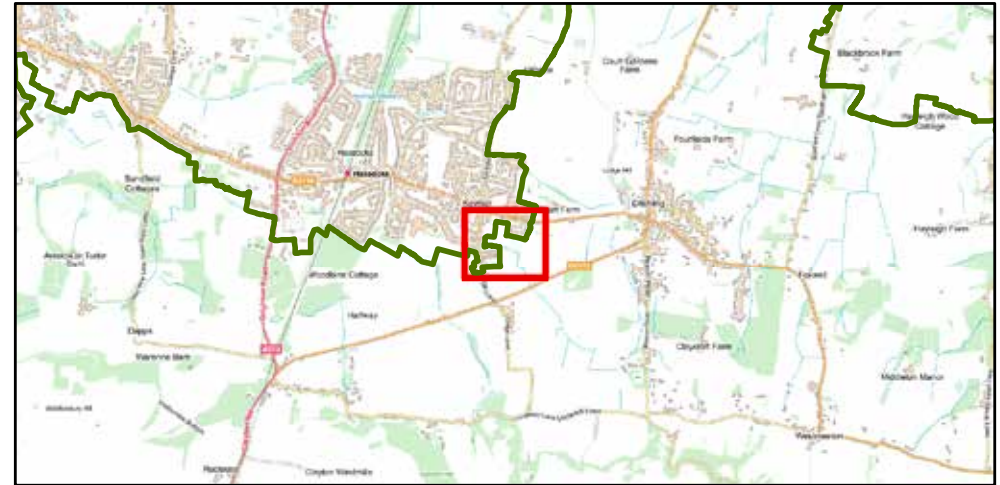
- a)
- i) This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - ii) In such circumstances, to be considered for development, a site is required to demonstrate that it delivers exceptional benefits to the area.
 - iii) In addition to new homes, it is proposed that the site could directly provide flood alleviation measures to attenuate storm water and help prevent 'flash flooding' events in Hassocks. It is considered that this benefit could justify the development of this site.
- iv) Proof that the proposed flood alleviation measures are technically and financially feasible beyond concept and can be delivered in a timely manner must be submitted to the satisfaction of the SDNPA for the site to remain under consideration for allocation in this Plan.
- b) Regard must be made to the Hassocks Neighbourhood Development Plan designation of the land as a Local Gap (Policy 1a refers), minimising any impact development may have on the Gap, including providing appropriate mitigation measures where required.
- c) Development should provide a suitable transition in built form and fabric to open land and countryside to the north, south and east to soften the settlement edge with significant opportunity in the west area of the site for open space provision and planting to provide for nature recovery.
- d) Development must consider its interrelationship and impact on and conserve and enhance the setting of the adjacent Keymer Conservation Area and listed buildings.
- e) Development should safeguard and enhance existing vegetation belts on all site boundaries and extending into the site and link these together with green corridors, including with adjacent sites, wherever possible.
- f) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- g) Development should provide suitable vehicular and pedestrian access onto Lodge Lane (this part of the site is outside the National Park so will require liaison with Mid Sussex District Council).
- h) Development should follow a sequential approach by directing development away from areas of flood risk associated with the site including the provision of any required site-specific flood mitigation measures including safe vehicular and pedestrian access and egress during flooding conditions.
- i) Development shall provide flood alleviation measures in full to the satisfaction of the National Park Authority demonstrating that such measures i) provide significant benefit by alleviating 'flash' flooding events both to the localised and wider area

of Hassocks ii) can be entirely provided within the site iii) are integrated into the landscape as part of a wider package of on-site nature recovery measures.

- j) Address any impacts associated with the unconsolidated sand Safeguarding Area.
- k) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Beaumont, Wellgreen Lane, Kingston

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements.

Allocation		Housing (Class C3)	
LAA Reference		LE118	
Settlement		Kingston	
Gross Site Area (ha)	0.5	Number of dwellings	5

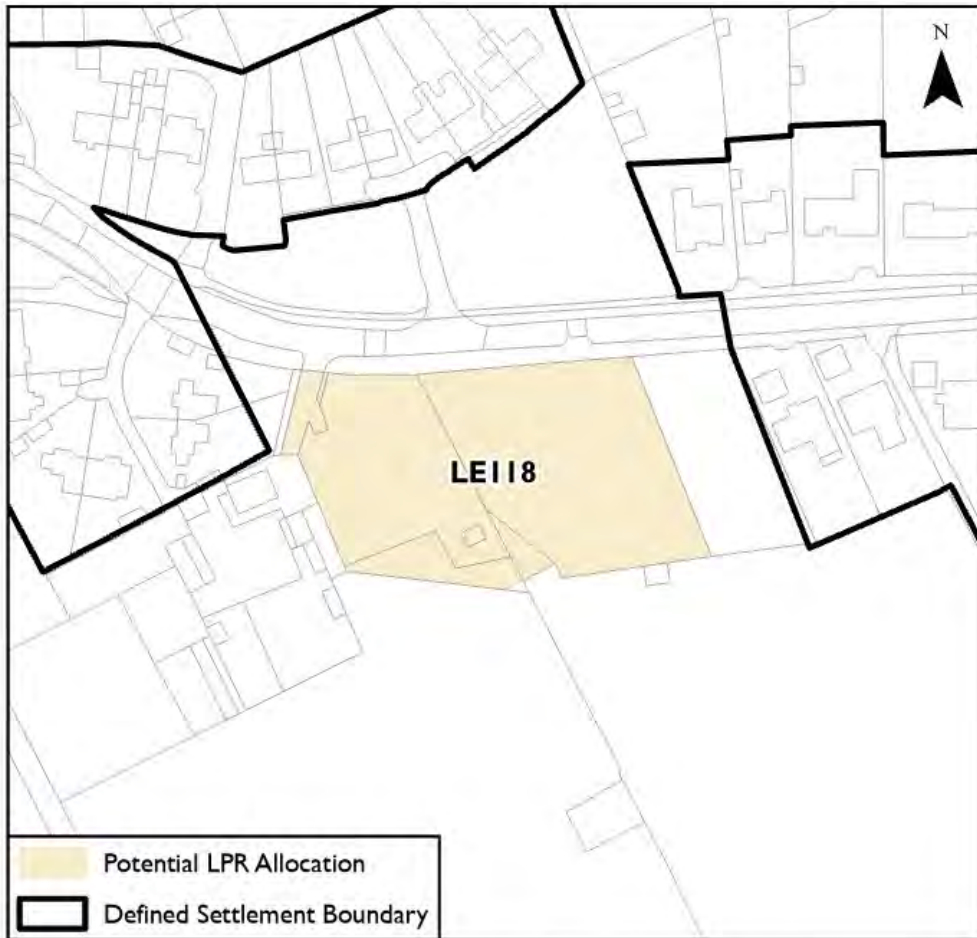
POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated extension to Kingston that respects its green infrastructure function and setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- Development should account for the site's green infrastructure and safeguard and/or enhance where possible vegetation belts on site boundaries and extending into the site to create networks where possible.
- Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- Provide suitable vehicular and shared non-motorised user (NMU) access onto Wellgreen Lane, utilising the existing access point in the northwest area of the site.
- Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Audiburn Farm, Ashcombe Lane, Kingston

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

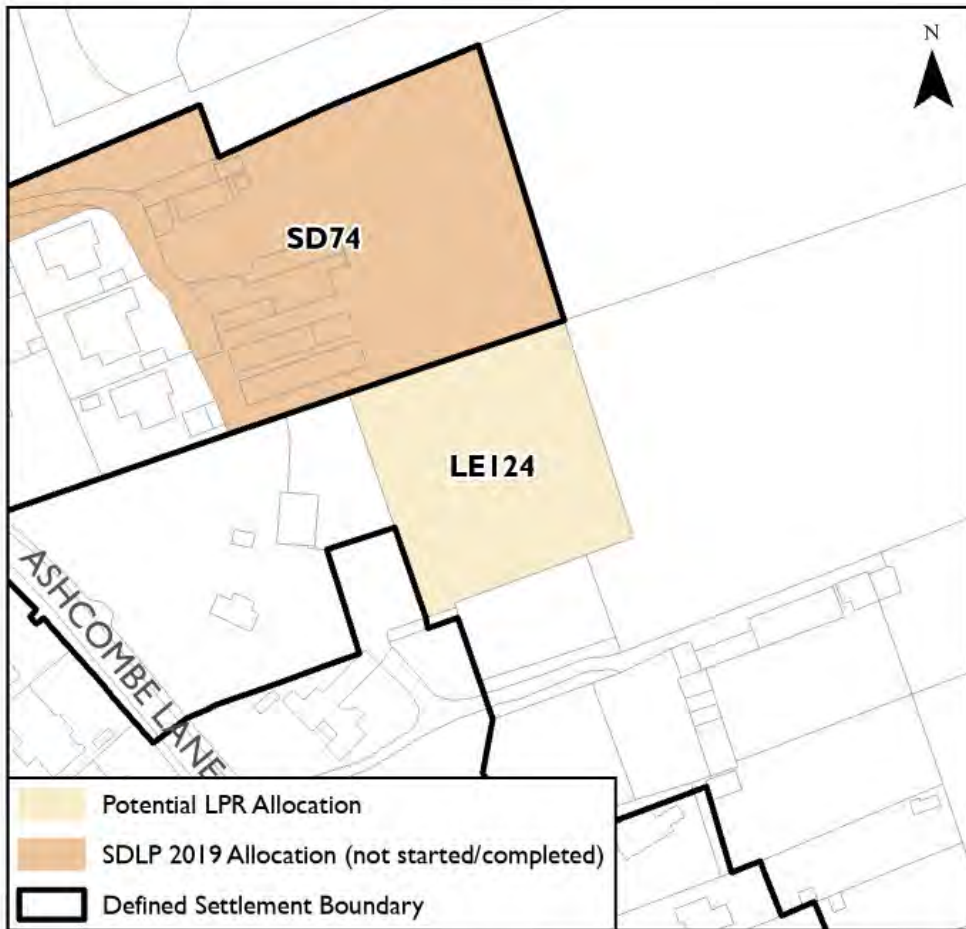
Allocation		Housing (Class C3)	
LAA Reference		LE124	
Settlement		Kingston	
Gross Site Area (ha)	0.3	Number of dwellings	5

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated extension to Kingston that respects its green infrastructure function and setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should account for the site's green infrastructure function. It should provide a suitable transition in built form and fabric to the open countryside to the east, with opportunities for public open space with planting, including an orchard to complement the adjacent site, benefiting from planning permission, to soften the settlement edge and provide for nature recovery, alongside any required flood mitigation measures.
- b) Provide suitable vehicular and shared non-motorised user (NMU) access onto Ashcombe Lane.
- c) Development should seek to compliment/ incorporate a Public Right of Way footpath that crosses the site, into the scheme design. Note the relevant section of the Public Right of Way is subject to a Definitive Map Modification Order. This has been publicly consulted on and is with the Planning Inspectorate for decision. This criterion will only be relevant if the Modification Order is confirmed.
- d) Safeguard and/ or enhance where possible vegetation belts on site boundaries. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Seek opportunities to support the restoration and/ or management of the Cockshut stream.
- f) Follow a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures and ensuring safe vehicular and pedestrian access and egress during flooding conditions.
- g) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land behind the White Hart, 55: High Street, Lewes			
The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements			
Allocation		Housing (Class C3)	
LAA Reference		LE103	
Settlement		Lewes	
Gross Site Area (ha)	0.2	Number of dwellings	5

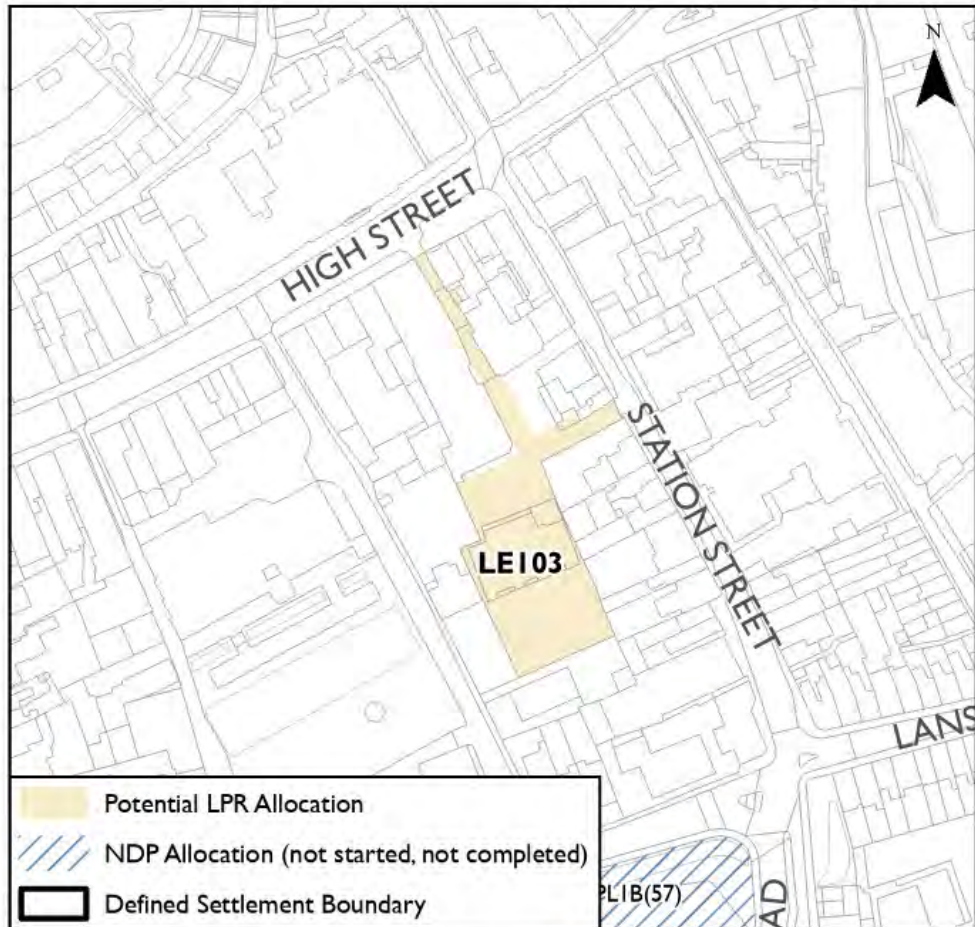
POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated redevelopment of a previously developed site in the centre of Lewes that respects the townscape character and heritage significance of its immediate surroundings and its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must consider its place within and its interrelationship and impact on the Lewes Conservation Area and Listed Buildings located to the north, east and south of the site, including the Grade II listed White Hart Hotel. Development should conserve and enhance the setting of the Conservation Area and the Listed Buildings.
- b) Development should provide suitable vehicular and pedestrian access onto the A2029 High Street and non-motorised user access onto Station Street.
- c) Care must be taken on providing an appropriate level of car parking to appropriately replace any lost existing provision and additionally provide a suitable level of parking for the new development.
- d) Provide good acoustic design to address noise impacts associated with the adjacent roads and town centre location.
- e) This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- f) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at the rear of 49-55: St Anne's Crescent, Lewes

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

Allocation	Housing (Class C3)		
LAA Reference	LE114		
Settlement	Lewes		
Gross Site Area (ha)	0.4	Number of dwellings	8

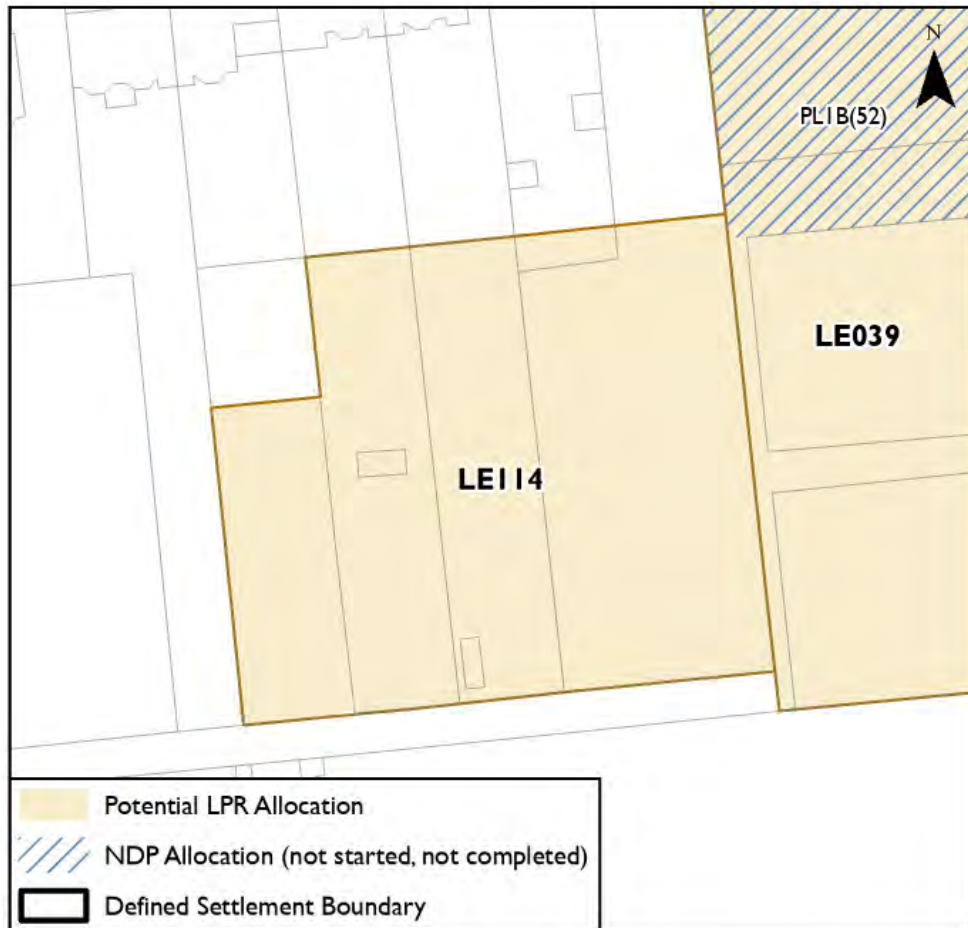
POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated redevelopment of a prominent site in the centre of Lewes that respects the townscape character and heritage significance of its immediate surroundings and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must account for the site's prominent location, having regard to its topography and green infrastructure function, including its interrelationship with the adjacent Lewes Cemetery Site of Importance for Nature Conservation/Local Wildlife Site.
- b) Development must consider its place within and interrelationship and impact on the Lewes Conservation Area and conserve and enhance its setting.
- c) Development should provide suitable vehicular and non-motorised user (NMU) access onto either Winterbourne Hollow, seeking to minimise any conflict with those accessing Lewes Cemetery; or through the adjacent car park to the east (part of a proposed allocation – County Hall, St Anne's Crescent SDXX), in both cases minimising any conflict with the PRoW footpath (reference LTC/44/1). In any case, NMU access should be improved by ensuring the section of the PRoW footpath to the south of the site is capable of year-round use with appropriate surfacing. The upgrading of this footpath to enable shared use by cyclists should also be investigated and implemented if feasible, working with the adjacent landowner.
- d) Development should safeguard and enhance where possible existing vegetation belts on all site boundaries and throughout the site. Development should seek to incorporate the numerous mature trees within the site into scheme design. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Springman House, 8 North Street, Lewes

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

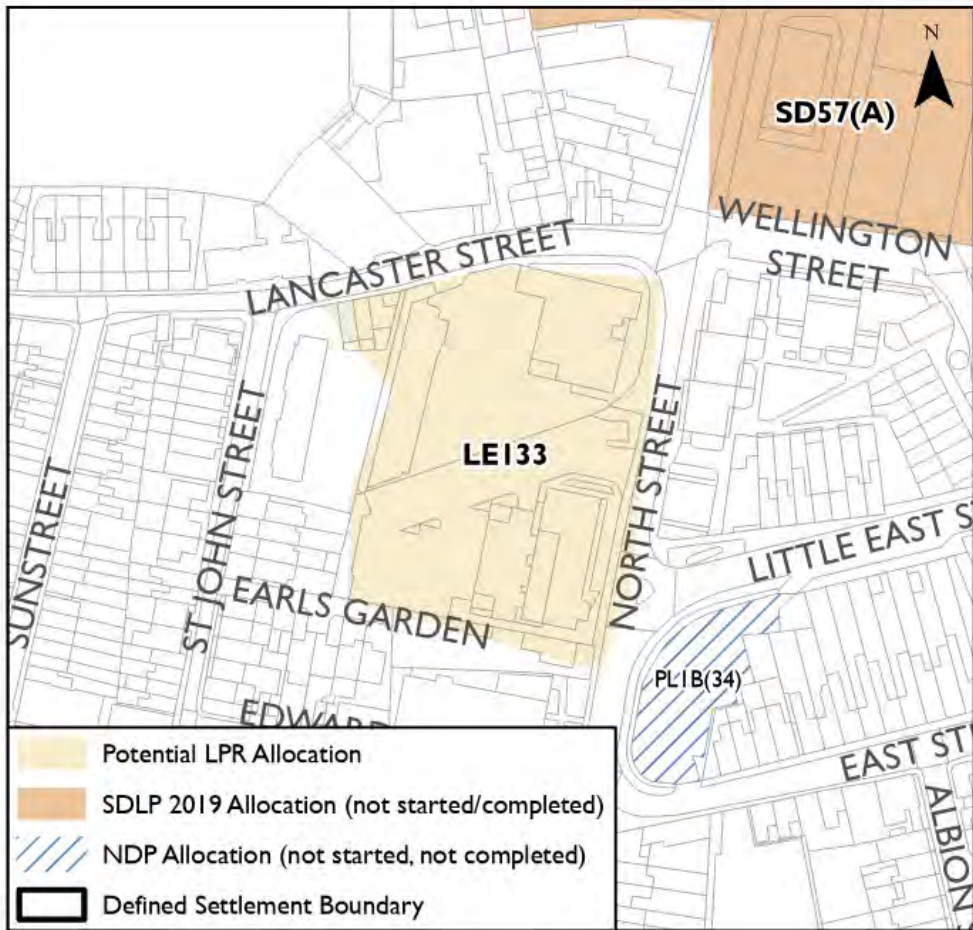
Allocation	Housing (Class C3)		
LAA Reference	LE133		
Settlement	Lewes		
Gross Site Area (ha)	0.24	Number of dwellings	16

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated redevelopment of a previously developed site in the centre of Lewes that respects the townscape character and heritage significance of its immediate surroundings and its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must consider its place within and interrelationship and impact on the Lewes Conservation Area and designated heritage assets and conserve and enhance the setting of both.
- b) Development must provide suitable vehicular and non-motorised user (NMU) access.
- c) Provide good acoustic design to address noise impacts associated with the adjacent roads and town centre location.
- d) This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- e) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: The Shelleys Hotel, 136: High Street, Lewes

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

Allocation	Housing (Class C3)		
LAA Reference	LE134		
Settlement	Lewes		
Gross Site Area (ha)	0.37	Number of dwellings	8

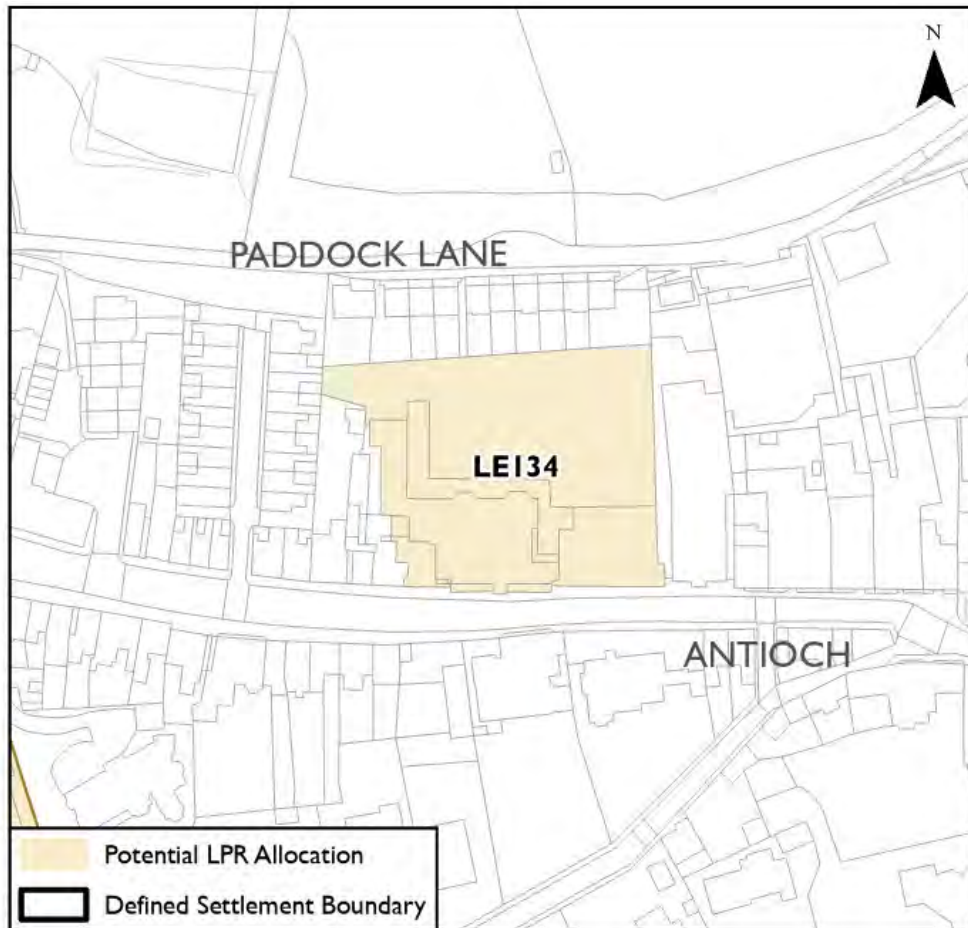
POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated conversion of a Grade II listed building and grounds, formerly in use as a hotel, in the centre of Lewes that respects the townscape character and heritage significance of the site and its immediate surroundings and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must deliver a sympathetic residential conversion of this listed building and grounds, and carefully consider its place within and interrelationship and impact on the Lewes Conservation Area and designated heritage assets and conserve and enhance the setting of both.
- b) Development should provide suitable vehicular and pedestrian access onto the A277 High Street.
- c) Safeguard and where possible enhance the existing tree and vegetation belts on site boundaries and extending into the site, many of which are under Tree Preservation Orders.
- d) Provide good acoustic design to address noise impacts associated with the adjacent roads and town centre location.
- e) This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- f) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Westlands, Liphook			
The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements.			
Allocation		Housing (Class C3)	
LAA Reference		EA216	
Settlement		Liphook	
Gross Site Area (ha)	0.45	Number of dwellings	8

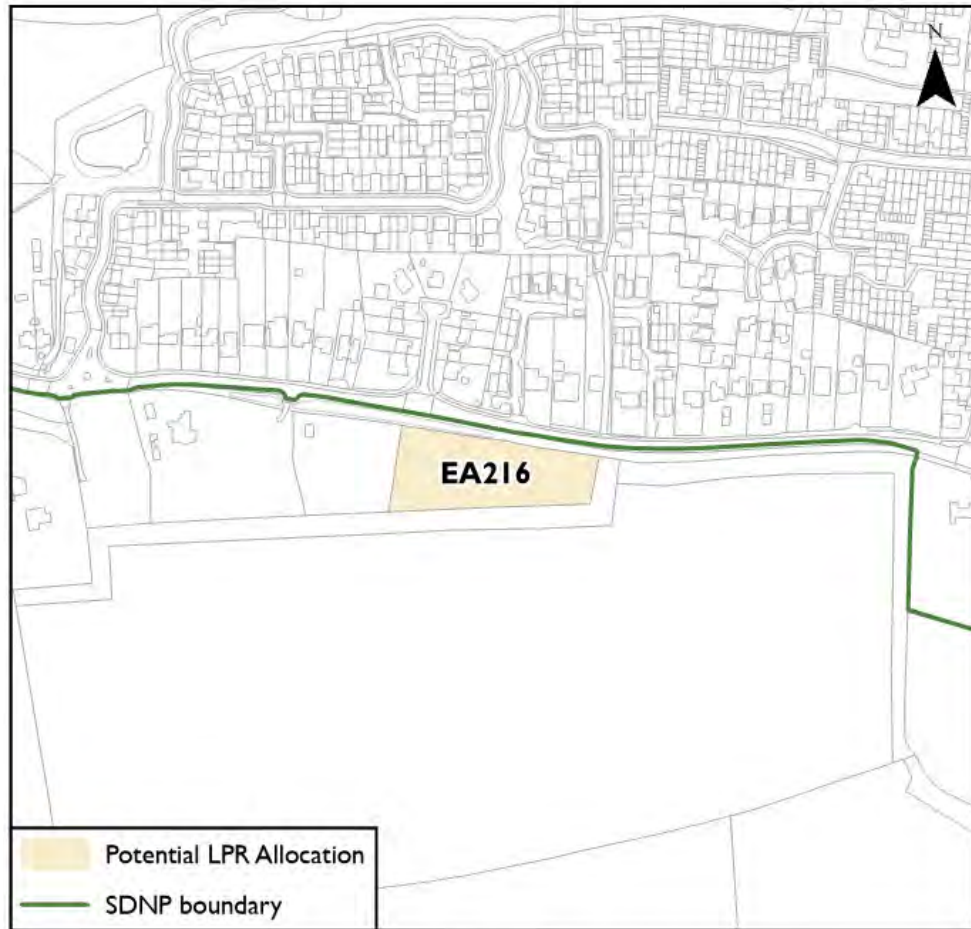
POLICY REQUIREMENTS

OBJECTIVES:

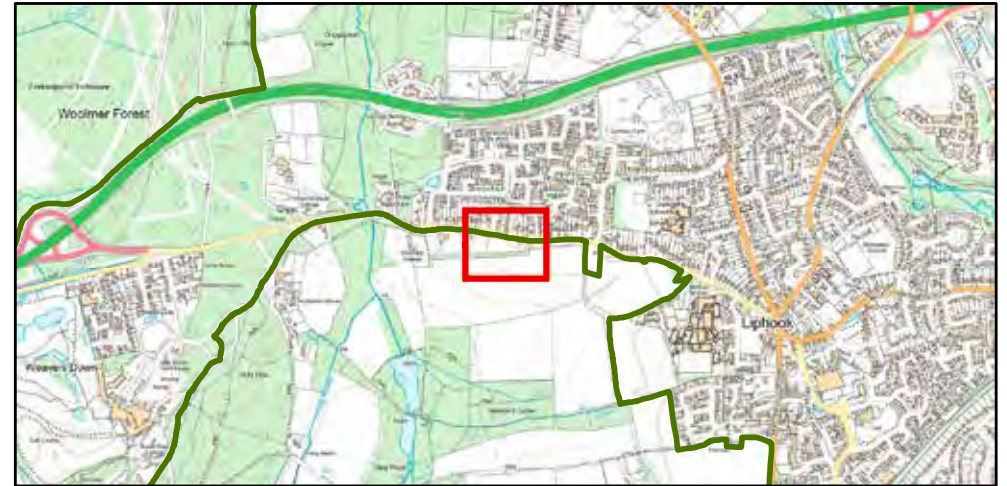
To deliver a sympathetic extension to Liphook, that respects its location on the western edge of the settlement and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a)
 - i. This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - ii. In such circumstances, to be considered for development, a site is required to demonstrate that it delivers exceptional benefits to the area.
 - iii. Evidence demonstrating that the site would deliver exceptional benefits must be submitted to the satisfaction of the SDNPA for the site to remain under consideration in this Plan. Policy requirements are therefore indicative at this stage to help guide this process.
- b) Careful consideration should be made to design, that should be guided by the density of existing development to the south of Longmoor Road and the site's green infrastructure function.
- c) Development should safeguard and enhance existing vegetation belts on all site boundaries and extend these into the site where possible, linking these together with green corridors, to create network including additional planting and the replacement of non-native species.
- d) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Development should provide suitable vehicular and pedestrian access onto Longmoor Road seeking to utilise the existing field access point and minimising the loss of any vegetation. An appropriate pedestrian crossing point and associated traffic calming measures should also be implemented in near vicinity to the site.
- f) Consult Hampshire County Council on the presence of a PRoW footpath (reference 032/5/1) that runs along the northern boundary of the site but is not visually evident to ensure that development does not hinder the route.
- g) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- h) The site is within 5km of the Wealden Heaths Phase II Special Protection Area (SPA). Appropriate mitigation measures will be provided as required (Policy SD10 refers).
- i) This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- j) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land West of The Street, Lodsworth

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		CH215	
Settlement		Lodsworth	
Gross Site Area (ha)	0.4	Number of dwellings	Up to 10

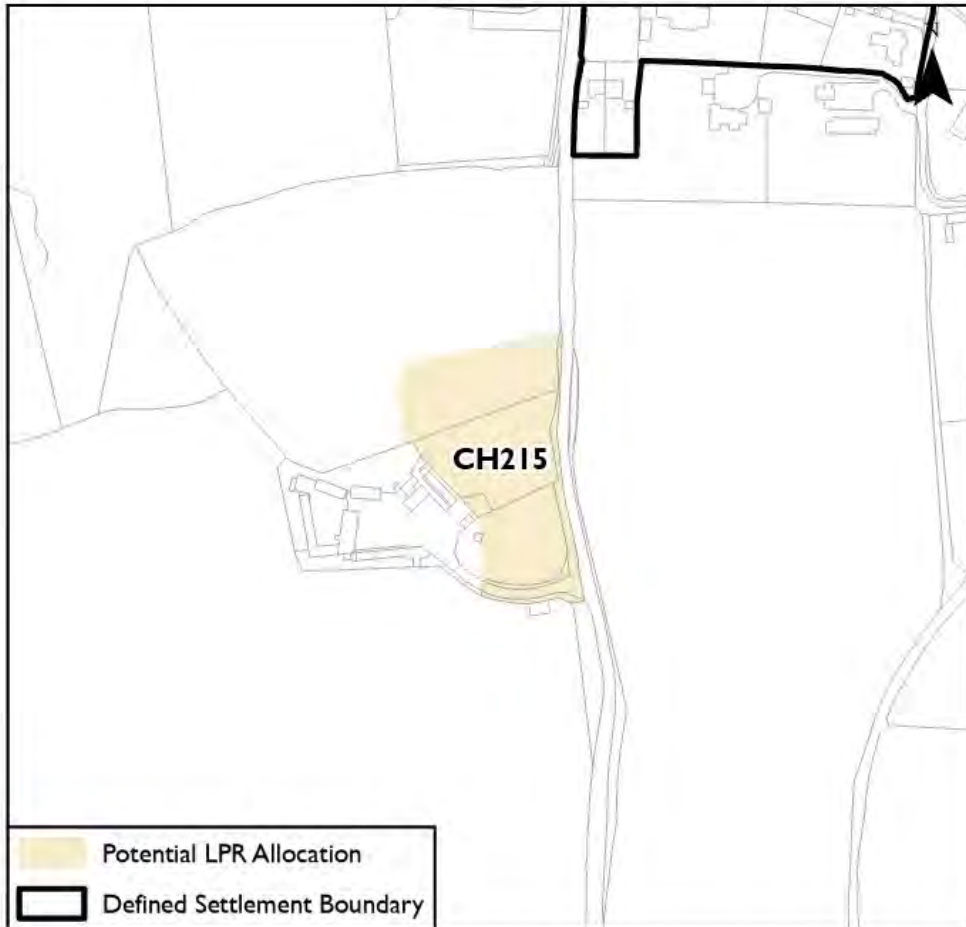
POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated extension to Lodsworth, which respects its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should seek to reflect and retain the isolated farmstead character of Old Langham Farm. Open space provision should be made to the north area of the site, providing a suitable transition in built form and fabric to the open countryside.
- b) Safeguard and enhance where possible the existing tree and hedgerow vegetation belts on the east boundary and south edge of the site, with development planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- c) Provide planting along its northern boundary, varying the depth at intervals to provide a more natural appearance.
- d) Provide suitable vehicular and shared non-motorised user access onto The Street.

- e) Prioritise pedestrian connections throughout the site, including the provision of a direct footpath link with PRow footpath (reference 1085) to the north. This and any utilised sections of the PRow to link with The Street should be suitable for year-round use with appropriate surfacing. Improvements must consider a safe and accessible interface with The Street.
- f) The site is within 6.5km of the Ebernoe Common Special Area of Conservation (SAC), within 12km of the Singleton and Cocking Tunnels SAC and within 12km of the Mens SAC. Appropriate avoidance mitigation measures will be provided as required (Policy SD10 refers).
- g) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- h) Address any impacts associated with the building stone Minerals Safeguarding Area.
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land east of Pitsham Lane, Midhurst

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		CH165	
Settlement		Midhurst	
Gross Site Area (ha)	3.8	Number of dwellings	50-75

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver an innovative, sympathetic and well-integrated extension to Midhurst, that respects its prominent location on the southern edge of Midhurst and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should account for its prominent location on the southern boundary of Midhurst including the site's green infrastructure function. It should provide a suitable transition in built form and fabric to the open countryside and land to the south and west, including opportunities for a community orchard and nature recovery alongside any required flood mitigation measures.
- b) Provide suitable vehicular and shared non-motorised user (NMU) access onto Hornbeam Way. Vehicular access should not be gained via Pitsham Lane which is unlikely to be suitable for such use.
- c) Prioritise pedestrian connections throughout the site and provide a route to the surrounding PRoW network, by providing a link suitable for year-round use by all

NMUs from Hornbeam Way to PRoW bridleway (reference 920) to the west of the site (all required land is within the same control as the proposed allocation).

- d) Safeguard and enhance where possible existing vegetation belts on site boundaries. This should include addressing any impacts associated with ancient woodland, including appropriate buffer zones. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- e) Follow a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures, prioritising above ground natural flood management measures.
- f) The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC), within 6.5km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- g) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- h) Address any impacts associated with the unconsolidated sand Minerals Safeguarding Area.
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Forest Road, Midhurst

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

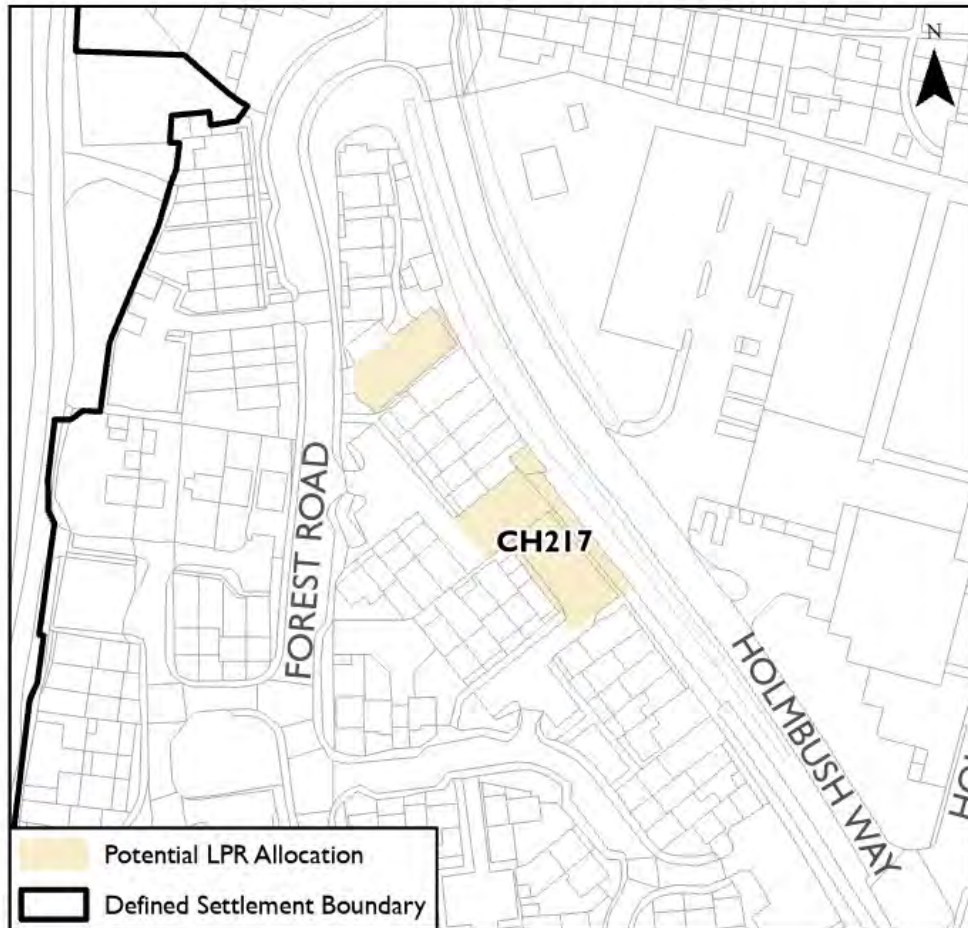
Allocation		Affordable Housing (Class C3)	
LAA Reference		CH217	
Settlement		Midhurst	
Gross Site Area (ha)	0.11	Number of dwellings	5

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated development, that respects its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Provide suitable vehicular and non-motorised user (NMU) access onto Forest Road.
- b) Development should not lead to a net loss in parking provision unless fully justified through a parking survey.
- c) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- d) The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC), within 6.5km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- e) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- f) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Former Bus Depot, Pitsham Lane, Midhurst

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

Allocation	Affordable Housing (Class C3)		
LAA Reference	CH218		
Settlement	Midhurst		
Gross Site Area (ha)	0.19	Number of dwellings	6

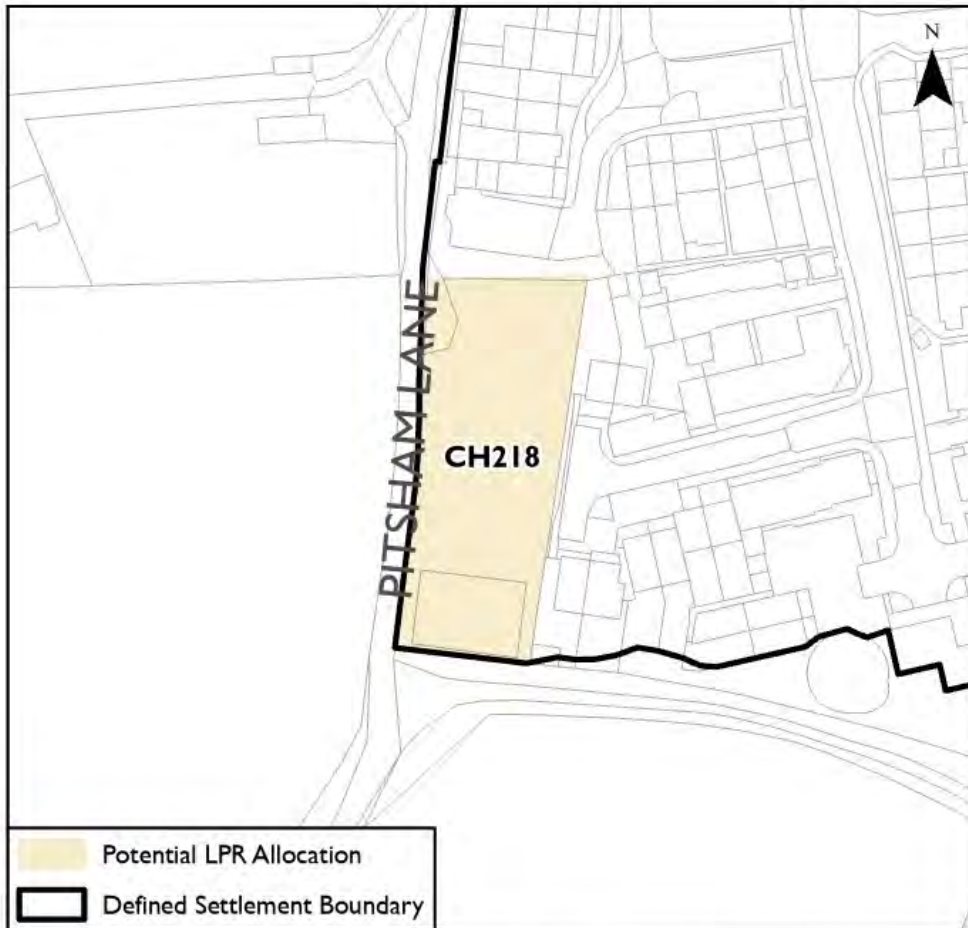
POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated extension to Midhurst, that respects its location on the western edge of Midhurst and its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should account for its location on the western boundary of Midhurst including an adjacent PRoW bridleway.
- b) Provide suitable vehicular and non-motorised user (NMU) access onto Apple Tree Road. Access should not be gained via Pitsham Lane which is unlikely to be suitable for such use.
- c) A NMU link should be provided to PRoW bridleway (reference 920) (Pitsham Lane) to enable ease of access to the PRoW network.
- d) Development should enhance site boundaries and soften the settlement edge, with a focus on the removal of palisade fencing and non-native species with a more appropriate boundary treatment, including the use native species. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- e) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- f) The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC), within 6.5km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- g) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- h) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land adjacent to The Grange Car Park, Midhurst

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

Allocation		Affordable Housing (Class C3)	
LAA Reference		CH222	
Settlement		Midhurst	
Gross Site Area (ha)	0.84	Number of dwellings	10 flats

POLICY REQUIREMENTS

OBJECTIVES:

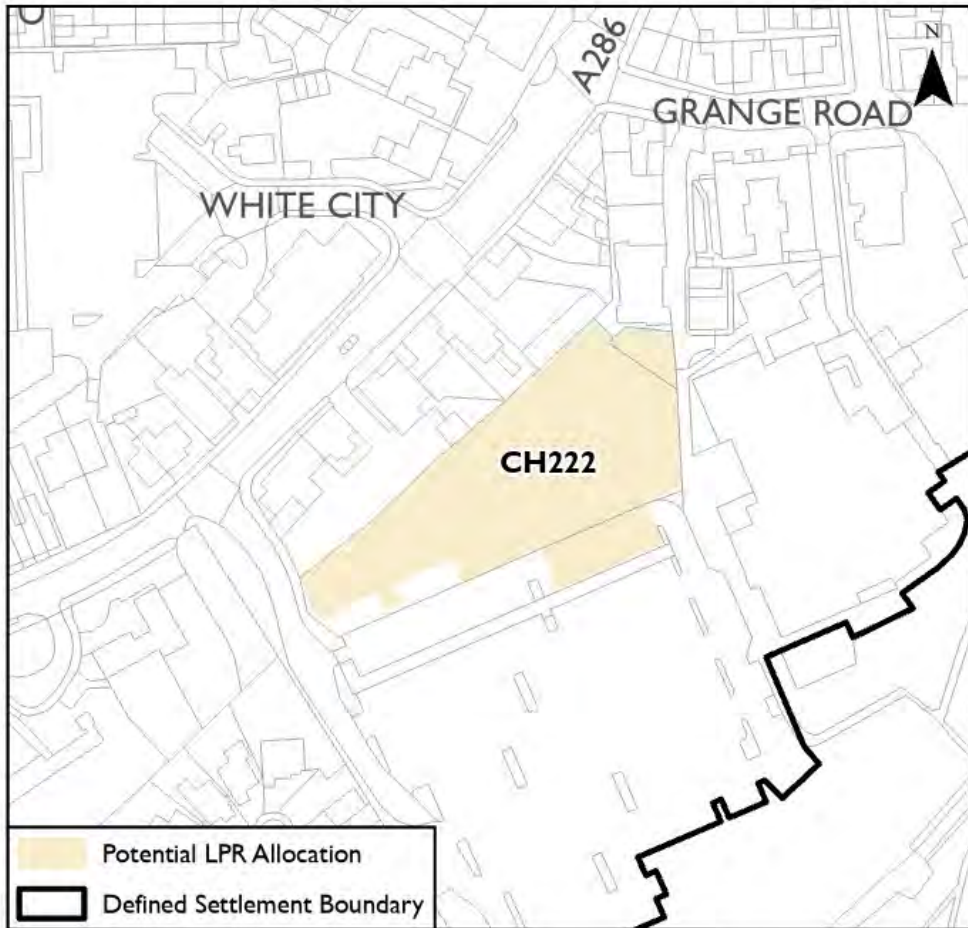
To deliver a sympathetic and well-integrated redevelopment of a previously developed site in the centre of Midhurst that respects the townscape and heritage significance of the surrounding area and its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- Careful consideration should be made to the design, massing and layout. Built-form should be no greater than 2.5-storeys in height. Development should consider opportunities for active frontages and passive surveillance across the south, east and west boundaries.
- Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the adjacent Midhurst Conservation Area.
- Development should not lead to a net loss in parking provision unless fully justified through a parking survey. Undercroft parking will not be supported.
- Safeguard and enhance where possible existing trees and vegetation on site boundaries and within the site. Development should be planned in a way not

to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.

- Provide good acoustic design to address noise impacts associated with its town centre location.
- Follow a sequential approach by directing development away from areas of flood risk associated with surface water flooding with required flood mitigation measures.
- The site is within 12km of the Ebernoe Common Special Area of Conservation (SAC), within 6.5km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land west of Valentines Lea, Northchapel

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		CH074	
Settlement		Northchapel	
Gross Site Area (ha)	2.5	Number of dwellings	25

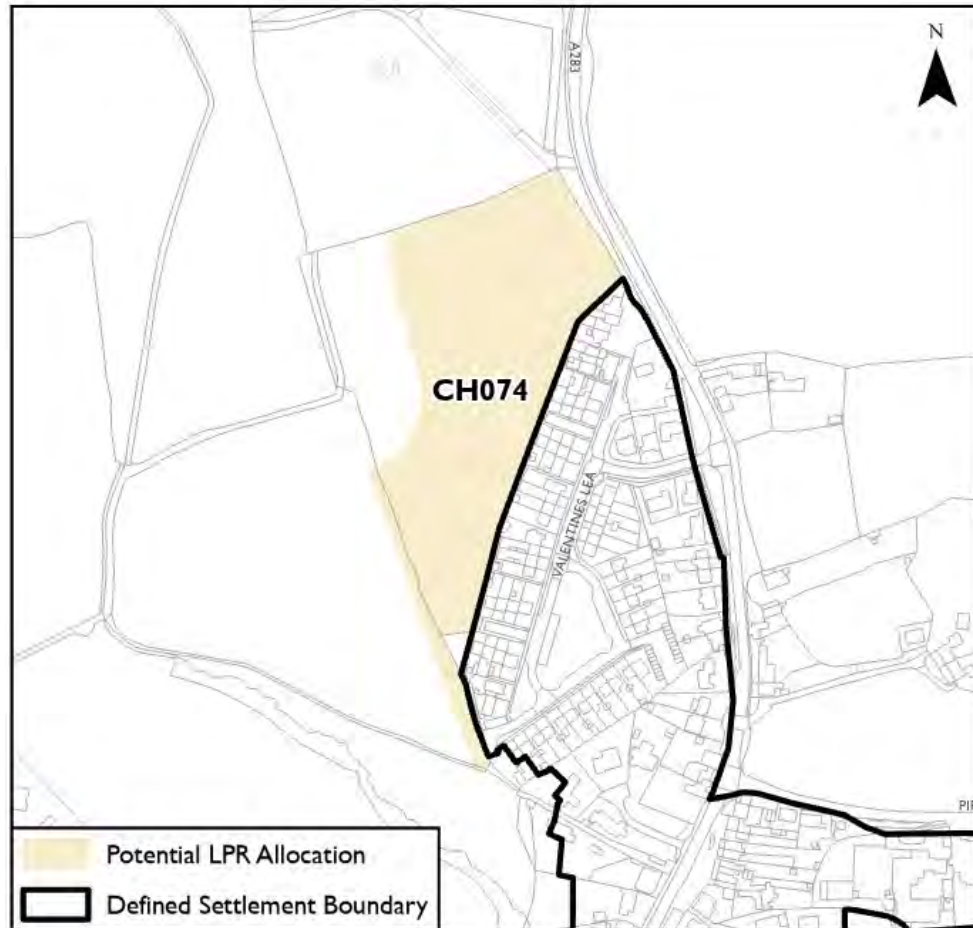
POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a comprehensive, sympathetic and well-integrated extension to Northchapel, that respects the setting of the National Park and integrates the settlement into the landscape in an appropriate manner, informed by a landscape led masterplan.

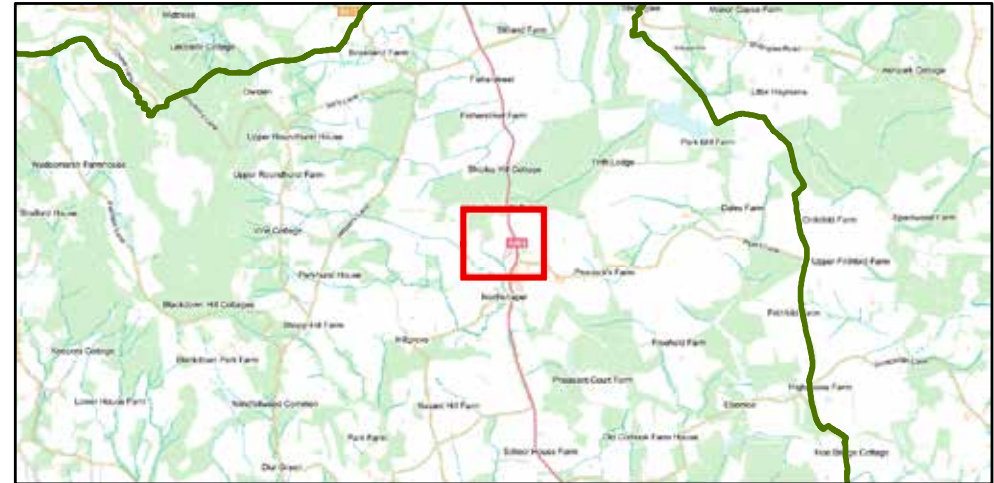
KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should relate closely to existing development, located towards the eastern edge of the site. It should provide a suitable transition in built form and fabric to the open countryside to the north, south and west, with significant opportunity for open space provision and planting to soften the settlement edge and provide for nature recovery. This could include the provision of community allotments to address a shortfall for such facilities in the area.
- b) Development should safeguard and enhance where possible existing vegetation belts on site boundaries and within the site.
- c) Address any impacts associated with ancient woodland to the north and south of the site, including appropriate buffer zones that could include regeneration into meadowland.

- d) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Development should provide suitable vehicular and non-motorised user (NMU) access onto a) the A283 subject to confirmation of suitability, minimising any loss of vegetation with the provision of southbound footway improvements to Valentines Lea and /or b) Valentines Lea, subject to confirmation of suitability, minimising any loss of vegetation. In any case, development should provide i) improved NMU access, directly onto Valentines Lea; ii) subject to technical highways work an appropriate pedestrian crossing facility and traffic calming measures to reflect access routes to local services and facilities across the A283; and iii) improvements to PRoW footpath (reference 589) that runs parallel to the southern boundary, so far as linking with PRoW bridleway (reference 823) to the west and with the A283 to the east to provide improved access to the wider PRoW network and with local services.
- f) Follow a sequential approach by directing development away from areas of flood risk associated with the site including the provision of any required flood mitigation measures, prioritising above ground natural flood management measures and ensuring safe vehicular and pedestrian access and egress during flooding conditions.
- g) The site is within 6.5km of the Ebernoe Common Special Area of Conservation (SAC) and within 12km of the Mens SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- h) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- i) Address any impacts associated with the brick clay Minerals Safeguarding Area.
- j) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Old Green Farm, Owslebury

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		WI100	
Settlement		Owslebury	
Gross Site Area (ha)	0.45	Number of dwellings	5 to 10

POLICY REQUIREMENTS

OBJECTIVES:

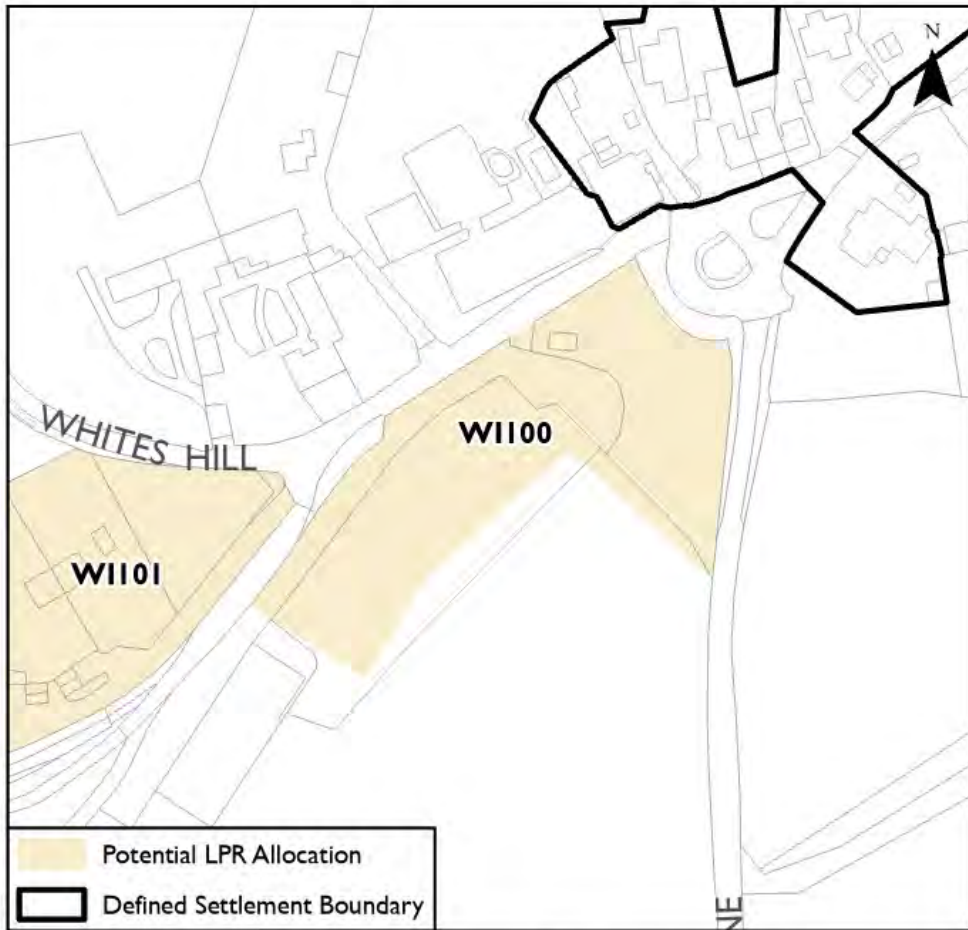
To deliver a sympathetic and well-integrated extension to Owslebury informed by a landscape led plan that respects its setting within the National Park and adjacent heritage assets.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should be located on the north and west areas of the site providing a linear layout to reflect local character, with open space provision on the south and east areas providing a suitable transition in built form and fabric to open land and countryside beyond.
- b) Development including any improvements to site access should conserve and enhance the setting of nearby listed buildings and consider and mitigate any negative impacts to the character of White Hill.
- c) Development should provide suitable vehicular and pedestrian access, utilising either one or both existing access points onto Whites Hill and located adjacent to the bus terminus between Whites Hill and Whaddon Lane, subject to suitability and

requirements. In any case, a non-motorised user (NMFU) link must be provided to the access point adjacent to the bus terminus (see (d)).

- d) Development should prioritise pedestrian connections throughout the site, including the provision of a shared non-motorised user route to provide a safe connection between the site, Whaddon Lane, the bus terminus, Whites Hill, Main Road, and PRoW routes to the south-west of the site (bridleway reference 185/9/2 and footpath reference 185/28/1).
- e) Development should seek to improve the bus terminus waiting facility to increase the attractiveness of the use of sustainable transport.
- f) Safeguard and enhance where possible existing tree and vegetation belts on the north, east and west boundaries with development planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- g) Provide planting along the southern boundary, varying the depth at intervals to provide a more natural appearance for a new and characteristic settlement edge.
- h) The site is within the Solent Nutrient Neutrality Catchment Area that drain towards the Solent Special Protection Area, Special Area of Conservation (SAC) and Ramsar designated sites; and the River Itchen Nutrient Neutrality Catchment Area that drains towards the River Itchen SAC. Appropriate mitigation measures will be provided as required (Policy SD10 refers).
- i) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- j) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Whites Hill Farm, Owslebury

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. It includes existing dwellings that are not proposed to be demolished. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

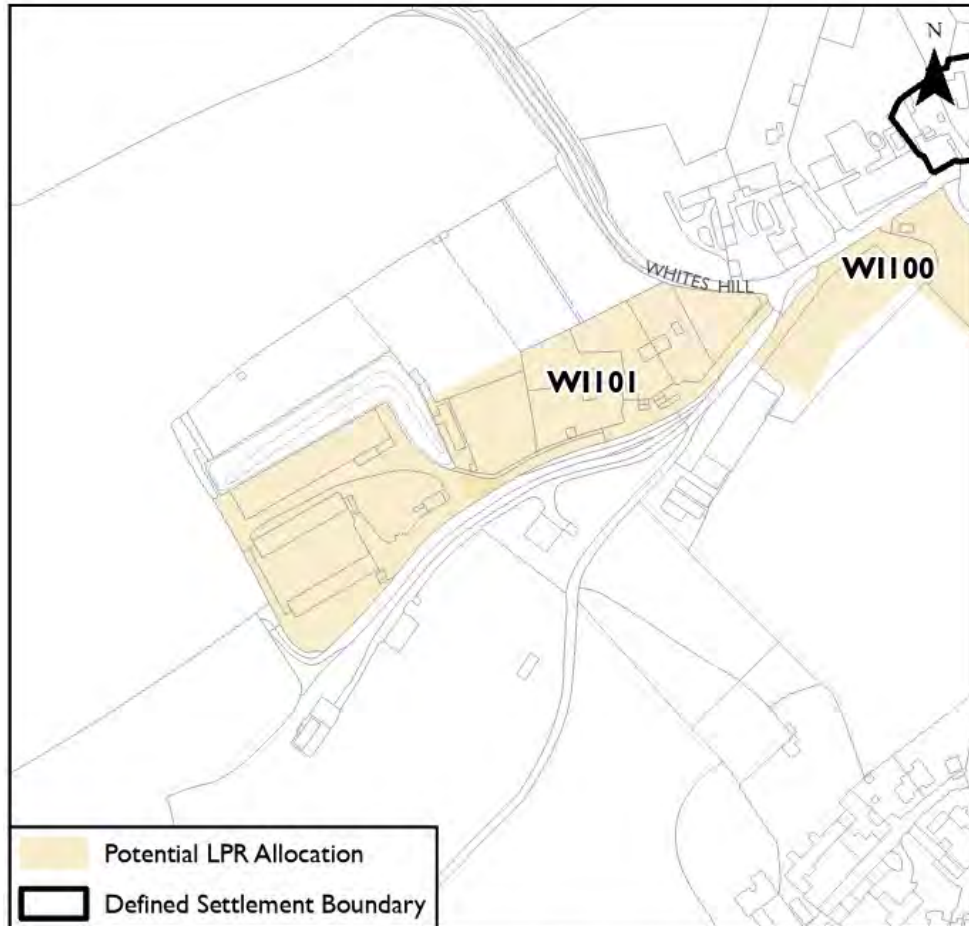
Allocation		Housing (Class C3) Employment (Class E(g)(i-iii))	
LAA Reference		WI101	
Settlement		Owslebury	
Gross Site Area (ha)	1.6	Number of dwellings / commercial floorspace	5 dwellings 1,500 sqm employment space

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated extension to Owslebury, informed by a landscape led plan, which respects its setting within the National Park.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Residential development should be sited in the central and east area of the site, taking account of topography, settlement pattern, the amenities of existing residential dwellings and any potential visual exposure to wider views to the north of the site.
- b) Commercial development should be sited within the footprint of the former agricultural barns and existing commercial development in the west area of the site.
- c) Development should be of a suitable design and layout with appropriate mitigation measures to ensure that the retained and proposed employment and residential uses do not conflict with one another, including access and amenities.
- d) Development including any improvements to site access should conserve and enhance the setting of nearby listed buildings and consider and mitigate any negative impacts to the character of White Hill.
- e) Development should provide suitable vehicular and non-motorised user (NMU) access onto Whites Hill, and a NMU connection to the Public Right of Way footpath (reference 185/28/1) running along the southern boundary of the site.
- f) Safeguard and enhance where possible existing tree and vegetation belts on site boundaries and within the site including around the former agricultural barns. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- g) Any provision of Sustainable Drainage Systems (SuDs) should aim to be above ground, multifunctional and integrated with the development aiming to also protect and improve water quality.
- h) The site is within the Solent Nutrient Neutrality Catchment Area that drain towards the Solent Special Protection Area, Special Area of Conservation (SAC) and Ramsar designated sites; and the River Itchen Nutrient Neutrality Catchment Area that drains towards the River Itchen SAC. Appropriate mitigation measures will be provided as required (Policy SD10 refers).
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Penns Place, Petersfield			
The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.			
Allocation		Mixed use community, sports and residential: Housing (Class C3) Sports hub (Class E[d])	
LAA Reference		EA067	
Settlement		Petersfield	
Gross Site Area (ha)	3.2 (excluding access)	Number of dwellings / other uses	35 dwellings Sports hub (approx. 0.25ha in area)

POLICY REQUIREMENTS

OBJECTIVES:

To deliver an exceptional, innovative, and integrated mixed-use development for community, sports and residential use at the easternmost edge of Petersfield, delivering local and strategic enhancements to the National Park whilst having regard to its sensitive location including green infrastructure and nature recovery - informed by a landscape led masterplan.

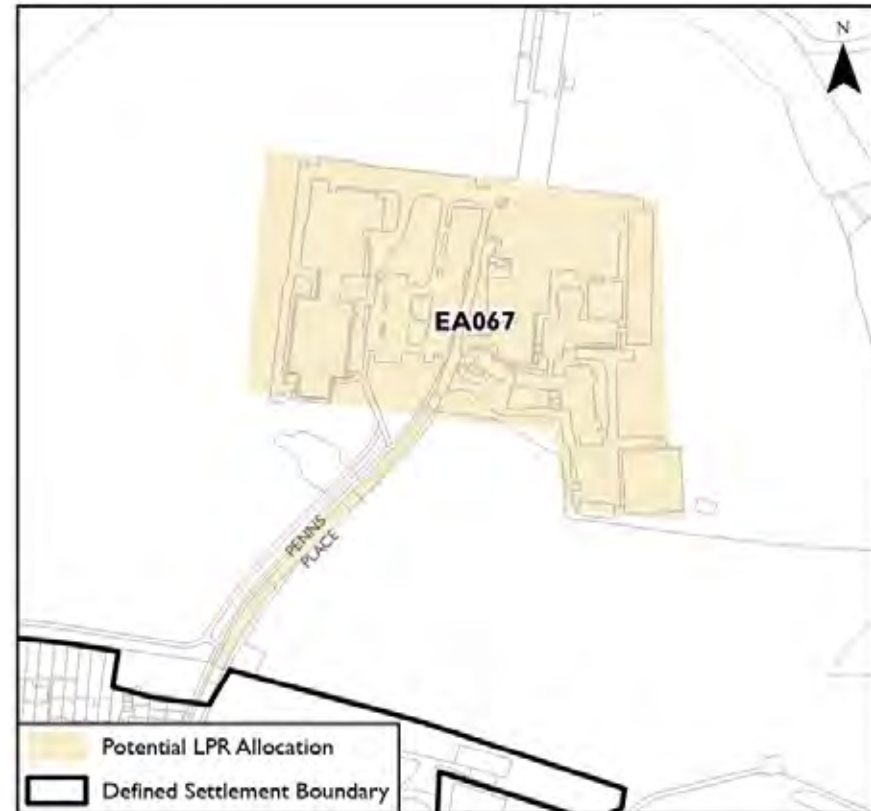
KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must account for its prominent location at the eastern edge of Petersfield including its intervisibility with Butser Hill, its green infrastructure function and on-site and nearby heritage assets. Built residential and sports hub

development should therefore consider being positioned in the central area of the site, within so far as possible, the existing development footprint. Opportunities for active frontages and passive surveillance over the remainder of the site must be made.

- b) Any proposal should support the Petersfield Neighbourhood Plan designation of this site as a community facility (Community Policy - Policy CP1 - C10 refers) that seeks for facilities to be retained and enhanced. This includes an ambition to extend the provision of natural and synthetic surface adult sized sports pitches at the facility.
- c) Evidence must be provided that demonstrates that any loss of office space meets the requirements of policy SD35 and Appendix 3, which seeks to safeguard existing employment sites.
- d) The proposed Sports Hub should complement and enhance the existing Taro Leisure Centre facility and address needs identified in the East Hampshire Playing Pitch and Sports Facilities Strategy, or any replacement strategy.
- e) Development should not lead to a net loss in car parking provision. Undercroft or multi-storey parking will not be supported. Any re-provision or increase should consider sustainable options, including permeable surfaces, planting and rain gardens, increased cycle parking and solar PV energy generation.
- f) Development should prioritise non-motorised user (NEMU) connections throughout the site, segregated wherever possible, with a substantial provision of secure, covered and prominently located cycle parking facilities.
- g) Development should provide a formalised link to connect PRoW footpath (reference 189/502/1), running north to south through the centre of the site, with PRoW footpath (reference 189/30/1) that runs parallel to the southern edge of the facility. The link should be suitable for walkers and cyclists, surfaced to a standard that enables year-round use to align with aspirations to develop the former Petersfield to Pulborough (via Midhurst) Railway Route as a long-distance NEMU route (Policy SD20 refers). In addition, a financial contribution should be made towards the upgrade of this former railway route. These measures will help support long-term sustainable access to the site, including from surrounding settlements, and encourage active travel including for leisure purposes.

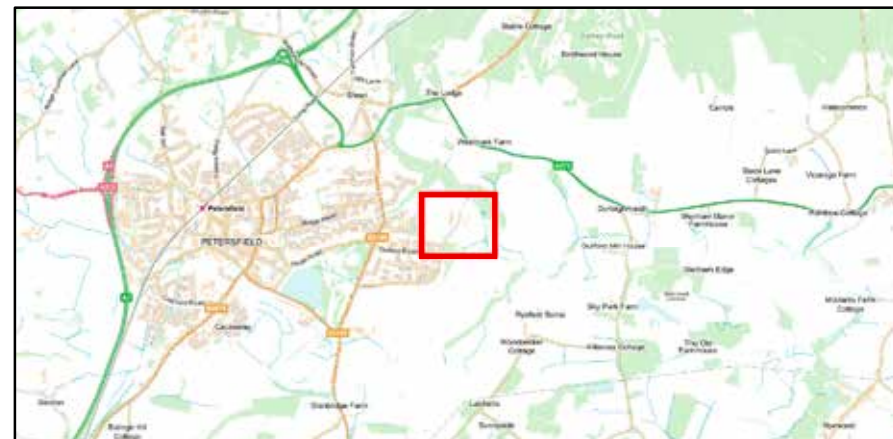
- h) Safeguard and enhance where possible existing trees and vegetation and seek to improve its green infrastructure function including nature recovery. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- i) Development should have regard to the sites wider interrelationship with the adjacent River Rother and River Rother Site of Importance for Nature Conservation / Local Wildlife Site including opportunities to support the restoration and management of wetland or water meadow habitat or betterment of the ecological network.
- j) Development should utilise appropriate external lighting across the site including access points, having regard to the needs of sensitive wildlife, including bats.
- k) Follow a sequential approach by directing development away from areas of flood risk associated with the River Rother and Surface Water Flooding including the provision of any required flood mitigation measures.
- l) Evidence that redevelopment can be satisfactorily accommodated whilst providing the necessary safeguards and easements to a regional gas pipeline that runs north to south underneath the site.
- m) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- n) Address any impacts associated with the sharp sand and gravel Minerals Safeguarding Area.
- o) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land south of Paddock Way, Petersfield

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C2 and C3)	
LAA Reference		EA071	
Settlement		Petersfield	
Gross Site Area (ha)	1.9	Number of dwellings / units	100 - 150 C2 care home units / C3 flats

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver an innovative, sympathetic and well-integrated extension to Petersfield, informed by a landscape led masterplan, which respects its setting within the National Park with particular regard to the site's intervisibility with Butser Hill and its green infrastructure function.

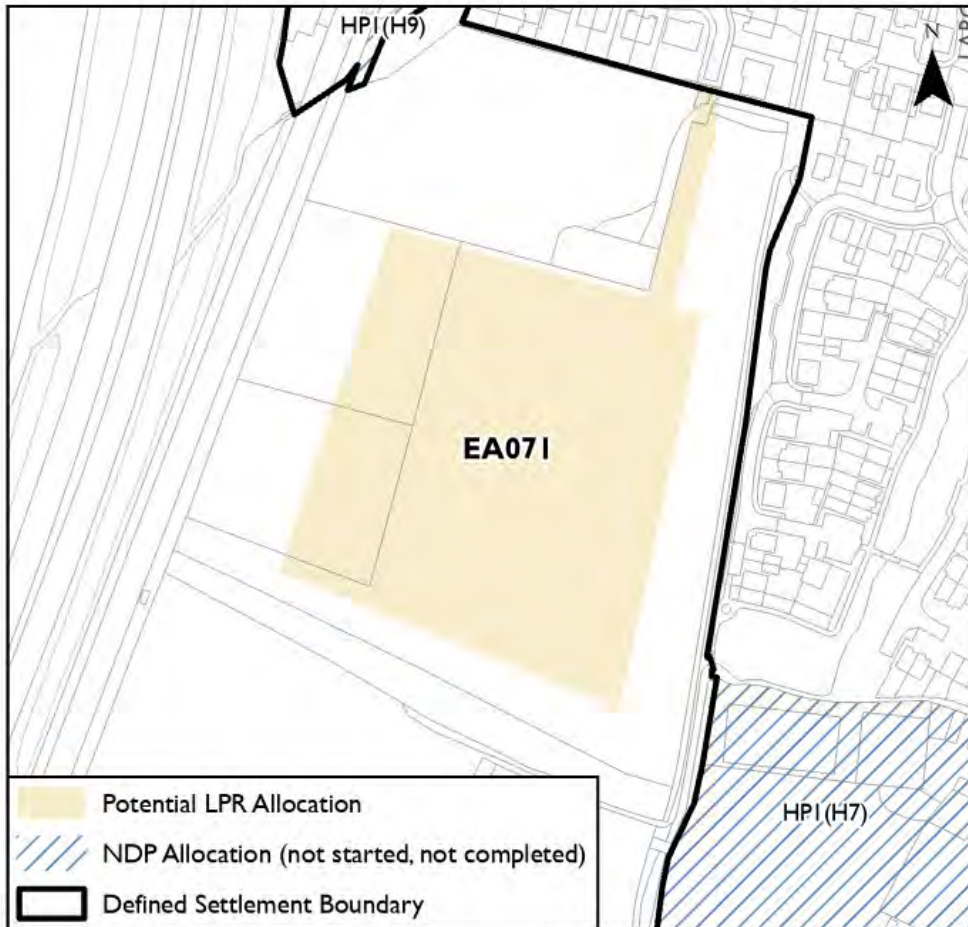
KEY MATTERS AND POLICY REQUIREMENTS:

a) Development should account its prominent location on the southern boundary of Petersfield, including the site's intervisibility with Butser Hill and its green infrastructure function. Given likely mitigation measures including for noise and an adjacent watercourse, built development should be positioned in the central area of the site. Built form is likely to be as a single block or closely aligned blocks. Careful consideration should be made to the massing and layout, including the interrelationship with local green space in the north-west area of the site with opportunities for passive surveillance. In the absence of evidence beyond development concept, the potential site yield and development type is for guidance

at this stage. Further work is required to ascertain the developable area of this site, and older person accommodation needs.

- b) Development should provide a suitable transition in built form and fabric to the open countryside to the south, including the provision of new public open space that could include the opportunities for nature recovery alongside any required flood mitigation measures.
- c) Provide suitable vehicular and shared non-motorised user (NMU) access onto Paddock Way with careful consideration made to suitable access arrangements to the local green space.
- d) Prioritise pedestrian connections throughout the site and to the surrounding PRow network by providing a link to PRow footpath (reference 189/44a/1) to the north/northwest of the site; and to PRow footpath (reference 189/42/1) to the east of the site. Consideration should be made to facilitate the safe transition of users from development to the east of the site, who are likely to be drawn to the local green space by means of an existing link to the PRow footpath.
- e) Safeguard and enhance where possible existing vegetation belts on all site boundaries. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- f) Provide good acoustic design to address noise impacts associated with the adjacent A3 road and railway transport corridor and nearby commercial uses. This could include opportunities for a significant increase in planting along the western and northern boundaries and into the site.
- g) Provide any required flood mitigation measures, prioritising above ground natural flood management measures where possible. Any provision of Sustainable Drainage Systems (SuDS) should aim to be multifunctional and integrated with the development aiming to also protect and improve water quality.
- h) An appropriate buffer zone should be provided to the existing watercourses on the east and south boundaries. This could include the installation of SuDS (as appropriate), in this zone.
- i) If any of the existing local green space is required in full or part to facilitate optimal access, design or layout, it should be provided on-site, at an equal or better location and level of facility.

- j) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- k) Address any impacts associated with the clay resource Minerals Safeguarding Area.
- l) Meet the requirements of other relevant national and development plan policies.



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 SDXX: Land at Festival Hall, Petersfield			
The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements			
Allocation		Mixed use: Housing (Class C3) Commercial (Class TBC)	
LAA Reference		EA225	
Settlement		Petersfield	
Gross Site Area (ha)	0.84	Number of dwellings / commercial floorspace	Up to 20 flats Commercial floorspace (TBC)

POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated mixed-use redevelopment of a previously developed site in the centre of Petersfield, that respects the townscape character and heritage significance of the surrounding area; its setting within the National Park; and supports the Petersfield Neighbourhood Plan designation of the wider area as a community facility and as a town centre opportunity site allocated for mixed residential and employment use - informed by a landscape led plan.

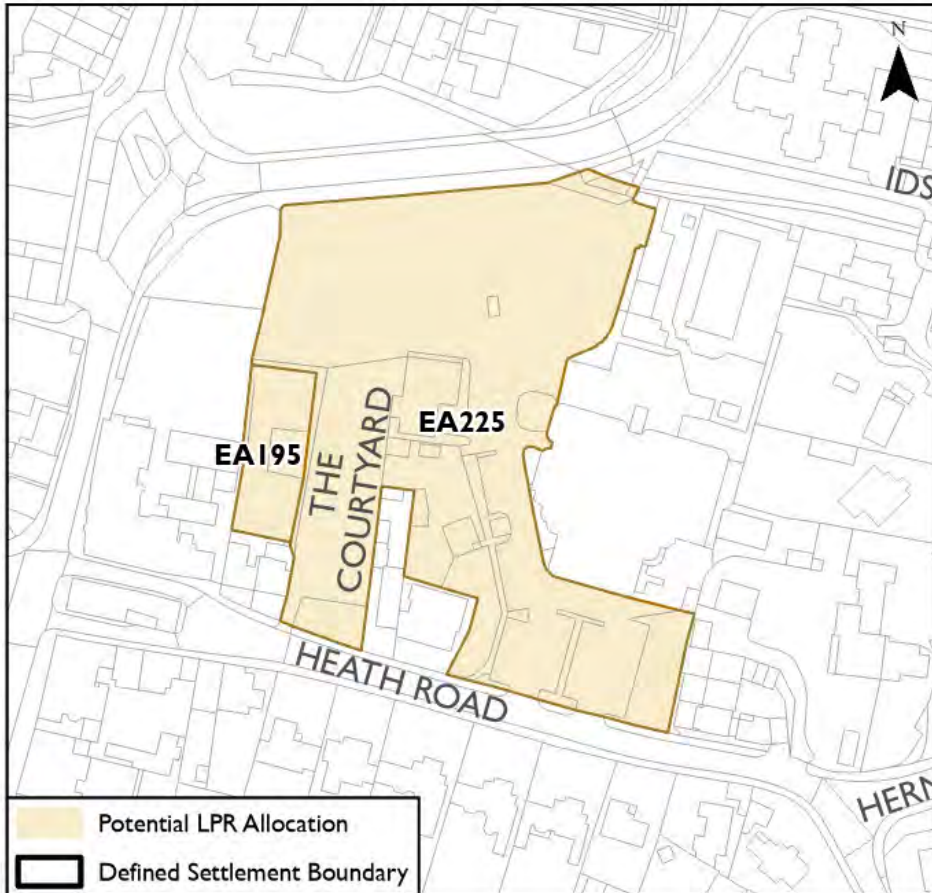
KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should have regard to the Petersfield Neighbourhood Plan designation this site falls within as:
 - i) a community facility (Community Policy - Policy CP1 - C1 Festival Hall Area) 'to be retained, enhanced or developed'; and
 - ii) a town centre opportunity site (Town Centre opportunities – Policy MU3 – Site west and south of Festival Hall)

Scoping has identified that the western area of the site is a priority for a mixed residential and commercial enhancement scheme.

- b) Built development should be positioned in the north and northwest area of the site. It must consider its interrelationship and impact on adjacent designated and non-designated heritage assets (including Festival Hall) and the adjacent Petersfield Conservation Area. It must consider the on-going vitality and viability of the open-air swimming pool and Festival Hall as a performance area.
- c) Careful consideration should be made to the design, massing and layout. Built-form should be no greater than three-storeys in height. Development should consider opportunities for active frontages and passive surveillance for the car park and Tor Way.
- d) Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the adjacent Petersfield Conservation Area and listed buildings.
- e) Development should not lead to a net loss in parking provision unless fully justified through a town-wide parking survey. Undercroft parking will not be supported. Reprovision should consider sustainable options including permeable surfaces, planting and rain gardens, increased cycle parking and solar PV energy generation.
- f) Development should provide suitable vehicular and shared non-motorised user (NMU) access onto Heath Road. It should prioritise pedestrian connections throughout the site with upgraded shared NMU access points off Tor Way, and a formalised shared NMU route linking Tor Way with Heath Road.
- g) Evidence that any loss of No.16 Heath Road (currently occupied by a local charity) meets the requirements of policy SD35 and Appendix 3, which seeks to safeguard existing employment sites.
- h) Safeguard and enhance where possible existing trees and vegetation on site boundaries and within the site. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- i) Provide good acoustic design to address noise impacts associated with the adjacent roads and town centre location.

- j) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- k) Provide any required flood mitigation measures associated with surface water flood risk.
- l) This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- m) Meet the requirements of other relevant national and development plan policies.



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 SDXX: Land at Drum Court, The Spain, Petersfield

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

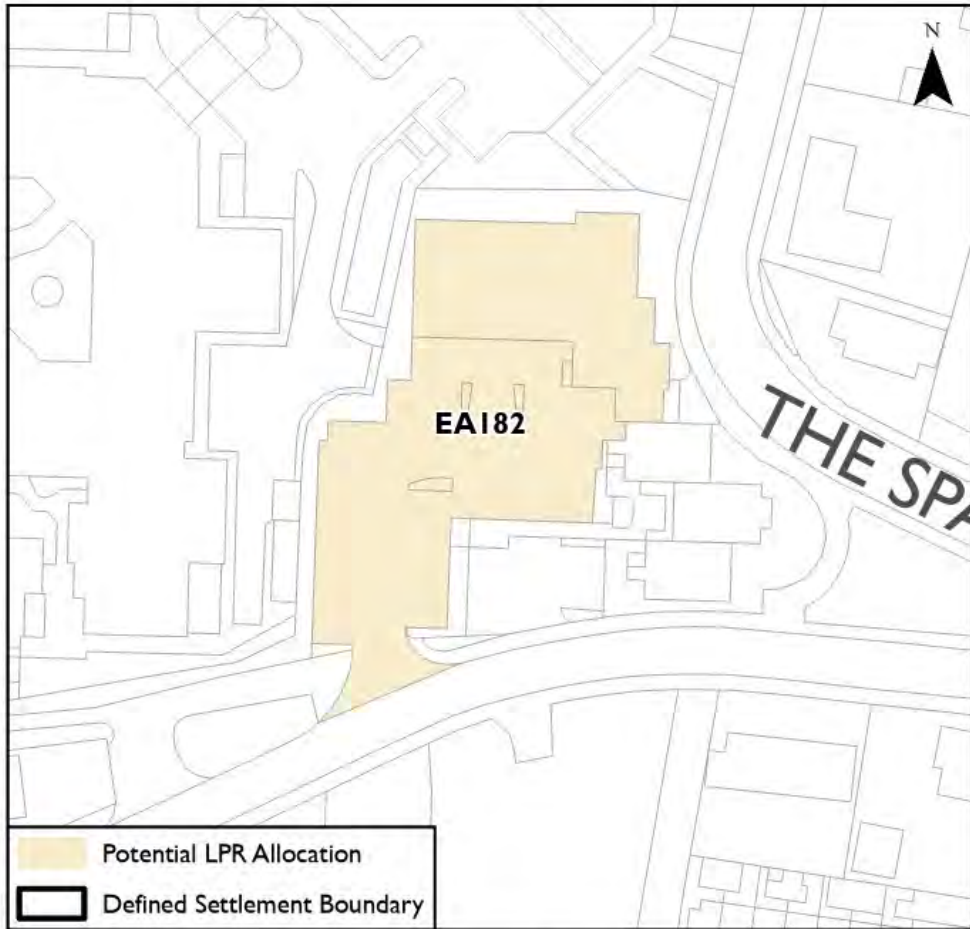
Allocation		Housing (Class C3)	
LAA Reference		EA182	
Settlement		Petersfield	
Gross Site Area (ha)	0.4	Number of dwellings	21

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated redevelopment of a previously developed site in the centre of Petersfield that respects the townscape character and heritage significance of its immediate surroundings and its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Deliver a sympathetic redevelopment with consideration for its interrelationship and impact on the adjacent Petersfield Conservation Area and nearby designated heritage assets and conserve and enhance the setting of both.
- b) Safeguard and enhance where possible existing vegetation belts on all site boundaries and those that extent into the site, noting their likely function as green corridors to the wider area. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- c) Development should provide suitable vehicular and pedestrian access onto Borough Road.
- d) Provide good acoustic design to address noise impacts associated with the adjacent roads and town centre location.
- e) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- f) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Windward, Reservoir Lane, Petersfield

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements.

Allocation		Housing (Class C3)	
LAA Reference		EA187	
Settlement		Petersfield	
Gross Site Area (ha)	0.53	Number of dwellings	5

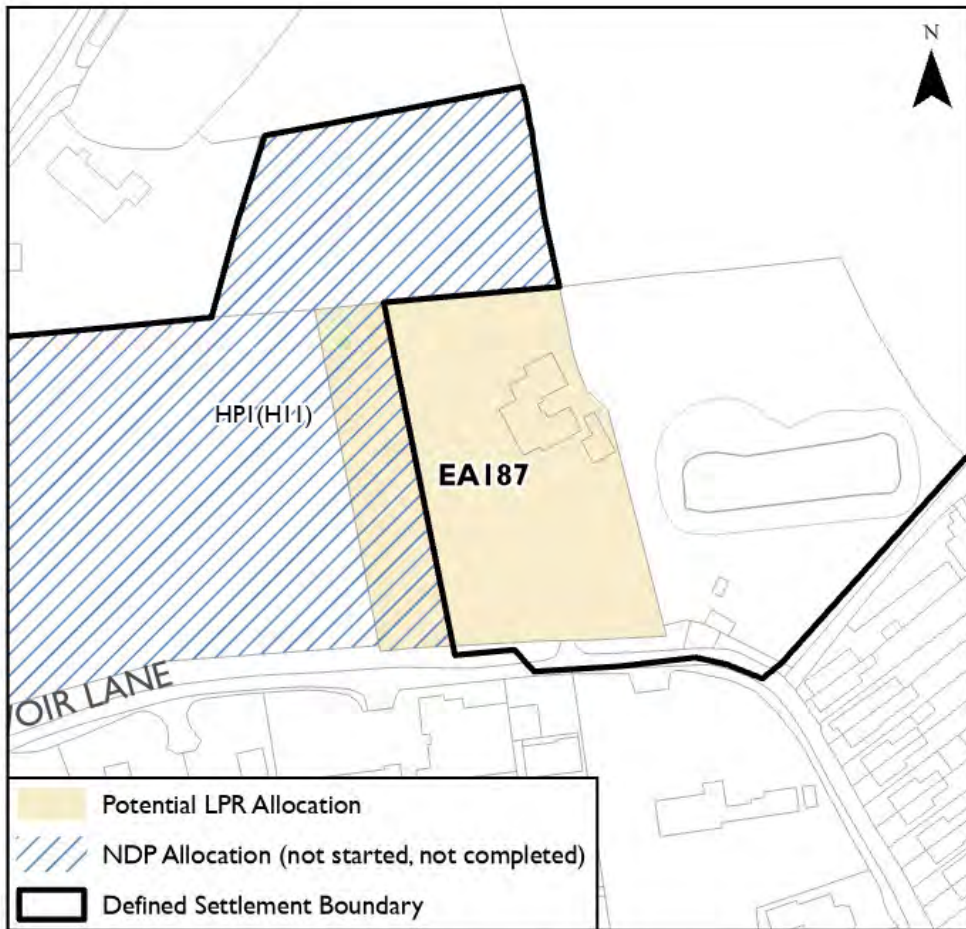
POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated extension to Petersfield, that respects its semi-rural location and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) The west area of the site partly consists of a Petersfield Neighbourhood Development Plan housing allocation - Site H11 - Land north of Reservoir Lane - for self or custom-build housing. The south part of this section of the site and extending eastward, is subject to an extant planning permission for a single dwelling. This has not been implemented by the site proponent who is seeking a comprehensive redevelopment of the site by means of this allocation.
- b) Development should be carefully and sympathetically designed with particular regard to its frontage onto Reservoir Lane.
- c) Provide suitable vehicular and pedestrian access onto Reservoir Lane. In gaining site access, this should seek to minimise the loss of hedgerow by utilising the existing access point to the property 'Windward'.
- d) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- e) Development should safeguard and enhance where possible existing vegetation belts on all site boundaries and extending into the site and link these and adjacent opportunities together with green corridors to create networks wherever possible. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- f) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: The Courtyard, Heath Road, Petersfield			
The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements			
Allocation		Housing (Class C3) Commercial (Class TBD)	
LAA Reference		EA195	
Settlement		Petersfield	
Gross Site Area (ha)	0.4	Number of dwellings / commercial floorspace	8 dwellings Commercial (170 sqm Class TBD)

POLICY REQUIREMENTS

OBJECTIVES:

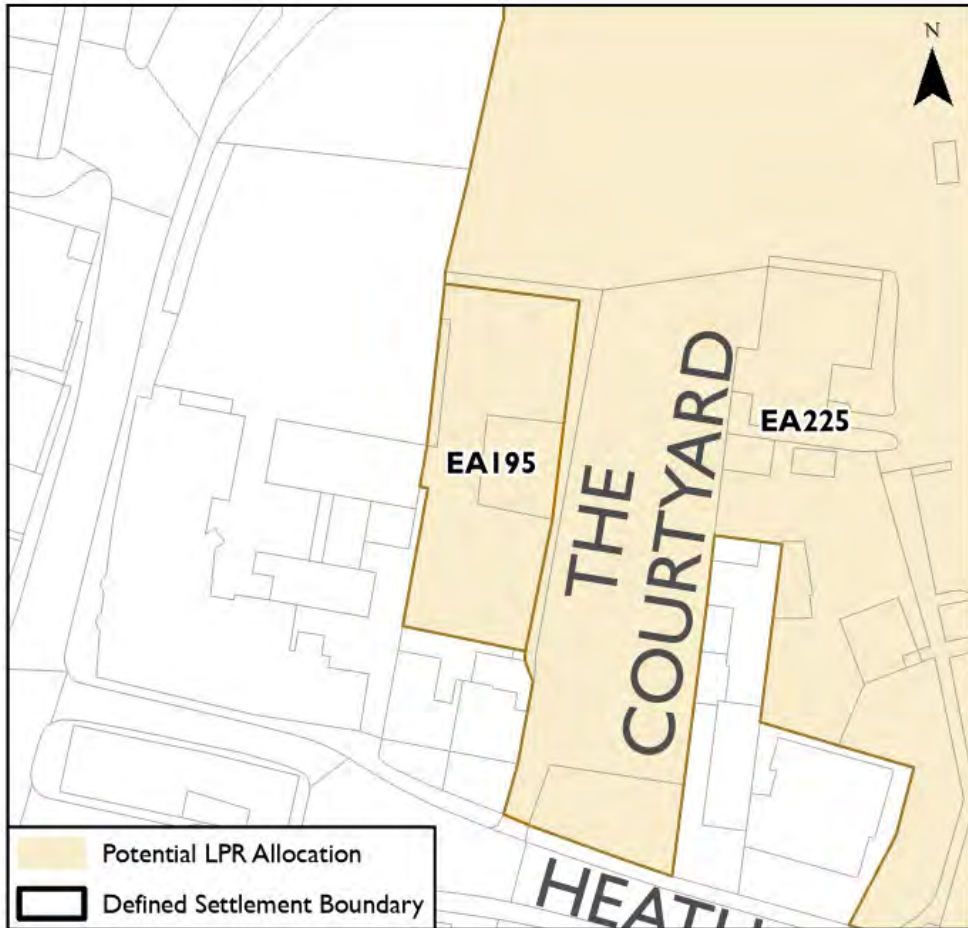
To deliver a sympathetic and well-integrated mixed-use redevelopment of a previously developed site in the centre of Petersfield, that respects the townscape character and heritage significance of the surrounding area; its setting within the National Park; and supports the Petersfield Neighbourhood Plan designation of the wider area as a community facility and as a town centre opportunity site allocated for mixed residential and employment use - informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should have regard to the Neighbourhood Plan designations that this site falls within so far as possible as:
 - i) a community facility (Community Policy - Policy CP1 - C1 Festival Hall Area) 'to be retained, enhanced or developed',
 - ii) a town centre opportunity site (Town Centre opportunities – Policy MU3 – Site west and south of Festival Hall)

Scoping has identified that the western area of the site is a priority for a mixed residential and commercial enhancement

- b) Built development must consider its interrelationship and impact on adjacent designated and non-designated heritage assets and the adjacent Petersfield Conservation Area. It must consider the on-going vitality and viability of the open-air swimming pool and Festival Hall as a performance area.
- c) Careful consideration should be made to the design, massing and layout. Built-form should be no greater than three-storeys in height. Development should consider opportunities for active frontages and passive surveillance for the car parks to the north, east and west and Tor Way.
- d) Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the adjacent Petersfield Conservation Area and listed buildings.
- e) Development should provide suitable vehicular and pedestrian access and egress to/ from the site.
- f) Provide good acoustic design to address noise impacts associated with the adjacent roads and town centre location.
- g) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- h) This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Rotherbridge Lane, Petworth

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		CH092/ CH093	
Settlement		Petworth	
Gross Site Area (ha)	0.6	Number of dwellings	14

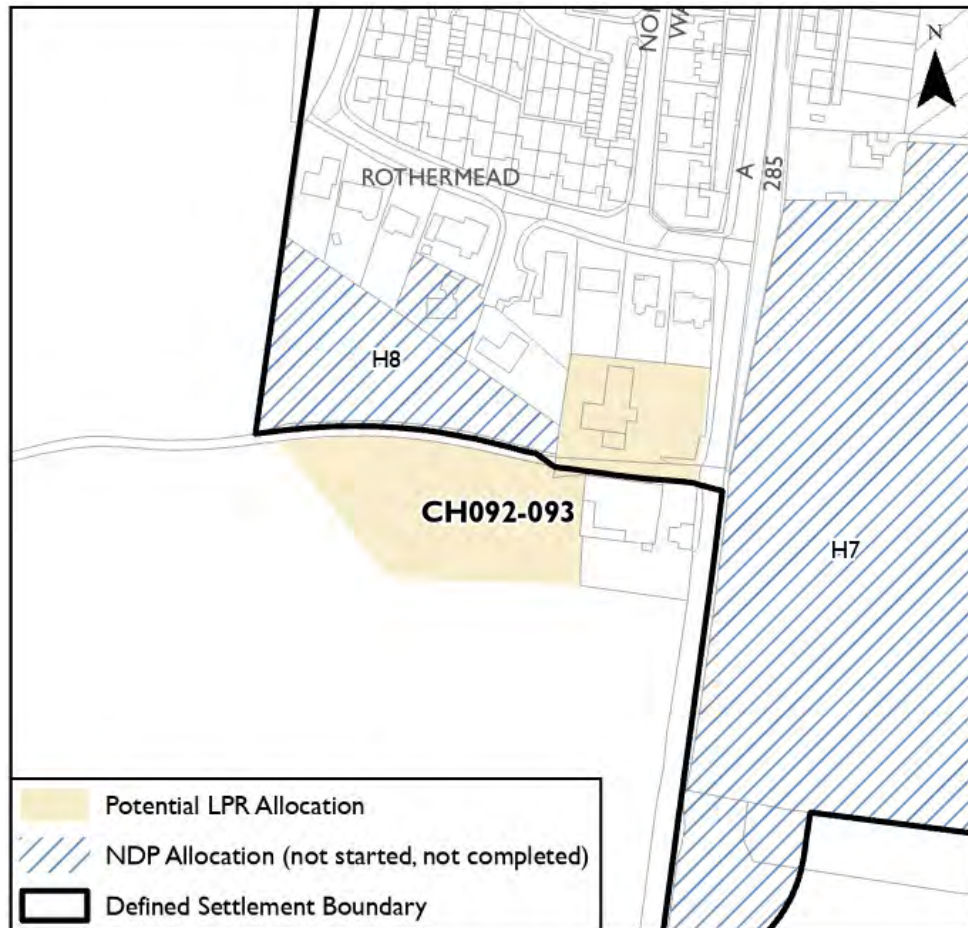
POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a comprehensive, sympathetic and well-integrated extension to Petworth, informed by a landscape led masterplan that respects the setting of the National Park and seeks to utilise or compliment the Petworth Neighbourhood Development Plan (NDP) allocated site (Policy H8 - Land south of Rothermead), to the north and west of the site.

KEY MATTERS AND POLICY REQUIREMENTS:

- The opportunity to develop this site in conjunction with the adjacent Petworth NDP allocated site would be optimal and should be fully explored.
- Built development should respect its prominent gateway position on the main southerly approach to Petworth, providing a suitable transition in built form and fabric to the open land and countryside to the south and west, with an opportunity for planting on the southernmost and westernmost boundaries to soften the settlement edge and provide for nature recovery.

- Development should complement the farmstead type buildings at the entrance to Rotherbridge Lane. On the western area of the site, development should be carefully positioned in a linear form, fronting onto Rotherbridge Lane.
- Development should provide suitable vehicular and non-motorised user (NMU) access onto i) the A285 Station Road, including the provision of a northbound footway along the western side of Station Road to Rothermead or ii) vehicular and/ or NMU access via the adjacent Petworth NDP allocated site (via no. 11 Rothermead). Should d(ii) provide for NMU access, this will remove the requirement for a northbound footway along Station Road under d(i).
- Safeguard and enhance where possible existing vegetation belts on site boundaries and within the site. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- Follow a sequential approach by directing development away from areas of flood risk associated with the site including the provision of any required flood mitigation measures.
- Development should seek to provide a formalised link to connect to PRoW footpath (reference 673) to the west to enable better access to the wider PRoW network, including aligning with aspirations to upgrade the former Petersfield to Pullborough (via Midhurst) Railway Route to a NMU route (Strategic Policy SDXX refers). Such measures will also help to support long-term sustainable access to the site and Petworth.
- The site is within 6.5km of the Ebernoe Common Special Area of Conservation (SAC), within 12km of the Singleton and Cocking Tunnels SAC and within 6.5m of the Mens SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers)
- The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development in water neutral will be provided as required (Policy SD10 refers)
- Address any impacts associated with the consolidated bedrock Minerals Safeguarding Area
- Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land north of Northend Close, Petworth

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

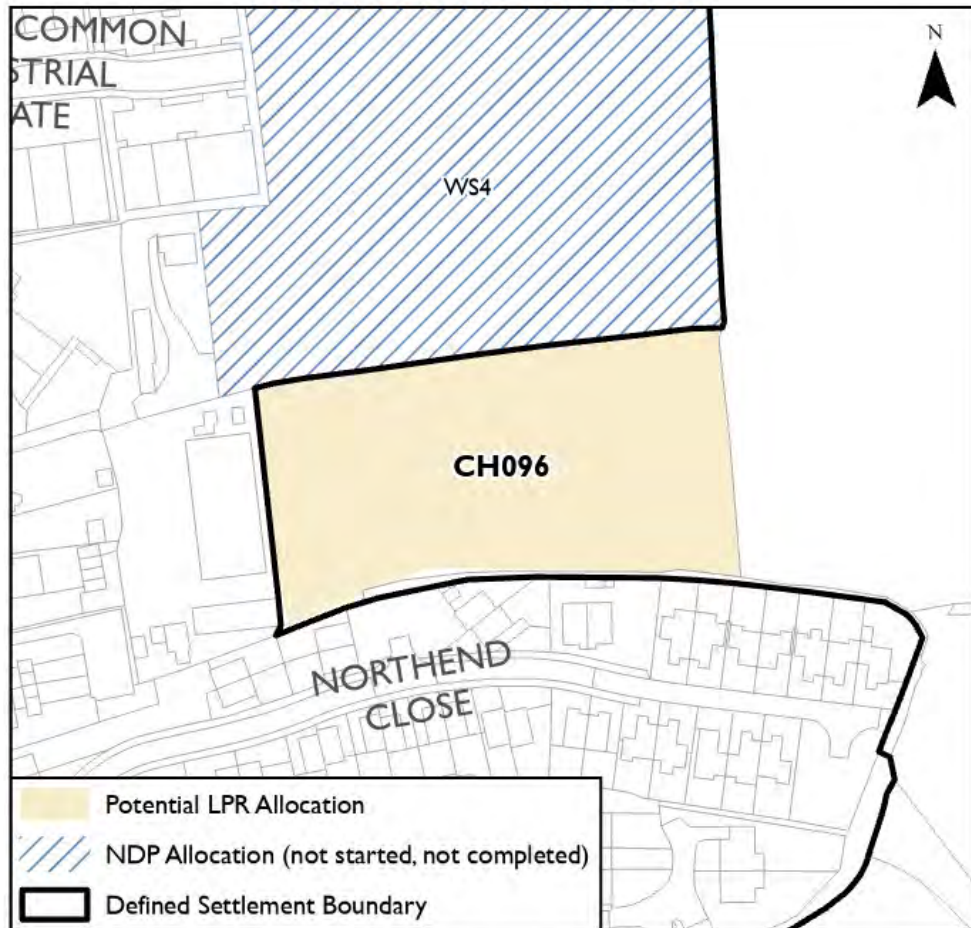
Allocation		Housing (Class C3)	
LAA Reference		CH096	
Settlement		Petworth	
Gross Site Area (ha)	0.6	Number of dwellings	18

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a comprehensive, sympathetic and well-integrated extension to Petworth, informed by a landscape led masterplan that respects its setting within the National Park, and seeks to compliment and/ or utilise the adjacent Petworth Neighbourhood Development Plan (NDP) allocated employment site (PWS4 - Land east of Hampers Common Industrial Estate), to the north.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should provide a suitable transition in built form and fabric to the open countryside to the east, with open space provision in the eastern area and planting on the east boundary to soften the settlement edge and provide for nature recovery.
- b) Development should safeguard and enhance where possible existing vegetation belts on all site boundaries. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- c) Development should provide suitable vehicular and non-motorised user (NMU) access onto i) Ball Cross Road via NDP allocation WS4 and the Hampers Common Industrial Estate to the north; and /or ii) directly onto the A283 London Road Station Road, subject to confirmation of suitability, minimising the loss of vegetation. In any case, NMU access should be provided directly onto the A283 London Road Station Road.
- d) Development should provide good acoustic design to address any noise impacts associated with the nearby adjacent business park and with due consideration to the future employment use of the NDP allocated site.
- e) Provide any required flood mitigation measures associated with surface water flood risk.
- f) The site is within 6.5km of the Ebernoe Common Special Area of Conservation (SAC), within 12km of the Singleton and Cocking Tunnels SAC and within 6.5m of the Mens SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- g) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development in water neutral will be provided as required (Policy SD10 refers).
- h) Address any impacts associated with the brick clay and consolidated bedrock Minerals Safeguarding Area.
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land west of Village Hall, Rogate

The extent of the proposed site allocation is provided as an indication of where built development might potentially be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		CH236	
Settlement		Rogate	
Gross Site Area (ha)	0.4	Number of dwellings	9

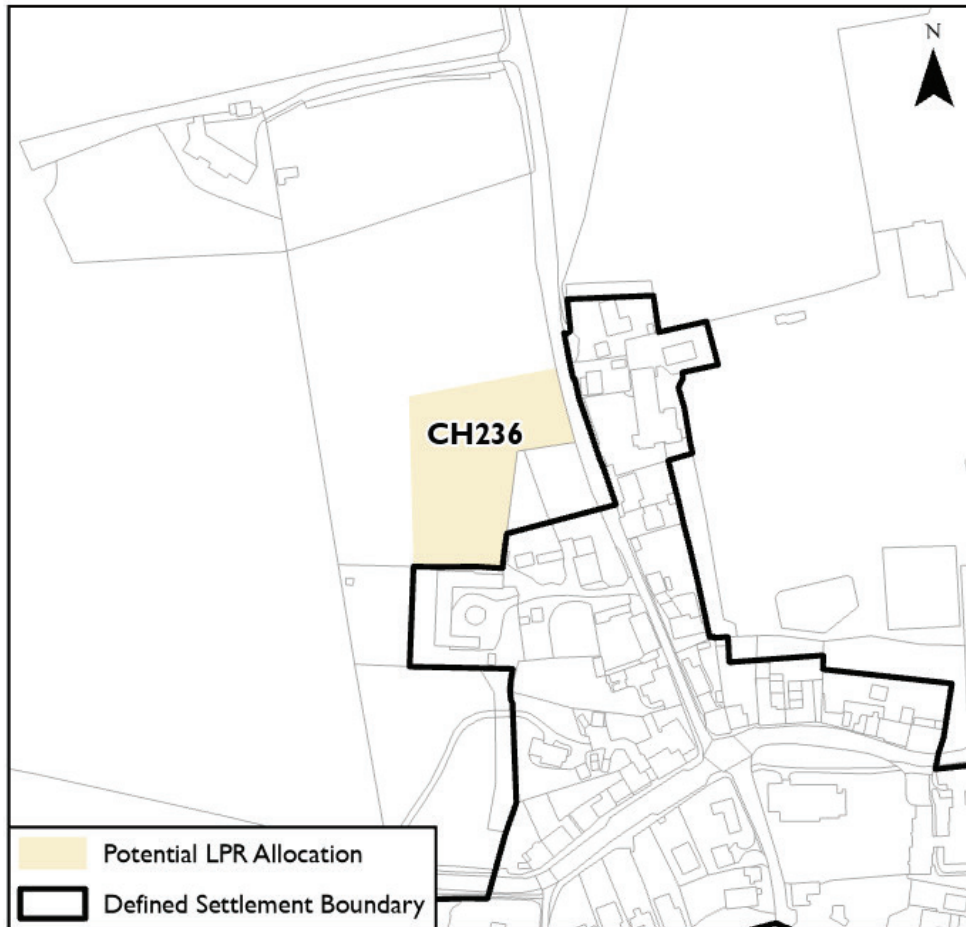
POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a comprehensive, sympathetic and well-integrated extension to Rogate that respects the heritage significance of its immediate surroundings, its rural setting within of the National Park and integrates the development into the landscape in an appropriate manner, informed by a landscape led plan.

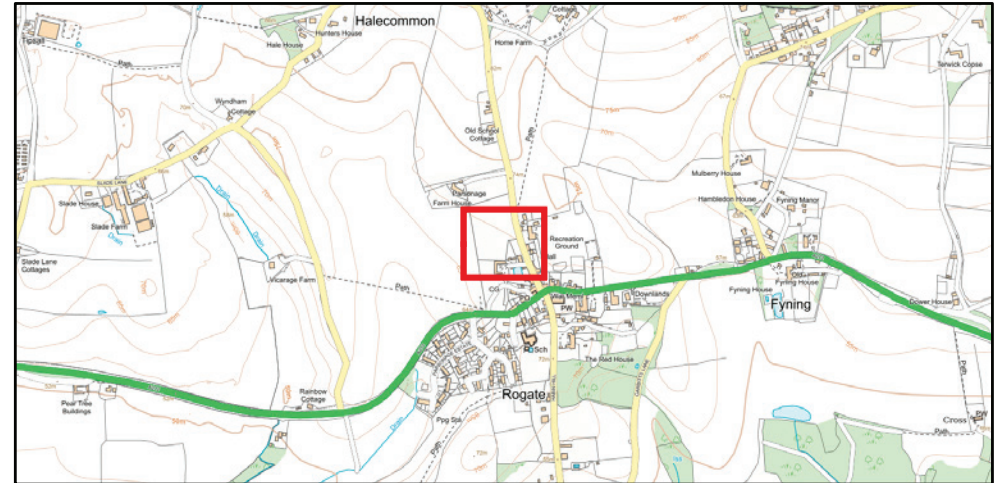
KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development should seek to sensitively relate to the characteristic of this ridge top settlement in the context of existing development to the south. It should have regard to maintaining the integrity of the Neighbourhood Plan characterising views policy (Policy NE1) when viewed from PRoW (footpath reference 1160).
- b) Development should respect the site's prominent gateway position on the northerly approach to Rogate with careful regard to its frontage onto North Street. Development should provide a suitable transition in built form and fabric to open countryside and land to the north and west, including planting to soften the settlement edge and provide for nature recovery.

- c) Development should safeguard and enhance where possible existing vegetation belts on site boundaries. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- d) Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the adjacent Rogate Conservation Area and Listed Buildings.
- e) Development should provide suitable vehicular and non-motorised user (NMU) access onto North Street, minimising any loss of vegetation to the boundary. The position of the site access will be subject to suitability. Depending on the location of site access, an NMU access point should be provided in southeast corner of the site to minimise the need for NMUs to utilise North Street to access Rogate.
- f) The site is within 12km of the Singleton and Cocking Tunnels SAC. Appropriate avoidance and mitigation measures will be provided as required (Policy SD10 refers).
- g) The site is within the Sussex North Water Resource Zone. Appropriate mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- h) Address any impacts associated with the consolidated bedrock Minerals Safeguarding Area.
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Seaford Golf Club, Firle Road, Seaford

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements.

Allocation		Housing (Class C3)	
LAA Reference		LE109	
Settlement		Seaford	
Gross Site Area (ha)	1	Number of dwellings	12

POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic extension to Seaford, that respects its location on the northern edge of the settlement and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

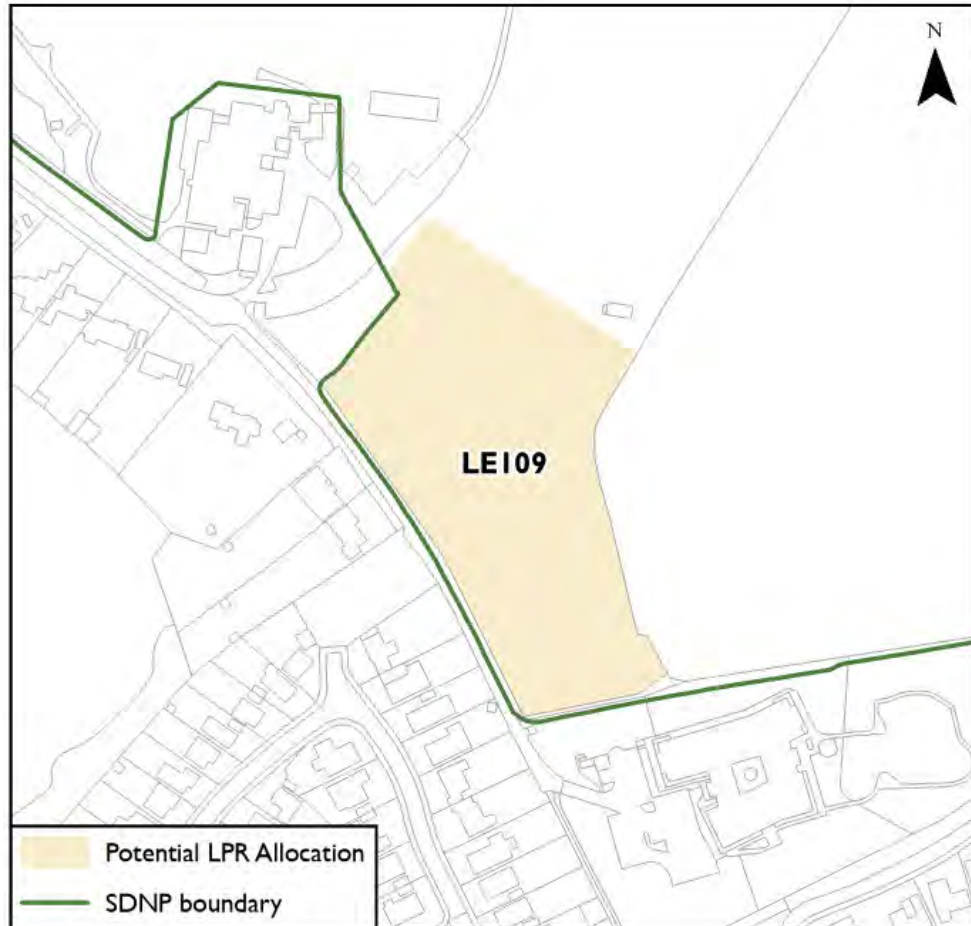
a)

i. This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.

ii. In such circumstances, to be considered for development, a site is required to demonstrate that it delivers exceptional benefits to the area.

iii. Evidence demonstrating that the site would deliver exceptional benefits must be submitted to the satisfaction of the SDNPA for the site to remain under consideration in this Plan. Policy requirements are therefore indicative at this stage to help guide this process.

- b) Careful consideration should be made to design, with particular care made around building heights, accounting for the site's location on the northern edge of the settlement and its green infrastructure function.
- c) Development should provide a suitable transition in built form and fabric to open land and countryside to the north and east of the site, with opportunity for open space provision and planting to soften the settlement edge and provide for nature recovery.
- d) Development should safeguard and enhance existing vegetation belts on all site boundaries and extend these into the site where possible to link together with green corridors, including planting and replacing non-native species.
- e) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- f) Development should provide suitable vehicular and pedestrian access onto Firle Road, utilising the existing golf club access and minimising any conflict with users of the golf club car park. Consideration should also be made to provide an additional non-motorised access point on the west boundary onto Firle Road, seeking to minimise the loss of any vegetation.
- g) This site is within an Archaeological Notification Area. Undertake pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted. Appropriate mitigation may be required depending on the outcome of that evaluation.
- h) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land off Merryfield Road, Sheet

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements

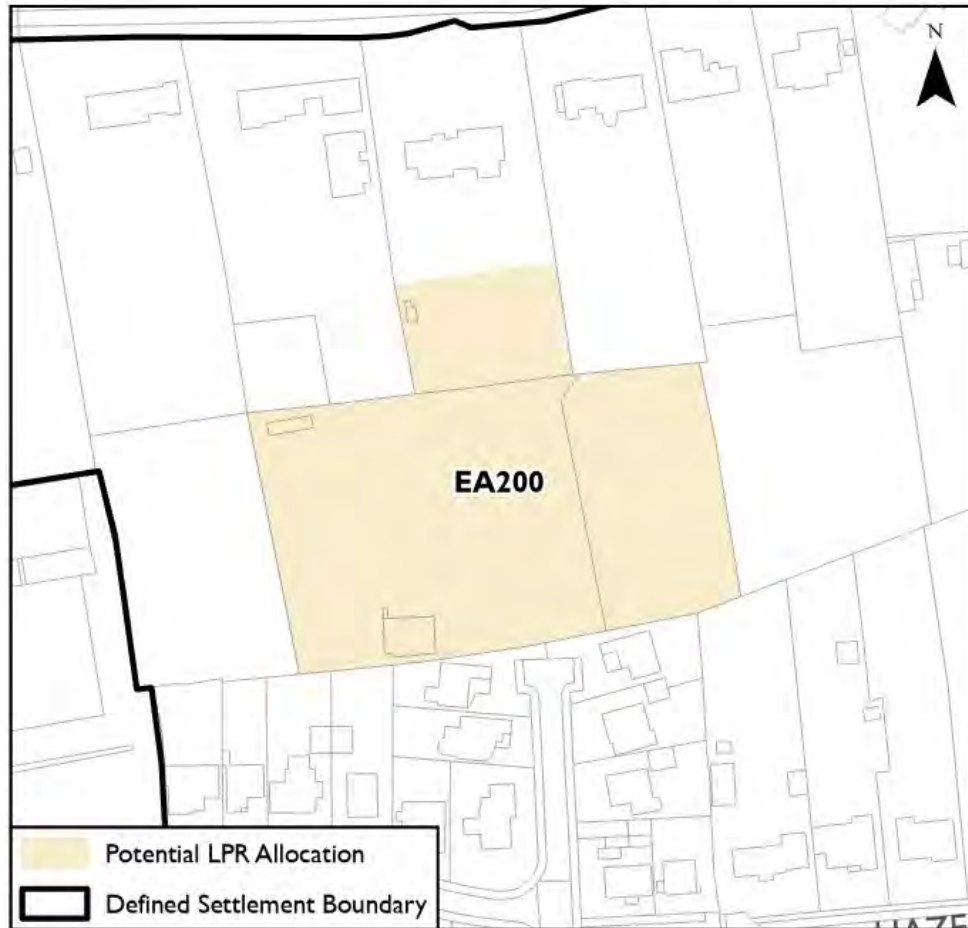
Allocation	Housing (Class C3)		
LAA Reference	EA200		
Settlement	Sheet		
Gross Site Area (ha)	0.4	Number of dwellings	8

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated development of a site located within the built-up area of Sheet, that respects local character and its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Development must deliver a sympathetic development having regard to the site's arboriculturally and ecological status seeking to retain existing ecological features and achieve biodiversity net gain.
- b) Safeguard and enhance where possible existing vegetation belts on all site boundaries and trees and those that extent into the site, noting their likely function as green corridors to the wider area. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- c) Development should provide suitable vehicular and pedestrian access onto Merryfield Road.
- d) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land off Steepdown Road, Sompting

The proposed site allocation indicates an area where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures are likely to be required outside of this area as shown. The areas are provided prior to detailed landscape assessment and are therefore subject to change. The areas are also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C2 and/ or C3)	
LAA Reference		AD001	
Settlement		Sompting	
Gross Site Area (ha)	3	Number of dwellings	30 C3 dwellings / C2 care home units (no. TBD)

POLICY REQUIREMENTS

OBJECTIVES:

To deliver a sympathetic and well-integrated extension to Sompting, that respects its location as a prominent site on the eastern edge of the settlement and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a)
 - i. This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - ii. In such circumstances, to be considered for development, a site is required to demonstrate that it delivers exceptional benefits to the area.
 - iii. Evidence demonstrating that the site would deliver exceptional benefits must be submitted to the satisfaction of the SDNPA for the site to remain under consideration

in this Plan. Policy requirements are therefore indicative at this stage to help guide this process.

- b) Careful consideration should be made to design, accounting for the site's prominent location on the eastern edge of the settlement, undulating topography, impact on a designated heritage asset and its green infrastructure function. Development should be focused on the north and central-eastern areas of the site, noting the potential for impact upon the setting of the listed building and a small orchard. Development should provide a suitable transition in built form and fabric to open countryside to the south and west, with significant opportunity for open space provision, including retention and enhancement of the orchard and planting to soften the settlement edge and provide for nature recovery.
- c) Development must consider its interrelationship and impact on adjacent designated heritage assets and should conserve and enhance the setting of the listed buildings.
- d) Development should safeguard and significantly enhance where possible existing vegetation belts on all site boundaries extending these into the site and linking together with green corridors wherever possible to create networks, including seeking to retain and integrate the orchard and existing scrub habitat. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Development should provide suitable vehicular and pedestrian access onto Steepdown Road, with regard made to any impact on the listed building and minimising the loss of any vegetation.
- f) Development should follow a sequential approach by directing development away from areas of flood risk associated with the site including the provision of any required site-specific flood mitigation measures including safe vehicular and pedestrian access and egress during flooding conditions.
- g) Address any impacts associated with the chalk Minerals Safeguarding Area.
- h) Meet the requirements of other relevant national and development plan policies.

Policy SDXX: Land north of Winchester Road, Stroud

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

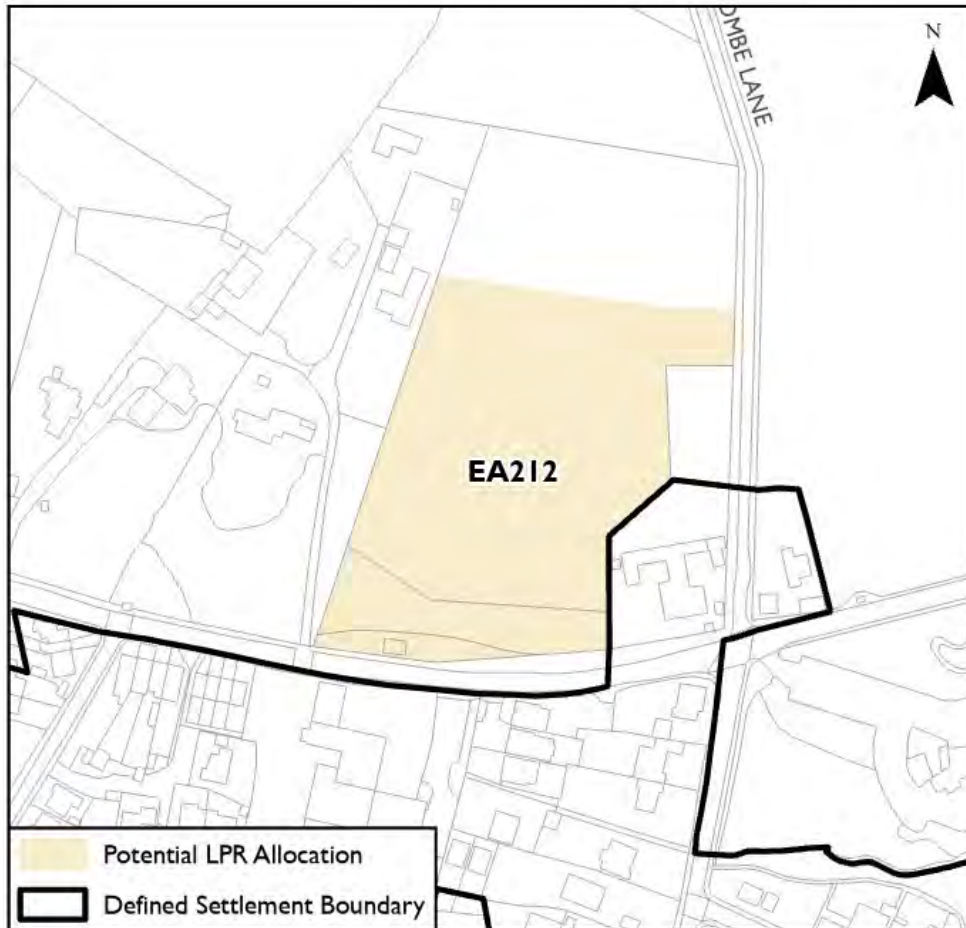
Allocation		Housing (Class C3)	
LAA Reference		EA212	
Settlement		Stroud	
Gross Site Area (ha)	1.4	Number of dwellings	15-20

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated extension to Stroud, which respects its setting within the National Park, informed by a landscape led master plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should maintain a gap and provide a loose knit layout to reflect local character and provide a suitable transition in built form and fabric to the open countryside to the north and east and be mindful of its frontage and views from the road.
- b) Safeguard and enhance where possible existing trees and vegetation on site boundaries and within the site. Further planting should be provided along the north boundary to strengthen this, varying the depth at intervals to provide a more natural appearance.
- c) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- d) Provide suitable vehicular and pedestrian access onto i) the A272, minimising any loss of vegetation or ii) Rothercombe Lane subject to confirmation of suitability and access rights, minimising any loss of vegetation. Subject to technical highways work, appropriate pedestrian crossing and traffic calming measures should also be provided near to the site.
- e) Address any impacts associated with the clay resource, bedrock sand and gravel Minerals Safeguarding Areas.
- f) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land north of Dodds Lane, Swanmore

The proposed site allocation indicates an area where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures are likely to be required outside of this area as shown. The areas are provided prior to detailed landscape assessment and are therefore subject to change. The areas are also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C3)	
LAA Reference		WI102	
Settlement		Swanmore	
Gross Site Area (ha)	1.65	Number of dwellings	15

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated extension to Swanmore, that respects its location as a prominent site on the eastern edge of the settlement and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

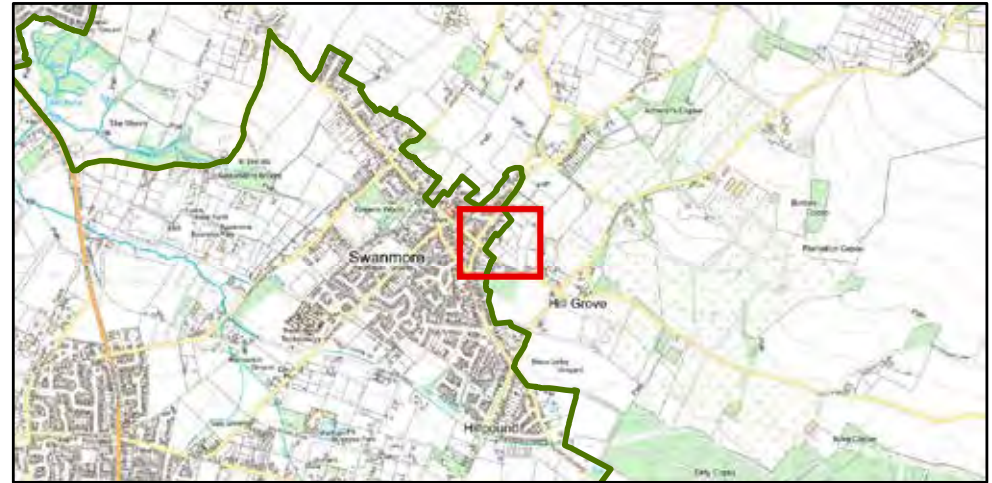
- a)
- i. This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - ii. In such circumstances, to be considered for development, a site is required to demonstrate that it delivers exceptional benefits to the area.
 - iii. Evidence demonstrating that the site would deliver exceptional benefits must be submitted to the satisfaction of the SDNPA for the site to remain under consideration

in this Plan. Policy requirements are therefore indicative at this stage to help guide this process.

- b) Careful consideration should be made to design, accounting for the site's location on the eastern edge and approach into Swanmore and its function as a gap between the main settlement and more dispersed development to the east and open countryside beyond and its green infrastructure function.
- c) Development should be located on the western area of the site and provide a suitable transition in built form and fabric to open land to the east, with significant opportunity in the east area of the site for open space provision and planting to soften the settlement edge and provide for nature recovery.
- d) Development should safeguard and enhance where possible existing vegetation belts on all site boundaries and extending into the site and link these and adjacent opportunities together with green corridors to create networks wherever possible. Characteristic planting should be provided along the eastern boundary of the proposed site allocation with native species to strengthen this, varying the depth at intervals to provide a more natural appearance.
- e) Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- f) Development should provide suitable vehicular and pedestrian access onto Dodds Lane, minimising the loss of any vegetation. Appropriate pedestrian crossing and traffic calming measures in near vicinity to the site should also be implemented.
- g) The site is within the Solent Nutrient Neutrality Catchment Area that drain towards the Solent Special Protection Area, Special Area of Conservation (SAC) and Ramsar designated sites. Appropriate avoidance and mitigation measures to ensure development is water neutral will be provided as required Policy (Policy SD10 refers).
- h) Address any impacts associated with the clay/ brick clay Safeguarding Area.
- i) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land north of Hewlett Close, Twyford

The site boundary represents the extent of the site, inclusive of all built development and any required mitigation listed as policy requirements.

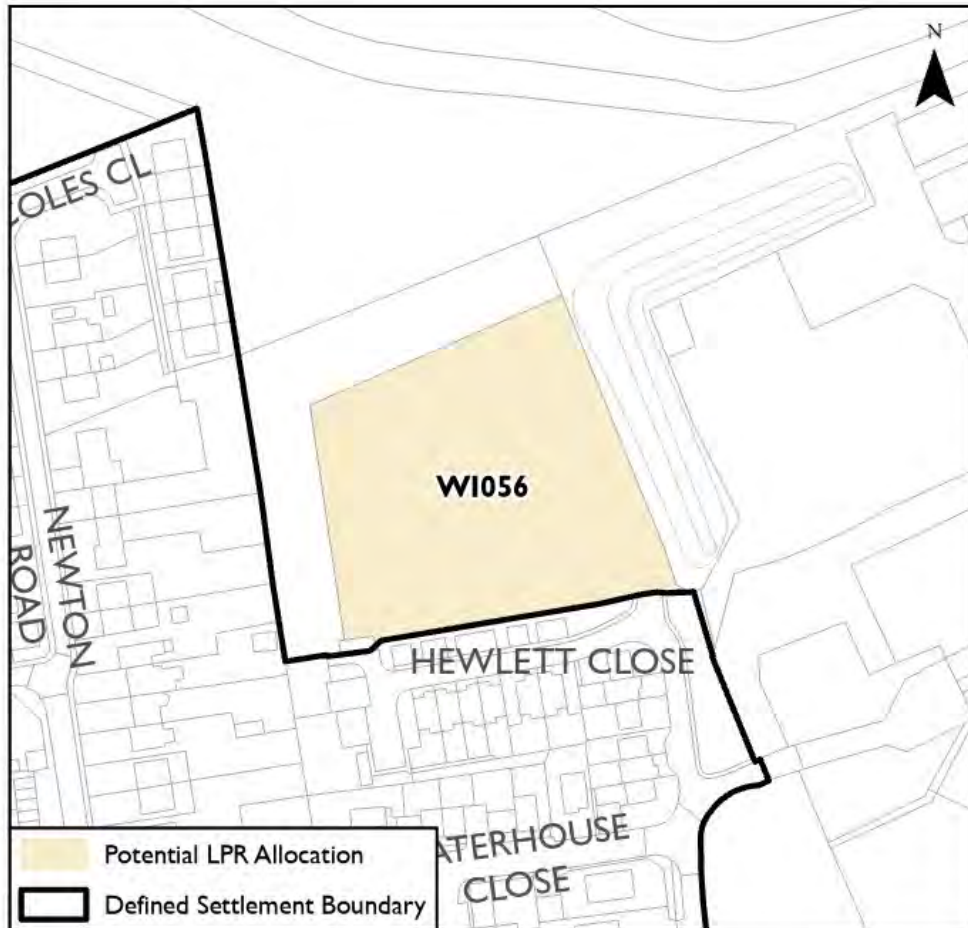
Allocation		Housing (Class C3)	
LAA Reference		WI056	
Settlement		Twyford	
Gross Site Area (ha)	0.5	Number of dwellings	15

POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a sympathetic and well-integrated extension to Twyford, informed by a landscape led masterplan, that respects its setting within the National Park.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Consider the design of the site to provide a central area of public open space.
- b) Provide suitable vehicular and pedestrian access onto Hewlett Close.
- c) Prioritise pedestrian connections throughout the site including a pedestrian link to the public footpath to the west of the site.
- d) Safeguard existing trees around the north, east and west boundaries (the north and west boundaries of the site are covered by Tree Preservation Orders), with development planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Provide good acoustic design to address any noise impacts associated with the adjacent business park.
- f) The site is within the Solent Nutrient Neutrality Catchment Area, that drain towards the Solent Special Protection Area, Special Area of Conservation (SAC) and Ramsar designated sites; and the River Itchen Nutrient Neutrality Catchment Area, that drains towards the River Itchen SAC. Appropriate avoidance and mitigation measures to ensure development is water neutral will be provided as required (Policy SD10 refers).
- g) Meet the requirements of other relevant national and development plan policies.



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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 SDXX: Land at Farnham and Station Roads, West Liss

The extent of the proposed site allocation is an indication of where built development is likely to be suitable. This area may also include mitigation and enhancement measures deemed necessary to make development acceptable. Further mitigation and enhancement measures may also be required outside of the area. The area is provided prior to detailed landscape assessment so is subject to change. The area is also subject to change based on evidence submitted during public consultation.

Allocation		Housing (Class C2 and/ or C3)	
LAA Reference		EA043	
Settlement		West Liss	
Gross Site Area (ha)	0.6	Number of dwellings	30 C3 flats and/ or 60 bed C2 care home units

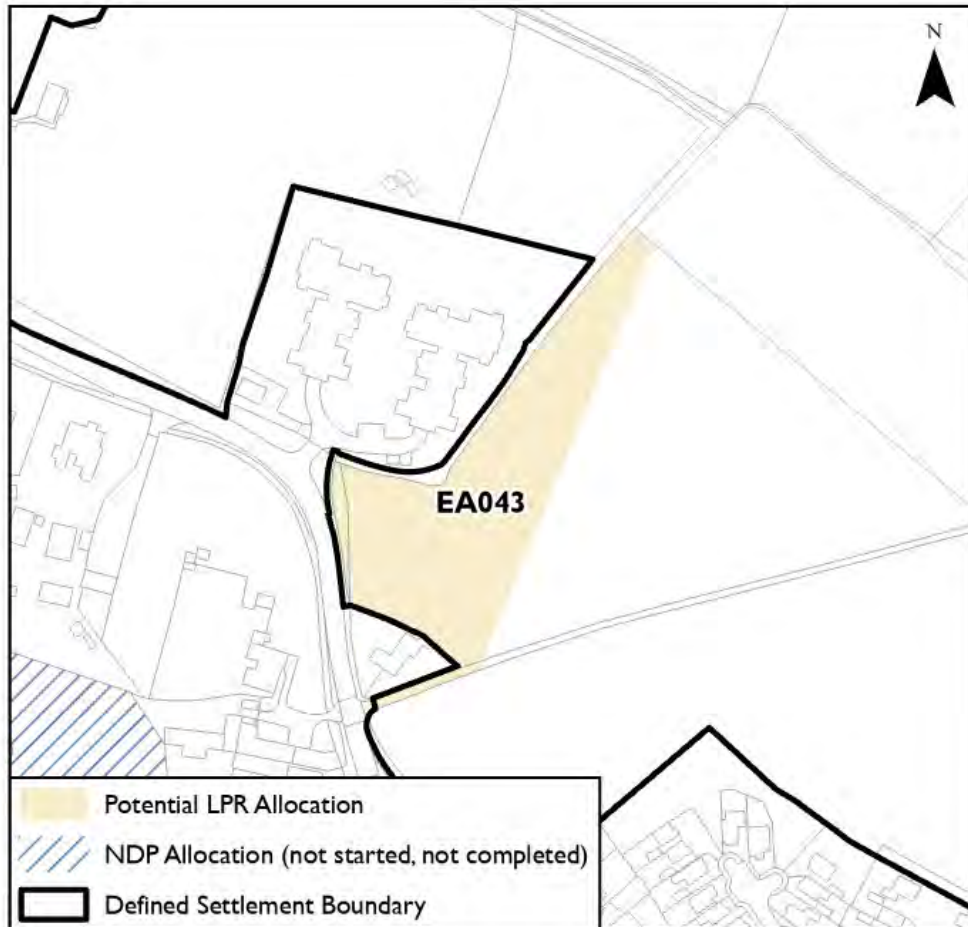
POLICY REQUIREMENTS**OBJECTIVES:**

To deliver a comprehensive, sympathetic and well-integrated extension to Liss and West Liss, informed by a landscape led plan that respects its setting within the National Park, and maintains the integrity of a Neighbourhood Plan designated protected gap and the semi-rural location of the site.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) Built development should be carefully positioned outside of the NDP designated Protected Gap with close attention to massing and layout. The remainder of the site should be set out as open space provision, including nature recovery, to provide a suitable transition to open land to the north and east.
- b) Provide suitable vehicular and shared non-motorised user (NMU) access onto the B3006 Farnham Road, seeking to minimise impact including to the NDP designated Protected Gap.

- c) Prioritise pedestrian connections throughout the site, including the provision of a link to PRoW footpath (reference 141/6/1) to the west of the site.
- d) Development should safeguard and enhance where possible existing vegetation belts on site boundaries and extending into the site and link these and adjacent opportunities together with green corridors to create networks wherever possible. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation due to overshadowing.
- e) Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- f) The site is within 5km of the Wealden Heaths Phase II Special Protection Area (SPA). Appropriate mitigation measures will be provided as required (Policy SD10 refers).
- g) The site is near to the Liss Tree Nursery Tracks Local Wildlife Site / Sites of Importance for Nature Conservation. This should be targeted for nature recovery measures.
- h) Address any impacts associated with the sharp sand and gravel, soft sand, and silica sand Minerals Safeguarding Area.
- i) Meet the requirements of other relevant national and development plan policies.



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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.