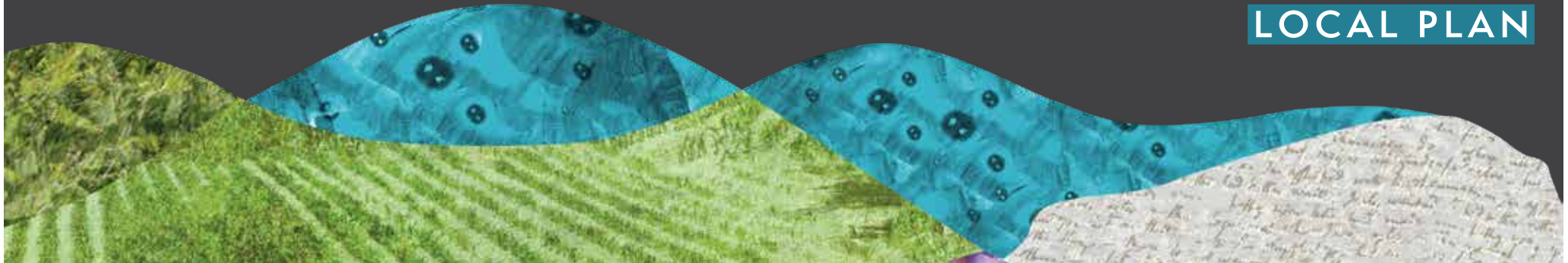


SOUTH DOWNS LOCAL PLAN REVIEW

First Public Consultation (Regulation 18) January 2025

SOUTH DOWNS
NATIONAL PARK
LOCAL PLAN



SOUTH DOWNS LOCAL PLAN REVIEW

First Public Consultation (Regulation 18)

January 2025

South Downs National Park Authority

South Downs Centre

North Street

Midhurst

West Sussex

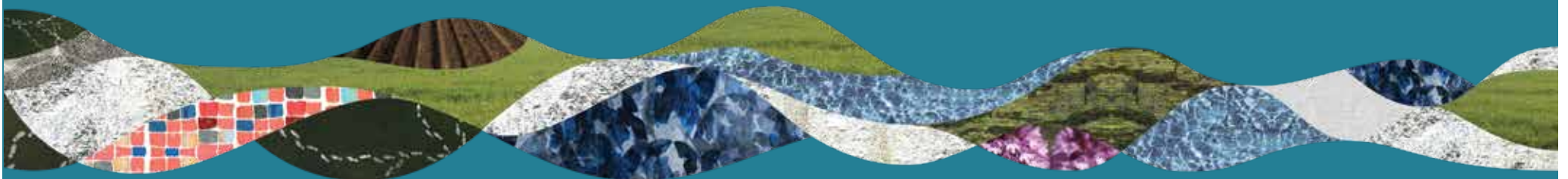
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Cover: Cycling on the Downs Link and South Downs Way near the River Adur © SDNPA

The language used in this consultation has been kept as simple as possible, but some technical terms are unavoidable. A full Glossary is provided at the end of the existing South Downs Local Plan at www.southdowns.gov.uk/wp-content/uploads/2018/06/Glossary.pdf



FOREWORD

This is a hugely important year for the South Downs as we plan for the future of this vibrant and much-loved National Park through a review of our Partnership Management Plan which will set out our priorities for the next five years

The Local Plan Review is a cornerstone of this planning for the future, deciding how and where development takes place in the National Park right up until 2042.

Landscapes and communities are continually evolving and changing, and our award-winning South Downs Local Plan is being reviewed to ensure it is up-to-date and addresses important issues such as nature recovery, climate change, affordable housing and helping local communities thrive.

The Local Plan Review is an opportunity to protect and enhance the things we all love most - our landscapes, communities, cultural heritage, dark skies, wildlife, water courses and more.

This public consultation is your main opportunity to have your say and shape the final Plan.

We want the National Park to continue to inspire, restore and welcome all who live, work and visit here. Ultimately, it's about ensuring the South Downs remains nature-rich and thriving - for everyone, for generations to come.

This Local Plan Review is a chance for everyone to have a say on what matters most to them. Every comment counts, and we're looking forward to hearing what people have to say, both online and in-person at our upcoming engagement events.

This important consultation will run until 17 March, and I invite you to get involved and have your say.

You can find out more here: southdowns.gov.uk/local-plan-review



VANESSA ROWLANDS,
CHAIR, SOUTH DOWNS NATIONAL PARK AUTHORITY



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1

INTRODUCTION

THE SOUTH DOWNS NATIONAL PARK

1.1 The South Downs was established as a National Park in 2010. The South Downs National Park Authority became the local planning authority for the National Park in 2011, meaning that it has overall responsibility for planning matters within the National Park area. In some cases, it has delegated the determination of planning applications to other bodies known as ‘host authorities’ (Lewes and Eastbourne Councils, Winchester City Council, and Chichester and East Hampshire District Councils). However, it retains direct responsibility for producing Local Plans and other policy documents for the National Park area.

1.2 The statutory purposes and duties for National Parks are specified in the National Parks and Access to Countryside Act 1949, as amended by Section 245 of the Levelling Up and Regeneration Act 2023, as below.

The National Park purposes are:

- 1) To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.**
- 2) To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.**

The National Park Authority also has a duty when carrying out the purposes:

- **To seek to foster the economic and social well-being of the local communities within the National Park.**

All relevant authorities (including statutory undertakers, local councils and Government departments and agencies) have a duty to seek to further the purposes of National Parks, and if it appears that there is a conflict between those purposes, must attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park (the Sandford Principle).

WHAT IS THE SOUTH DOWNS LOCAL PLAN AND WHY DOES IT NEED A REVIEW?

1.3 National planning policy says that the planning system should be genuinely plan-led, and that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other

economic, social and environmental priorities; and a platform for local people to shape their surroundings. They must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area. Local Plans must be based on an up-to-date and proportionate evidence base about these strategic issues, and the policies and allocations for addressing them must be informed by a Sustainability Appraisal which assesses them against economic, social and environmental objectives. The Circular for English National Parks and the Broads says that, in developing and implementing policies for the planning and management of their areas, Authorities should document and clearly express the special qualities of the Park and the status and condition of these qualities. Authorities are expected to continue to seek to ensure the conservation of the natural beauty of the area for which they are responsible.

1.4 The existing South Downs Local Plan was adopted in July 2019 and sets out the planning policies and allocations for the South Downs National Park. All planning applications for development within the National Park are judged against these adopted Local Plan policies, as well as against any made Neighbourhood Development Plans and adopted Minerals and Waste Local Plans as appropriate to the location and type of development (collectively known as the ‘Development Plan’).

1.5 Local Plans are required to be reviewed every five years, and the review of the South Downs Local Plan commenced in May 2022, with the timetable being updated in December 2022. The timetable included this first public consultation (Regulation 18) in early 2025, the second public consultation (Regulation 19) in early 2026 and submission for examination by the Planning Inspectorate in summer 2026. Adoption of the Plan is anticipated summer 2027.

WHAT HAS BEEN DONE SO FAR?

1.6 The Local Plan Review commenced with the updating of the evidence base, including a ‘call for sites’ in summer 2022 to inform a Land Availability Assessment and the publication of the Housing and Economic Needs Assessment in November 2023. Other key evidence base studies are:

- Transport
- Renewable Energy
- Water (Flood Risk and Water Infrastructure)
- Gypsy and Traveller Accommodation Assessments

- Local Green Space and Open Space Assessments
- Settlement Facilities

1.7 There is also a legislative requirement to carry out the following Assessments:

- Habitats Regulations Assessment
- Sustainability Appraisal, incorporating Strategic Environmental Assessment (SA/SEA)
- Equalities Impact Assessment (EqIA)

In addition, a Health Impact Assessment (HIA) is also recommended under the East Sussex Health & Wellbeing Engagement Process & Protocol. The Integrated Impact Assessment incorporates the SA/SEA, the EqIA and the HIA. All the above assessments and studies can be viewed at www.southdowns.gov.uk/planning-policy/south-downs-local-plan-review/

1.8 Early engagement has been carried out with town and parish councils from February 2023, including encouraging them to prepare ‘parish priorities statements’ to set out their own local evidence about their areas. These are available to view at www.southdowns.gov.uk/planning-policy/neighbourhood-planning/parish-priorities-statements/ At its meeting on 14th March 2024 the South Downs National Park Authority’s Planning Committee agreed to have regard to the contents of these parish priorities statements when preparing the Local Plan Review.

1.9 Also, at the 14th March 2024 Planning Committee Meeting it was agreed to carry out an additional ‘early participation’ public engagement to reflect the requirements of the new plan-making system being introduced under the Levelling Up and Regeneration Act 2023. This engagement took place 8th July – 16th September 2024 with the intention to:

- Gather feedback on the scope of the Local Plan Review and the key issues for it to address;
- Identify ways in which the Local Plan Review can contribute to delivering the existing 2050 Vision for the National Park;
- Provide people with information on the Local Plan Review preparation timetable; and
- Gather information on how people want to be engaged in subsequent stages of the process.

The outcomes of this consultation can be found at www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/previous-engagement/summer-2024/

RELATIONSHIP WITH OTHER PLANS

1.10 As set out above, the South Downs Local Plan forms part of the statutory Development Plan which also includes Minerals and Waste Local Plans and Neighbourhood Development Plans. There are 45 ‘made’ Neighbourhood Development Plans in the National Park and several more at earlier preparation stages. These are prepared by Town and Parish Councils, and in some areas Neighbourhood Forums, and provide policies and allocations which complement the Local Plan. They currently plan for about half of the site allocations in the National Park. Other documents of relevance to planning decisions in the National Park include Supplementary Planning Documents such as the South Downs Design Guide and Village or Parish Design Statements, Technical Advice Notes, which provide guidance on how to implement Local Plan policies, and Parish Priorities Statements, which set out what is important to parishes and what improvements they would like to see.

1.11 Alongside the Local Plan Review the National Park Authority is also reviewing its South Downs Partnership Management Plan which sets out the long-term vision and objectives for the National Park. The remit of the Partnership Management Plan is wider than just planning – covering land management and other activities – and it is a plan for all those partners whose actions affect the National Park, not just the National Park Authority. However, the planning system is a delivery vehicle for many of the Partnership Management Plan objectives so it is important that the two documents align with and support each other.

1.12 The National Park Authority also produces a Corporate Plan every five years to set out its priorities as an organisation. The priorities for 2020-2025 are nature recovery, climate action and a National Park for All. These priorities are being reflected in the preparation of the Local Plan Review.

WHAT IS THIS CONSULTATION ABOUT?

1.13 This First Consultation Document and draft Policies Map represents the formal Regulation 18 stage of the Town and Country Planning (Local Planning) (England) Regulations 2012, where the local planning authority notifies stakeholders of its

intention to produce a local plan and invites them to make representations about what the plan should contain. This is the main opportunity for people to get involved in shaping the content of the Local Plan Review. Whilst there will be a second consultation before the Plan is submitted for examination, at that stage the grounds for making representations are limited by the legislation and comments are sent on to the Planning Inspectorate to be considered as part of the examination. It is important therefore that people engage fully with this earlier consultation so that their comments can be taken into account by the Authority and used to influence what goes into the Local Plan Review.

1.14 The proposals seek to update and evolve the existing South Downs Local Plan while retaining its award-winning and innovative approach to planning in a National Park. The elements that remain unchanged are:

- The landscape-led approach which requires development to reflect a thorough understanding of its context and sense of place;
- The ecosystems services approach which requires development to support the services that the natural environment provides us such as clean air and water and healthy soils; and
- A development strategy of medium dispersed growth.
- Much of the supporting text in the existing Local Plan will also be retained or updated, including the Spatial Portrait in Chapter 3 and the explanatory text adjacent to each policy and allocation. This is not included in this consultation but will be updated before the plan is finalised later in 2025.

1.15 The Project Initiation Document for the Local Plan Review (www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/project-documents/project-initiation-document/) sets out the scope of the Review, the issues it needs to address, and the evidence base requirements. This was informed by representations received during the 'early participation' engagement in the summer of 2024. In summary these issues are:

- Forthcoming changes to national policy and to the plan-making system, including National Development Management Policies.
- The climate emergency and the biodiversity crisis.
- Economic challenges, including ongoing impacts from the Covid-19 pandemic and EU Exit.

- Social issues, including health, access to nature, and affordable and good quality homes.

1.16 This First Consultation Document includes the following:

- The vision and objectives of the Local Plan Review, identifying where these are different to the existing Local Plan;
- Policies – with proposed amendments to existing Local Plan policies and some suggested additional policies;
- Existing site allocations in the Local Plan which have yet to be implemented, and are proposed to be carried over into the Local Plan Review, including some amendments to these allocations; and
- Proposed new site allocations. These are sites proposed for housing, employment or other development.
- Settlement Maps showing the proposed allocations in combination with existing Local Plan and Neighbourhood Plan allocations.

1.16 The Local Plan Review is being prepared in the context of significant changes to the national planning system. In December 2024 the Government published a new National Planning Policy Framework and updated the Planning Practice Guidance. Some of the changes to the NPPF and PPG could have significant impacts on the content of the Local Plan Review, including the way that housing need figures are calculated. The introduction of National Development Management Policies during 2025 could mean that some of the policies currently proposed in the Local Plan Review would not be necessary or would have to be changed to be in line with the national policies.

1.17 However, Government also sent a strong message that Local Planning Authorities should not slow down plan-making, and that its ambition is to have complete coverage of the country by up-to-date Local Plans by the end of this Parliament (2029). The National Park Authority has therefore decided to proceed with this Regulation 18 consultation and address any changes in national policy and legislation in time for the Second Public Consultation Document.

WHAT ARE THE NEXT STAGES?

1.18 Following this consultation all the responses received will be collated, analysed and taken into account alongside the evidence base and other considerations, such as

national policy and guidance, to produce the Second Public Consultation Document (Regulation 19). This will be a full version of the Local Plan Review as the National Park Authority intends to submit for examination. The Second Public Consultation Document is currently programmed for early 2026 followed by the submission of the Local Plan Review to the Planning Inspectorate (on behalf of the Secretary of State), which will appoint an Inspector to carry out an examination of the plan, including consideration of representations submitted in the second public consultation.

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

2

VISION AND OBJECTIVES

2.1 The Vision for the South Downs National Park was set out in the first Partnership Management Plan (2014-2019). This Vision describes where we want to be in 2050 and it is the overarching vision for the adopted South Downs Local Plan. It applies across the whole National Park, but the ways in which it could be achieved will vary from area to area based on the characteristics and opportunities in that area.

By 2050 in the South Downs National Park:

The iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures.

People will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape.

Opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly.

Its special qualities will underpin the economic and social wellbeing of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community.

Successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities.

2.2 A number of strategic objectives, based on the National Park purposes and duty (see 1.1), outline the direction that the South Downs Local Plan took in order to achieve the vision within the remit of the Local Plan and consideration of planning applications. The thematic and allocation policies were intended to deliver these objectives.

1. To conserve and enhance the landscapes of the National Park
2. To conserve and enhance the cultural heritage of the National Park
3. To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape
4. To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing
5. To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities
6. To adapt well to and mitigate against the impacts of climate change and other pressures
7. To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses
8. To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities
9. To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park

2.3 During the 'early participation' engagement in the summer of 2024 we asked people whether they thought the vision for the National Park was still right and should be retained in the Local Plan Review. 85% of respondents were either neutral, satisfied or happy with the existing 2050 vision for the National Park. Those unhappy with it made suggestions about how it could be improved which are summarised in the Consultation Report at . www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/previous-engagement/summer-2024/.

3

POLICIES



INTRODUCTION

3.1 As this is a Review of an existing award-winning Local Plan, policies have only been changed where there are strong reasons to do so. These reasons include:

- Changes to national policy and legislation which might impact the previous findings of the Planning Inspector that these policies were 'sound' (i.e passed all the legal and policy tests at the last Local Plan examination in 2018);
- Changes to the National Park Authority's own priorities and objectives;
- New issues that have arisen since the last Local Plan was adopted (such as nutrient and water neutrality and the growth of viticulture); and
- Difficulties encountered in implementing the adopted policies which could be resolved by clarifying wording.

3.2 Where possible policy numbers have been kept the same as in the existing Local Plan to make it easier for people to see what we are proposing to change, however we have regrouped some of these policies so that those most closely related are easier to find. This means that the policy numbers are not always in order. We are not including supporting text at this time but will be adding some back in at the next stage where necessary to explain how to apply policies or to signpost other relevant policies. Proposed policy wording is preceded by a table as below.

| Policy Reference and Title | |
|---|---|
| Change Category: | <i>No change/minor changes/substantial changes/full review/new policy</i> |
| Key issues: | |
| Supporting text: <i>Only included if there is any that needs to be flagged at this stage.</i> | |
| Future considerations: | |
| Consultation questions: | |

POLICY TEXT:

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

POLICY INDEX

| POLICIES | STATUS |
|--|---------------------|
| Core Policies | |
| SD1: Sustainable Development | No change |
| SD2: Ecosystem Services | Substantial changes |
| SD3: Major Development | Minor changes |
| SD25 Development Strategy | Substantial changes |
| Environment: Landscape & Heritage, Climate Action, Nature Recovery, Water & Pollution | |
| Landscape & Heritage | |
| SD4: Landscape Character | Minor changes |
| SD5: Design | Substantial Changes |
| SD6: Safeguarding Views | Minor change |
| SD7: Relative Tranquillity | No change |
| SD8: Dark Night Skies | No change |
| SD12 Historic Environment and Cultural Heritage | Substantial changes |
| SD13: Listed Buildings | Minor changes |
| SD15: Conservation Areas | Minor changes |
| SD16: Archaeology | Minor changes |
| Nature Recovery | |
| NEW2 Designated Sites Hierarchy and SD9: Nature Recovery | Full review |
| SD10 and NEW3-NEW7: International Sites | Full review |
| SD11: Trees, Woodlands, Hedgerows and Scrub | Substantial changes |
| Climate Action | |
| SD48: Climate Change and Sustainable Use of Resources | Full review |
| SD51: Renewable Energy | Substantial changes |
| SD14: Climate Change Mitigation and Adaptation of Historic Buildings | No change |

| POLICIES | STATUS |
|--|---------------------------------|
| Water & Pollution | |
| SD17: Protection of the Water Environment | Substantial changes/Full Review |
| SD49: Flood Risk Management | Substantial changes |
| SD50: Sustainable Drainage | Substantial changes/Full Review |
| SD18: The Open Coast | Minor change |
| SD54: Pollution and Air Quality | No change |
| SD55: Contaminated Land | No change |
| National Park for All: Homes, Resilient and Vibrant Communities & Economy, Infrastructure | |
| Homes | |
| SD26 Housing Supply | Substantial changes |
| SD27: Mix of Homes | Minor changes |
| NEW1: Accessible Homes | New policy |
| SD28: Affordable Homes | Substantial changes |
| SD29: Rural Exception Sites | Substantial changes |
| SD30: Replacement & Subdivision of Dwellings | Full review |
| SD31: Householder Development | Full review |
| SD32: New Rural Workers Dwellings | Substantial changes |
| SD33: Gypsies and Travellers | Substantial changes |
| Economy | |
| SD34: Sustaining the Local Economy | No change |
| SD35: Employment Land | Substantial changes |
| SD39: Agriculture and Forestry | No change |
| SD40: Farm and Forestry Diversification | No change |
| SD41: Conversion of redundant agricultural or forestry buildings | Minor changes |
| NEW8: Viticulture, Winemaking and Wine Tourism | New Policy |

| POLICIES | STATUS |
|--|---------------------|
| SD36: Town and Village Centres | No change |
| SD37: Development in Town and Village Centres | Minor changes |
| SD52: Shop Fronts | No change |
| SD53: Adverts | No change |
| SD38: Shops Outside Centres | Minor changes |
| SD23 Regenerative Tourism | Full Review |
| SD24: Equestrian Uses | Minor changes |
| Communities and Health | |
| SD43: New and existing community facilities | Minor changes |
| SD45: Green Infrastructure | Substantial changes |
| SD46: Provision and Protection of Public Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries | Full review |
| SD47: Local Green Spaces | Substantial changes |
| SD20: Walking/Wheeling, Cycling and Equestrian Routes | Substantial changes |
| Infrastructure | |
| SD19: Transport & Accessibility | Minor changes |
| SD21: Public Realm, Highway Design and Public Art | Minor changes |
| SD22: Parking Provision | Minor changes |
| SD42: Infrastructure | Minor changes |
| SD44: Telecommunications Infrastructure | Substantial changes |

CORE POLICIES

Policy SD1: Sustainable Development

Change Category: No Change

Key issues:

- Nothing has changed in respect of the presumption in favour of sustainable development or National Park purposes. No reference in policy to the old duty to 'have regard' which has now been amended to a duty to 'seek to further' NP purposes.

Future considerations:

- Potential for guidance/regulations to be issued explaining how to apply s245 of the Levelling Up and Regeneration Act (strengthening the duty of relevant authorities to have regard to the purposes of National Parks to a duty to seek to further those purposes).

Consultation questions:

- What are your views on Policy SD1? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

CORE POLICY SD1: SUSTAINABLE DEVELOPMENT

1. When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.
2. The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social well-being of the local communities within the National Park.
3. When determining any planning application, the Authority will consider the cumulative impacts of development.
4. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:
 - a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and
 - b) There is substantial compliance with other relevant policies in the development plan.

Policy SD2: Ecosystem Services

Change Category:

Substantial Changes

Key issues:

- The 25-Year Environment Plan 2018 committed the Government to exploring the potential for a wider environmental net gain (ENG). ENG is an approach to development that leaves both biodiversity and the environment in a measurably better state than prior to development – as measured by biodiversity measures, ecosystem services and environmental metrics. The 25-Year Environment Plan says: “In future, we want to expand the net gain approaches used for biodiversity to include wider natural capital benefits, such as flood protection, recreation and improved water and air quality. Those approaches will sit alongside existing regulations that protect our most threatened or valuable habitats and species. They will enable local planning authorities to target environmental enhancements that are needed most in their areas and give flexibility to developers in providing them. We will explore the ways in which new data, tools and strategies can support development that brings wider environmental improvement.
- SDNPA Corporate Priority on Nature Recovery.
- Rising fuel costs and the SDNPA Corporate Priority on Climate Action.
- The emerging concept of ‘Regenerative Design’. Regenerative Design is defined as a holistic approach in which human systems are designed to co-exist and co-evolve over time with the natural system of which we are part. This is in contrast with green design which focuses on reducing harm, and sustainable design which is about restoring equilibrium. Regenerative design goes a step further – seeking to restore and repair the damage done to date. It’s three principles are:

- Nature-led – place-based design that enhances and emulates natural systems.
- Systemic – relationships, exchanges and flows of materials and resources that restore, protect and replenish.
- Equitable – collective change, co-creation and collaboration that ensures inclusivity and social justice.

More information can be found here: www.arup.com/insights/regenerative-design/

The Environment Act 2023 sets new legislative requirements for Biodiversity Net Gain for certain types of development. Local SDNPA-specific policy requirements for BNG are set out further in Policy SD9 Nature Recovery. Our current advice on BNG in the SDNP is set out in the BNG Technical Advice Note www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/biodiversity-net-gain-technical-advice-note-tan/

Natural England (NE) have jointly published an **‘Environmental Benefits from Nature’ tool – Beta version 2021**. This builds on the Biodiversity Metric 3.0 and uses Biodiversity Metric outputs alongside wider environmental information to highlight ecosystem services losses and gains. The beta test version is based on previous versions of the Biodiversity Metric and so is not compatible with the current Statutory Biodiversity Metric.

The five aspects (neighbourhood design, housing design, healthier food, green and blue spaces, and transport) of the built environment in relation to health and wellbeing from Public Health England [PHE] (2017). Spatial planning for health: an evidence resource for planning and designing healthier places. Available at: www.gov.uk/government/publications/spatial-planning-for-health-evidence-review.

Supporting text:

- Clarification that there are two types of Statements that can be submitted to meet the requirements of Criterion 2 – one type for householder and one type for non-householder applications.

Future considerations:

- Updated EcoServ Mapping.
- Any future National Development Management Policies (NDMPs) on this subject.
- Any update to the Natural England Environmental Benefits from Nature Tool.
- Updates to the Ecosystem Services statement Technical Advice Notes to support implementation of the policy.

Consultation Questions:

- What are your views on Policy SD2? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- If an updated Environmental Benefits from Nature (EBN) Metric is published, should we include a requirement for this to be submitted as part of applications for major development?

CORE POLICY SD2: REGENERATIVE DESIGN, ECOSYSTEM SERVICES AND ENVIRONMENTAL NET GAIN

1. Development proposals will be permitted where they use regenerative design to restore ecosystem services and have an overall positive impact on biodiversity and the environment the ability of the natural environment to contribute goods and services. This will be achieved through applying the principles the use of nature-led place-based design, enhancing how natural and human systems work together, creating healthy and equitable communities high quality design, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;
- b) Contribute to nature recovery by protecting, restoring, and providing more, better and joined up natural habitats including through Biodiversity Net Gain where applicable;
- c) Conserve water resources and improve water quality;
- d) Manage and mitigate the risk of flooding;

- e) Improve the National Park's resilience to, and mitigation of, and adaptation to climate change, and improvements in energy efficiency across the wider planning unit are encouraged;
 - f) Increase the ability to store carbon through new planting or other means;
 - g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;
 - h) Support the sustainable production and use of food, forestry and raw materials;
 - i) Reduce levels of pollution;
 - j) Support a circular economy through local and regional supply chains and produce;
 - k) Improve opportunities for peoples' health and wellbeing including through design, healthier food environment, green and blue spaces, and active travel as appropriate to the location, type and scale of development; and
 - l) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.
2. Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services and achieves regenerative design and environmental net gain.

Policy SD3: Major Development

Change Category:

Minor Changes

Key issues:

- The additional requirements for major development in 3. are now mainstreamed for all development. There is an additional requirement for major development to have a Health Impact Assessment.

Future considerations:

- National Development Management Policies may result in some of this policy being an unnecessary duplication of national policy.

Consultation questions:

- What are your views on Policy SD3? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

CORE POLICY SD3: MAJOR DEVELOPMENT

1. In determining what constitutes major development the National Park Authority will consider whether the development, including temporary events should they be deemed to constitute development, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. The potential for significant adverse impact on the National Park will include the consideration of both the impact of cumulative development and the individual characteristics of each proposal and its context.

2. Planning permission will be refused for major developments in the National Park except in exceptional circumstances, and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- a) The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

- b) The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

3. If it is considered that exceptional circumstances exist and development would be in the public interest, all opportunities to conserve and enhance the special qualities should be sought.

4. Development proposals will be required to demonstrate how they will result in a healthy and sustainable place that improves health and wellbeing outcomes for existing communities and future users of the development.

Development proposals should be sustainable as measured against the following factors:

- Zero Carbon
- Zero Waste
- Sustainable Transport
- Sustainable Materials
- Sustainable Water
- Land Use and Wildlife
- Culture and Community
- Health and Wellbeing

Policy SD25: Development Strategy

Change Category:

Substantial changes

Key issues:

- Address PDL loop hole in criteria 2(d) which has led to issues with development of former stables in locations detached from settlements
- Clarify position regarding brownfield rural exception sites ...
- Add in additional exception for community-led development

Supporting Text:

Explain:

- What we mean by 'sustainable location'.
- That SD25 (2) applies where settlement boundaries are outside or on the boundary of the National Park.

Consultation questions:

- What are your views on Policy SD25? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD25: DEVELOPMENT STRATEGY

1. The principle of development within the following settlements, as defined on the Policies Map*, will be supported, provided that development:

- a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
- b) Makes best use of suitable and available previously developed land in the settlement; and
- c) Makes efficient and appropriate use of land.

List of settlements tbc at Regulation 19.

2. Exceptionally, development will be permitted outside of settlement boundaries; where it complies with relevant policies in this local the Development Plan; and

responds to the context of the relevant broad area or river corridor, and: or, exceptionally:

- a) It is allocated for development or safeguarded for the use proposed as part of the Development Plan; or
 - b a) There is an essential need for a countryside location; or
 - c b) In the case of community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere; or
 - d c) It is community-led development as defined in the National Planning Policy Framework; or
 - d) It is an appropriate reuse of a previously developed site, excepting residential gardens, which is in a sustainable location and conserves and enhances the special qualities of the National Park.
3. In considering development proposals outside settlement boundaries within rural estates and large farms, positive regard will be had to the following:
- a) The development proposals are part of a Whole Estate Plan that has been endorsed by the National Park Authority; and
 - b) The development proposals deliver multiple benefits in line with the purposes and the special qualities of the National Park and in regard to ecosystem services.

* Additionally, a portion of the Arundel and Rowlands Castle settlement boundary is boundaries are within the National Park and shown on the Policies Map. Other settlements not listed in Policy SD25 may also be shown on the Policies Map if an NDP has allocated, designated or safeguarded sites or areas within the National Park.

LANDSCAPE & HERITAGE

Policy SD4: Landscape Character

Change Category: **Minor Changes**

Key issues:

- Nature Recovery corporate priority
- Climate Change corporate priority
- Relationship with the Design Guide SPD and landscape guidance
- Clarifications responding to experience in the application of these policies.

Future considerations:

- Landscape work including a Landscape Assessment will be undertaken between Regulation 18 and Regulation 19 consultations.
- Any future National Development Management Policies

Consultation questions:

- What are your views on Policy SD4? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species, is suitable for site conditions, and contributes to nature recovery and climate change adaptation.

2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the *Historic England Register of Historic Parks and Gardens*) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.
3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.
4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.
5. The restoration of landscapes character where positive elements and features have been lost or degraded will be supported where it contributes positively to landscape character.

STRATEGIC POLICY SD4: LANDSCAPE CHARACTER

1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:

- a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;
- b) The design, layout and scale and use of proposals conserve and enhance existing landscape and seascape character features of the site and its context which contribute to the distinctive character, pattern of elements and evolution of the landscape;
- c) They will safeguard the experiential and amenity qualities of the landscape; and
- d) ~~Where planting is considered appropriate, it is consistent~~ informed by and ~~contributes to with local landscape character, enhances biodiversity, contributes~~

Policy SD5: Design

Change Category:

Substantial Changes

Key issues:

- Climate change and sustainability
- Relationship with the Design Guide SPD
- Frequently occurring matters in the planning application process
- Amendments responding to experience in the application of this policy.

Future considerations:

- Any future National Development Management Policies.

Consultation questions:

- What are your views on Policy SD5? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD5: DESIGN

1. Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:

- a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context and capacity;
- b) Achieve effective and high quality layout making space for above ground multifunctional, connected and sequential SuDS and routes for people and wildlife, taking opportunities to connect GI, with an appropriate street hierarchy, and sensitive integration of vehicle parking to avoid car and highway design dominance and street clutter;

- c) Contribute to local distinctiveness and sense of place through its relationship to, including views of, adjoining buildings, spaces and landscape features, including historic settlement pattern and enhance settlement edges where relevant;
 - d) Create high-quality, clearly defined and well-managed public and private spaces within the public realm;
 - e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;
 - f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;
 - g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;
 - h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;
 - i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;
 - j) Give regard to improving safety and perceptions of safety, with natural surveillance of public realm, and be inclusive and accessible for all; and
 - k) Avoiding harmful impact upon, or from, any surrounding uses and amenities, including outlook, overlooking, privacy, light, overshadowing, noise and odour.
2. Residential development proposals (including conversions of existing buildings such as changes of use and houses converted into flats) will be permitted where they meet at least the following minimum standards for the quality of their living environment:
- a) Adequate minimum internal space in line with the Nationally Described Space Standards in all regards; and
 - b) Adequate daylight and sunlight meeting having regard to BRE Guide to Good Practice 2022 (or future update) standards for daylight and sunlight, and older person's accommodation shall meet at least the BRE Guide medium target daylight factor.

Policy SD6: Safeguarding Views**Change Category:**

Minor Change

Key issues:

- Consistency of language and intended scope of criterion 1.

Future considerations:

- Any future National Development Management Policy (NDMP).

Consultation questions:

- What are your views on Policy SD6? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

Policy SD7: Relative Tranquillity**Change Category:**

No changes

Key issues:

- No issues identified.

Future considerations:

- Any future National Development Management Policy (NDMP)

Consultation questions:

- What are your views on Policy SD7? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD6: SAFEGUARDING VIEWS

1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks features within the National Park.
2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:
 - a) Landmark views to and from viewpoints and tourism and recreational destinations;
 - b) Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;
 - c) Views from public rights of way, open access land and other publically accessible areas; and
 - d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the *Viewshed Characterisation & Analysis Study*, heritage assets (either in view or the view from) and biodiversity features.
3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.

STRATEGIC POLICY SD7: RELATIVE TRANQUILLITY

1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:
 - a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;
 - b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and
 - c) Experience of users of the PRow network and other publicly accessible locations.
2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.
3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.

Policy SD8: Dark Night Skies

Change Category:

No changes

Key issues:

- None identified.

Future considerations:

- None identified.

Consultation questions:

- What are your views on Policy SD8? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD8: DARK NIGHT SKIES

1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.

2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:

- a) The installation of lighting is avoided; and
- b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:
 - i. Any adverse impacts are avoided; or
 - ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'

3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.

4. Outdoor lighting proposals are required to provide a statement to justify why the proposed lighting is required.

| Location | Requirements for level of protection | | | | |
|--|--------------------------------------|------------------|--------------------------------------|-----------------------------|------------------------------|
| Dark Sky Zone description | ILP guidance ¹ | Landscape impact | Maximum Lux level (suggested 10 Lux) | Preferred lights-off curfew | Astronomical darkness curfew |
| E0 Dark Sky Core and areas outside this zone with a SQM ² of 20.5+ | ✓ | ✓ | ✓ | | ✓ |
| E1(a) 2km Buffer Zone and areas outside this and the above zone which are of intrinsic rural darkness with a SQM range of 20 to 20.5 | ✓ | ✓ | ✓ | ✓ | |
| E1(b) Transition Zone and areas outside this and the above zones with a SQM range of ~15 to 20 | ✓ | ✓ | ✓ | | |
| E3/4 Urban zone with an SQM of <15 | ✓ | ✓ | | | |

1 Institute of Lighting Professionals (ILP) guidance GN01:2011 Guidance Notes for the Reduction of Obtrusive Light

2 Sky Quality Measurement (SQM). The latest version of the Sky Quality Measurement map should be used as the reserve is subject to ongoing measurement

Policy SD 12: Historic Environment

Change Category:

Substantial Changes

Key issues:

- The Levelling Up and Regeneration Act 2023:
 - Gives emphasis to the protection of cultural heritage. The LURA (S.152(4)) defines cultural heritage as “any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest”.
 - Includes a prospective requirement that in planning decisions special regard will be given to the desirability of conserving or enhancing the asset or its setting’ (S.102). This section will come into force on such day as the Secretary of State may by regulations appoint.
 - Includes a prospective requirement for Historic Environment Records (HER) proposed to have statutory status (S.230). This section will come into force on such day as the Secretary of State may by regulations appoint.
- The Government published Environmental Outcomes Targets for National Parks. Target 10 is to ‘Decrease the number of nationally designated heritage assets at risk in Protected Landscapes’.
- Updated Good Practice Advice in Planning Note from Historic England on Enabling Development and Heritage Assets, published in 2020.
- Understanding and expectation of the term ‘Heritage Statement’
- The importance and value of historic environment data and evidence in development proposals and decision-making.

Supporting text:

- Include definition of a ‘heritage asset’ as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Future considerations:

- Any future National Development Management Policies
- Any future new designations.

Consultation questions:

- What are your views on Policy SD 12? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD 12: HISTORIC ENVIRONMENT AND CULTURAL HERITAGE

1. Development proposals will only be permitted where they conserve and enhance the historic environment and cultural heritage, including through the safeguarding of heritage assets and their setting.
2. Applicants will be required to provide a Heritage Impact Statement sufficient to ~~allow an informed assessment of~~ establish the significance of heritage assets and their setting, the impact of the proposed development, and any mitigation strategies, on the significance, ~~of the heritage asset(s): and must:~~
 - a) Draw from historic environment data, research and information such as the local Historic Environment Record, South Downs Landscape Character Assessment and Historic Landscape Characterisation; and
 - b) Take account of current best practice guidance produced by Historic England and Conservation Area Character Statements, Appraisals and Management Plans.
3. Development proposals which affect heritage assets (whether designated or non-designated) or their setting will be determined with regard to the significance of the asset, including its contribution to cultural heritage, local distinctiveness and landscape character, and the historic environment, and including the long-term conservation and enhancement of that asset.
4. Development proposals will be permitted where they enhance or better reveal the significance of heritage assets, particularly where they are considered to be at risk of irreversible harm or loss.

5. Development proposals which appropriately re-use redundant or under-used heritage assets with the optimal viable use, which secures their long-term conservation and enhancement, including of their setting, will be supported.
6. Development proposals for enabling development that would otherwise conflict with other planning policies but which would secure the future conservation of a heritage asset will be permitted provided:
- The proposals will not materially harm the heritage ~~values~~interest of the asset or its setting;
 - It can be demonstrated that alternative solutions have failed;
 - The proposed development is the minimum necessary to protect the significance of the heritage asset;
 - It meets the tests and criteria set out in Historic England guidance Enabling Development and *Heritage Assets the Conservation of Significant Places*³;
 - It is subject to a legal agreement to secure the restoration of the asset; and
 - It enables public appreciation of the saved heritage asset.

Policy SD13: Listed Buildings

Change Category:

Minor Changes

Key issues:

- Consistency across the South Downs Local Plan with other heritage policies in regards Heritage Impact Statements.
- The contribution listed buildings, their curtilage and setting make to local distinctiveness and landscape character as part of Purpose 1.

Future considerations:

- Any future National Development Management Policies (NDMPs).

Consultation questions:

- What are your views on Policy SD13? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD13: LISTED BUILDINGS

- Development proposals which affect a listed building or its setting will only be permitted and listed building consent granted where:
 - They preserve and enhance the significance of the listed building and its setting by demonstrating that harm to local distinctiveness and landscape character and loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or
 - Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording.
- Development proposals will be refused planning permission and/or listed building consent where they cause substantial harm to a listed building or its setting.

Policy SD15: Conservation Areas

Change Category:

Minor Change

Key issues:

- Clarification that criterion 1 a-i is not an exhaustive list.

Future considerations:

- Any future National Development Management Policies (NDMPs)

Consultation questions:

- What are your views on Policy SD15? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD15: CONSERVATION AREAS

1. Development proposals within a conservation area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area. Sufficient information to support an informed assessment should be provided including on the following matters:

- The relevant conservation area appraisal and management plan;
- Overall settlement layout and relationship to established landscape setting;
- Historic pattern of thoroughfares, roads, paths and open spaces, where these provide evidence of the historic evolution of the settlement, and the historic street scene;
- Distinctive character zones within the settlement;
- Mix of building types and uses, if significant to the historic evolution of the settlement;
- Use of locally distinctive building materials, styles or techniques;
- Historic elevation features including fenestration, or shop fronts, where applicable;

- Significant trees, landscape features, boundary treatments, open space, and focal points; and
 - Existing views and vistas through the settlement, views of the skyline and views into and out of the conservation area.
2. Within a conservation area, development proposals which involve the total or substantial demolition of buildings or structures will only be permitted where it is sufficiently demonstrated that:
- The current buildings or structures make no positive contribution to the special architectural or historic interest, character or appearance of the conservation area; and
 - The replacement would make an equal or greater contribution to the character and appearance of the conservation area.

Policy SD16: Archaeology

Change Category:

Minor Changes

Key issues:

- Historic England guidance published:
 - Historic England 2019 **Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12.**
 - Historic England 2022 **Planning and Archaeology: Historic England Advice Note 17.**
- Consistency with other historic environment policies in the South Downs Local Plan regarding Heritage Impact Statements.
- Clarification regarding preservation in situ.
- Clarification regarding designated and non-designated assets.

Future considerations:

- Any future National Development Management Policy (NDMP) on archaeology.

Consultation questions:

- What are your views on Policy SD16? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

2. There will be a presumption in favour of preservation in-situ for Scheduled Monuments, and other archaeological heritage assets of equivalent significance and their setting.

3. Development proposals that will result in unavoidable harm to, or loss of, an archaeological heritage asset's significance, and their setting, will only be permitted where there is a clear justification in terms of the significance of the asset, the scale of the harm, and public benefits arising from the development which outweigh that harm and, in the case of substantial harm/loss, also meet the following requirements:

- a) There is no less harmful viable option; and
- b) The amount of harm has been reduced to the minimum possible.

In these cases, preservation by record secured through an agreed Written Scheme of Archaeological Investigation will be required which must set out appropriate investigation, publication and archiving of findings following any archaeology work, including appropriate public engagement.

DEVELOPMENT MANAGEMENT POLICY SD16: ARCHAEOLOGY

1. Development proposals will be permitted where they do not cause harm to archaeological heritage assets and/or their setting (whether designated or undesignated). Sufficient information in a Heritage Impact Statement is required to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development and any mitigation strategies on that significance.

NATURE RECOVERY



Policy SD9: Biodiversity & Geodiversity

Change Category:

Full Review

Key issues:

- Dividing the policy into two policies for ease of reading.
- Environment Act 2021, secondary legislation, national policy and supporting guidance introducing Local Nature Recovery Strategy (LNRS) and Biodiversity Net Gain (BNG) requirements.
- Updated NPPF, DEFRA policy and Natural England standing advice on ancient woodland.
- Nature recovery and biodiversity and climate crises.
- Relationship of biodiversity to landscape character.
- Challenges around delivering meaningful biodiversity gains. This is especially the case for on-site delivery where it can be challenging to provide habitat of a meaningful size, with suitable connectivity and may be subject to direct and indirect impacts from nearby development (such as lighting).

Supporting text:

- Further explanation about proposed new criterion 2 regarding proposals with the principal aim to conserve, enhance, restore or create biodiversity.
- Further explanation on landscape and BNG
- Further explanation on feasible BNG and ecological functionality.

Future considerations:

- The government previously stated their commitment to a consultation in 2024 on what should be considered irreplaceable habitat. The definition may be updated in the future.

Consultation questions:

- What are your views on Policy NEW2? Strongly agree/agree/neutral/disagree/strongly disagree
- What are your views on Policy SD9? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

Wildlife Boxes/Bricks

1. Should the Local Plan have policy requirements for integrated wildlife boxes/bricks?
2. If yes, what matters should the policy address?

BNG Provision

3. Do you agree that a higher percentage of Biodiversity Net Gain, beyond the statutory minimum of 10% should be considered? Yes/No
4. Do you agree with the scenarios proposed to be tested below? Yes/No
 - Scenario 1 – a minimum of 20% for all types of relevant development
 - Scenario 2 – a minimum of 10% for minor development and 20% for major development
 - Scenario 3 – as Scenario 2 plus 33% for strategic greenfield sites
 - Scenario 4 – a minimum of 25% for all relevant development according to the following:
 - Provision of the statutory minimum of 10% Biodiversity Gain must follow the Government's Biodiversity Gain Hierarchy which priorities on-site provision in the first instance.
 - Provision of the portion of Biodiversity Gain beyond the statutory minimum (10-25%+) to be incentivised to deliver via strategic offsetting sites.
5. If no, what other scenarios should be considered and why?

STRATEGIC POLICY NEW2: DESIGNATED SITES HIERARCHY

1. The following hierarchy of site designation will apply in the consideration determination of development proposals:

- a) *Internationally Protected Sites, as shown on the Policies Map (SPAs, SACs and Ramsar Sites, or candidate and formally proposed versions of these designations):*
 - i. *Development proposals with the potential to impact on one or more international sites(s) will be subject to a Habitats Regulations Assessment (HRA) to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment;*
 - ii. *Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured.*
- b) *Nationally Protected Sites SSSI, NNRs, MCZ as shown on the Policies Map:*
 - i. Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an Environmental Impact Assessment (EIA);
 - ii. Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites.
- c) *Irreplaceable Habitats as defined by national policy (including ancient woodland as shown on the Policies Map, and ancient or veteran trees):*
 - i. Development proposals which result in the direct or indirect loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists;

- ii. Development proposals must provide adequate protection zones and buffers for irreplaceable habitat.
- d) *Locally Protected Sites (Sites of Nature Conservation Importance (SNCI)/Local Wildlife Sites (LWS)/Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR and Local Geodiversity Sites (LGS)) as shown on the Policies Map:*
 - i. Development proposals considered likely to have a significant effect on local sites will be required to assess the impact by means of an Ecological Impact Assessment (EclA);
 - ii. Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated.
- e) *Outside of designated sites*
 - i) *Development proposals should identify and incorporate opportunities to conserve, restore and recreate wildlife rich habitats including priority habitats and ecological networks. Development proposals should take opportunities to contribute and deliver on the aims and objectives of the relevant biodiversity strategies, including relevant Local Nature Recovery Strategies where possible.*

STRATEGIC POLICY SD9: BIODIVERSITY NATURE RECOVERY AND GEODIVERSITY

1. Development proposals will be permitted where they conserve and enhance biodiversity, ~~and~~ geodiversity and soils, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. Prior to determination, an assessment informed by up-to-date ecological and/or other relevant information should must be provided which demonstrates that development proposals:

- a) ~~Retain, protect and enhance features of biodiversity and geological interest, including green, blue and dark corridors, as well as (including other supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features;~~
- b) ~~Identify and incorporate opportunities for net gains in biodiversity;~~

- c) Contribute to nature recovery through the restoration and enhancement of existing habitats, the creation of wildlife rich habitats and the creation of linkages between sites to create and enhance local and regional ecological networks, addressing habitat fragmentation and isolation effects. This should include consideration of artificial lighting constraints and opportunities. Such proposals should be suitable for the site conditions, be informed by and contribute to landscape and historic environment character and climate change adaptation;
- d) Conserve Protect and support recovery of rare, notable, protected and priority species;
- e) Protect the quality, integrity and biodiversity of soils, with due regard to historically undisturbed soils, including avoiding and minimising significant disturbance of soils through site levelling or import or export of soils;
- f) Seek to eradicate or control any invasive non-native species present on site;
- g) Contribute to the delivery of and are consistent with relevant biodiversity plans, strategies and targets including Local Nature Recovery Strategies (LNRS), the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of GI and Biodiversity Action Plan targets and enhance Biodiversity Opportunity Areas (BOA) and are informed by the South Downs Landscape Character Assessment (LCA); and
- h) Ensure appropriate long-term management and maintenance of measures for biodiversity, geodiversity and soils; and
- i) Comply with the mitigation hierarchy as set out in national policy.

2. Development proposals with the principal aim to conserve, enhance, restore or create biodiversity will be supported where consistent with landscape character.

BIODIVERSITY NET GAIN

3. Development proposals will be permitted where it is demonstrated that the proposals for Biodiversity Net Gain:

- a) Achieve a minimum of... <insert requirements on BNG% requirements and type of development following Viability testing >;
- b) Follow the mitigation hierarchy and ensure that the biodiversity net gain proposed is in addition to this;

- c) Contribute to the delivery of ecological networks, green and blue infrastructure and nature recovery;
- d) Respond to the landscape, cultural heritage and ecological context of the site, and are informed by the South Downs Landscape Character Assessment (LCA)
- e) Align with and meet the objectives and priorities of the relevant Local Nature Recovery Strategy; and
- f) Are feasible for the site and well designed for ecological functionality.

Development proposing the use of off-site biodiversity net gain should select locations within the South Downs National Park and preferably within the same landscape character type, as reflected in the South Downs Landscape Character Assessment (LCA).

4. It must be demonstrated through a Habitat Management and Monitoring Plan, or equivalent document, that biodiversity net gain will be appropriately managed, maintained and funded for a minimum of 30 years after the completion of the development. This will be secured through a planning condition and/or planning obligation and will include a financial payment to cover the Authority's costs associated with the long-term compliance monitoring of the biodiversity net gain proposals.

5. The following hierarchy of site designation will apply in the consideration of development proposals:

- ~~f) **Internationally Protected Sites**, as shown on the Policies Map (SPAs, SACs and Ramsar Sites, or candidate and formally proposed versions of these designations):~~
 - ~~i. Development proposals with the potential to impact on one or more international sites(s) will be subject to a HRA to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment;~~
 - ~~ii. Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured.~~
- g) **Nationally Protected Sites** SSSI, NNRs, MCZ as shown on the Policies Map:

Policy SD10: International Sites

Change Category:

Full Review

Key issues:

- Dividing the policy into separate policies by issue to improve readability.
- New requirement for water neutrality in the Sussex North Water Resource Zone in relation to the Arun Valley designated sites.
- Wealden Heaths 400m zone is now an exclusion zone for net gains in new dwellings. Previously capacity identified has now been used up through permissions in the intervening time.
- New requirement for nutrient neutrality in the Solent SAC/SPA/Ramsar and the River Itchen SAC catchments.
- Update regarding the zone for recreational pressure for the Solent SAC/SPA/Ramsar.
- Refinements in policy wording from experience in applying the policies.

Future considerations:

- Update and finalisation of the Sussex Bat Protocol.
- Further outputs from HRA work as the Local Plan progresses.
- What are your views on Policy NEW7? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

Consultation questions:

- What are your views on Policy SD10? Strongly agree/agree/neutral/disagree/strongly disagree
- What are your views on Policy NEW3? Strongly agree/agree/neutral/disagree/strongly disagree
- What are your views on Policy NEW4? Strongly agree/agree/neutral/disagree/strongly disagree
- What are your views on Policy NEW5? Strongly agree/agree/neutral/disagree/strongly disagree
- What are your views on Policy NEW6? Strongly agree/agree/neutral/disagree/strongly disagree

STRATEGIC POLICY SD10: INTERNATIONAL SITES THE SUSSEX BAT SPECIAL AREAS OF CONSERVATION (SAC): THE MENS SAC, EBERNOE COMMON SAC AND SINGLETON & COCKING TUNNELS SAC

1. Development proposals on greenfield sites and sites that support or are in close proximity to suitable commuting and foraging habitat (including mature vegetative linear features such as woodlands, hedgerows riverine and wetland habitats) within the following ranges of The Mens SAC, Ebernoe Common SAC and/or Singleton & Cocking Tunnels SAC as shown on the Policies Map, should have due regard to the possibility that Barbastelle and Bechstein's Bats will be utilising the site. Such proposals will be required to incorporate necessary surveys and ensure that key features (foraging habitat and commuting routes) are retained, in addition to a suitable buffer to safeguard against disturbance⁴.
 - a) 6.5km: Key conservation area – all impacts to bats must be considered given that habitats within this zone are considered critical for sustaining the populations of bats within the SACs; and
 - b) 12km: Wider conservation area – significant impacts or severance to flightlines to be considered.
2. Proposed use or development of the tunnels comprising the Singleton & Cocking Tunnels SAC will be required to demonstrate that there is no adverse effect on the interest features, including hibernation habitat for Barbastelle and Bechstein's Bats, or on the integrity of the site.

STRATEGIC POLICY NEW3: ARUN VALLEY SPECIAL PROTECTION AREA (SPA): FUNCTIONALLY LINKED HABITAT

1. Development proposals on greenfield sites within 5km of the Arun Valley SPA, as shown on the Policies Map, will must undertake an appraisal as to whether the land is
 - 4 The scale of the buffer will need to be determined on a case-by-case basis, informed by bat activity survey work and would take account of the species involved and their sensitivity to disturbance/artificial lighting and the natural screening provided by existing surrounding vegetation. It would need to be devised in consultation with the SDNPA (in addition to Natural England, as required)

suitable for wintering Bewick Swan. If it is suitable then appropriate surveys will must be undertaken to determine whether the fields are of importance to the swan population. If so, development proposals must provide compensation in the form of appropriate alternative habitat, to be agreed with the Local Planning Authority and Natural England and delivered would be required before development could proceed.

STRATEGIC POLICY NEW4: ARUN VALLEY SPA/SAC/RAMSAR – WATER NEUTRALITY

1. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that:

WATER EFFICIENT DESIGN

- a. New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day;
- b. New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update; and

OFFSETTING WATER USE

- c. Development proposals must demonstrate that having achieved water efficient design, any mains-supplied water use from the development is offset such that there is no net increase in mains-supplied water use within the WRZ compared with pre-development levels.

WATER NEUTRALITY STATEMENT

2. A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water efficient design and offsetting. The statement shall provide, as a minimum, the following:

- a. baseline information relating to existing water use within a development site;
- b. full calculations relating to expected water use within a proposed development; and
- c. full details of how any remaining water use will be offset.

OFFSETTING SCHEMES

3. A local authority and SDNPA led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period.
4. Development proposals are not required to utilise the local authority and SDNPA led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority-led offsetting scheme and associated documents.
5. Offsetting schemes can be located within any part of the Sussex North Water Resource Zone, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified in the Policies Map, unless the application site is located within the Bramber/Upper Beeding area.

ALTERNATIVE WATER SUPPLY

6. Where an alternative water supply is to be provided, the water neutrality statement will need to demonstrate that no water is utilised from sources that supply the Sussex North WRZ. The wider acceptability and certainty of delivery for alternative water supplies will be considered on a case-by-case basis.

AREA OF WATER STRESS

7. Should the need to demonstrate water neutrality no longer be required, development must be designed in accordance with the water efficiency standards set out in Policy SD48: Sustainable Construction. Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.

STRATEGIC POLICY NEW5: WEALDEN HEATHS PHASE II SPA – URBANISATION AND RECREATIONAL PRESSURE

1. Development proposals resulting in a net increase in residential units⁵ within 400m of the boundary of the Wealden Heath Phase II SPA, Woolmer Forest SAC

5 Including Gypsy, Traveller and Travelling Showpeople pitches or plots, and development which leads to a permanent residency e.g. hotels which have permanent staff accommodation.

and Shortheath Common SAC boundaries as shown on the Policies Map, will not be permitted unless an Appropriate Assessment demonstrates that development would not result in harm to the SPA or SACs and has been agreed by the Local Planning Authority in consultation with Natural England be required to demonstrate that the need for development cannot be solely met outside of the 400m zone, and undertake a project-specific HRA.

2. Development proposals resulting in a net increase in residential units within 5km of the boundary of the Wealden Heaths Phase II SPA must be supported by a Habitats Regulation Assessment setting out the likely significant effects of the development on the interest features of the SPA and SACs (or effect on site integrity where the appropriate assessment stage of HRA is triggered). If an adverse effect on the integrity of the SPA or SACs will arise the HRA must also set out the avoidance and/or mitigation measures proposed. will be required to submit a screening opinion to the Authority for a project-specific HRA which, in consultation with Natural England, will determine whether a likely significant effect on the integrity of the site will result. Likely significant effects will be assessed through the HRA and any requirement for mitigation identified. The types of mitigation measures considered and/or required will depend on the type and size of the proposed development. Any such mitigation measures are to be delivered prior to occupation and in perpetuity.

3. To help protect the Wealden Heaths Phase II SPA, the National Park Authority will work with relevant authorities and Natural England as part of a working group with regard to monitoring, assessment and measures which may be required. Planning permission will only be granted for development that responds to the emerging evidence from the working group, the published recommendations, and future related research.

STRATEGIC POLICY NEW6: SOLENT COAST SPAS – RECREATIONAL PRESSURE

1. Development proposals resulting in a net increase in residential units, within the Solent Coast SPAs (Chichester & Langstone Harbours SPA, Portsmouth Harbour SPA and Solent & Southampton Water SPA) zone of influence shown on the Policies Map, defined as 5.6km from the boundary of these sites, may be permitted where 'in combination' effects of recreation on the Solent Coastal SPAs are satisfactorily mitigated through the provision of an appropriate financial contribution to the delivery of strategic mitigation through the Bird Aware Solent Strategy. In the absence of a

financial contribution toward mitigation, an appropriate assessment may be is required to demonstrate that any 'in combination' impacts which are likely to have a significant adverse effect can be avoided or can be satisfactorily mitigated through a developer-provided package of measures and agreed with the Local Planning Authority and Natural England.

STRATEGIC POLICY NEW7: SOLENT COAST SPAS AND SACs AND THE RIVER ITCHEN SAC – NUTRIENT NEUTRALITY

1. Development involving an overnight stay (including dwellings, Gypsy, Traveller and Travelling Showpeople plots and pitches, and all forms of holiday accommodation), and tourism attractions of a nature that could bring visitors from outside the catchment, that discharges into the SPAs, SACs and Ramsar sites of the Solent and River Itchen (either surface water, non mains drainage development or through wastewater treatment works) will be required to demonstrate that it will be nutrient neutral for the lifetime of the development in accordance with guidance provided by Natural England, either by its own means or by means of agreed mitigation measures.

2. A nutrient budget using the most up-to-date Natural England calculator is required to demonstrate that development proposals are nutrient neutral.

3. Development proposals for mitigation must be agreed with the Local Planning Authority and Natural England and will be supported where they are located in appropriate areas in relation to the development they are to serve, conserve and enhance landscape character, and make a positive contribution to the ecological network.

Policy SD11: Trees, Woodlands, and Hedgerows

Change Category:

Substantial Changes

Key issues:

- SDNPA corporate priority on Nature Recovery and the value of scrub, deadwood and connectivity in contributing to nature recovery.
- SDNPA corporate priority on Climate Action and the importance of climate change resilience for trees, woodlands, hedgerows and scrub.
- Updated NPPF, DEFRA policy and Natural England standing advice on ancient woodland.
- National Planning Policy Framework paragraph 136 that says planning policies should ensure that new streets are tree-lined unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate requirement for street trees.
- Recognition of important ecosystem services provision that trees, woodlands, hedgerows and scrub provide.

Future considerations:

- Any future National Development Management Policy (NDMP).

Consultation questions:

- What are your views on Policy SD11? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD11: TREES, WOODLAND, AND HEDGEROWS AND SCRUB

1. Development proposals will be permitted where they conserve and enhance trees, hedgerows, and woodlands and scrub.
2. Development proposals that affect trees, hedgerows, and woodland and scrub must demonstrate that they have been informed by a full site survey, including an appropriate Ecological Survey, Arboricultural Method Statement, and associated Tree Protection Plan, and include a management plan.

3. The removal, loss or deterioration of protected trees, groups of trees, woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy, and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

4. Development proposals must provide adequate protection zones and buffers around hedgerows, scrub, and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland. For ancient trees, or veteran trees including those on a woodland boundary, the buffer zone should be at least 15 times larger than the diameter of the tree or at least 5 metres from the edge of the canopy, whichever is greater. It must be demonstrated that the buffer is suitable to retain the natural growing processes and minimise indirect impacts.

5. A proposed loss or damage of non-protected trees, woodlands, community orchards, or hedgerows, or scrub should be avoided, and if if demonstrated as being unavoidable, appropriate replacement or compensation will be required and opportunities should be taken to reuse wood on site as part of the public realm or deadwood for biodiversity. Opportunities should be taken to retain existing deadwood on site.

6. Development proposals must demonstrate that appropriate protection measures for existing and proposed trees, woodlands, hedgerow and scrub are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows and scrub are identified and incorporated.

7. Opportunities should be identified and incorporated for natural regeneration, restoration or planting of new trees, woodlands, and hedgerows and scrub, increasing tree canopy and enhancement of ecological connectivity with the surrounding landscape. New planting, including species selection and design, should be suitable for the site conditions, use native species contribute to climate change adaptation and be informed by and contribute to local character and the historic environment, and enhance or create new habitat linkages. New streets should be tree-lined where appropriate to the local character.

An aerial photograph of a river valley. A large, winding river flows through the center, bordered by a concrete or stone dam. The surrounding landscape is lush green with rolling hills, fields, and some buildings. The sky is blue with scattered white clouds.

CLIMATE ACTION

Policy SD48: Climate Change and Sustainable Use of Resources

Change Category: Full Review

Key issues:

- Corporate priority for climate action
- Net Zero 2040 target within the plan-period
- Need to address embodied carbon
- Need for greater emphasis on climate change adaptation as well (especially water usage and summer overheating)

Future issues:

- Likely to be a National Development Management Policy on this issue
- National standards for carbon accounting in preparation
- Targets and standards likely to change before next review of the SDLP in 2032 so need to make flexible enough not to go out of date.

Supporting text:

- Include definition of 'multi-residential' development – such as older person's accommodation or student flats etc. which have shared facilities.
- Refer to higher water efficiency standards applicable in the Sussex North Water Neutrality Zone and provide cross-reference to that policy.
- Include definition of HCFC.

Consultation questions:

- What are your views on Policy SD48? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Are the standards in this policy appropriate, legible for applicants and decision-makers and likely to be relevant until 2032 (when this Local Plan is likely to be reviewed)?
- Should the policy cross-refer to the **UK Net Zero Carbon Buildings Standard**?
- Is criteria 2 on embodied carbon appropriate? Should small-scale development (<10 units or <1,000sqm) be required to prepare an embodied carbon assessment, without setting a specific target for upfront embodied carbon emissions?

STRATEGIC POLICY SD48: CLIMATE CHANGE AND SUSTAINABLE USE OF RESOURCES

1. All new build development proposals will be required to achieve net zero operational carbon by applying the minimum standards below unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable. The following standards will apply:
 - a) For all residential development of one dwelling or more:
 - i) Low Energy Transformation Initiative (LETI) 2030 Design Standards for space heating ($\leq 15\text{kWh}/\text{m}^2/\text{yr}$) and total energy demand ($\leq 35\text{kWh}/\text{m}^2/\text{yr}$) must be achieved.
 - ii) A nationally recognised energy model must be used to demonstrate compliance with this standard, such as Passive House Planning Package (PHPP) or Chartered Institution of Building Services Engineers (CIBSE) TM54 (or accepted equivalent).
 - b) For all major non-residential and multi-residential development:
 - i) BREEAM excellent certification (or equivalent) shall be demonstrated.
 - ii) Maximum standards for space heating ($\leq 20\text{kWh}/\text{m}^2/\text{yr}$) and total energy demand ($\leq 70\text{kWh}/\text{m}^2/\text{yr}$) must be achieved.

- c) For all residential and major non-residential and multi-residential development:
 - i) Fossil fuels should be avoided for operational energy and measures such as battery storage used where practical to reduce the burden on the National Grid;
 - ii) Net zero carbon should be achieved (where possible, on-site) by energy from renewables matching total energy demand; and
 - iii) Where, for agreed technical reasons, there is a shortfall in reaching net zero operational carbon on-site, exceptionally this could be made up through financial contributions to a Carbon Fund administered by the Authority.
 - d) All non-residential extensions and refurbishment projects of 250 sqm or above must achieve the relevant BREEAM refurbishment excellent standard certification (or agreed equivalent).
 - e) All new build residential developments of 20 homes or more or 2,500 sq m of commercial development must undertake a Post Occupancy Evaluation to a brief agreed with the Authority.
- 2.** Development proposals must consider reducing high embodied carbon materials, and maximising the use of low embodied carbon materials, and the re-use of reclaimed materials, including by:
- a) Considering the re-use of existing site buildings, structures, hard surfaces and infrastructure;
 - b) Where demolition and replacement are proposed, justification must be provided as to why the loss of embodied carbon is outweighed by other benefits; and
 - c) All major residential development must achieve $\leq 500\text{kg CO}_2\text{e/m}^2$ and non-residential and multi-residential development $\leq 750\text{kg CO}_2\text{e/m}^2$ for upfront embodied carbon emissions.
- 3.** All development proposals will be required to meet the following internal maximum water consumptions standards:
- a) Residential and visitor accommodation: predicted mains water consumption ≤ 90 litres/person/day
 - b) Major non-residential development: Achieve at least 70% of available BREEAM Water credits.
- 4.** All development proposals should use sustainable materials such as:
- a) Timber from sustainably managed sources (preferably locally grown);
 - b) Insulation products which avoid HCFC-based materials; and
 - c) Minimising construction and operational waste.
- 5.** For all development proposals which involve the change of use or redevelopment of a building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency, overall carbon emissions, water consumption and embodied carbon across the planning unit.

Policy SD51: Renewable Energy

Change Category:

Substantial changes

Key issues:

- Corporate priority for climate action
- Net Zero 2040 target within the plan-period
- Facilitate community energy proposals (SDNP Climate Action Plan)

South Downs Renewable Energy Study (LUC, 2024): www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/environment/renewable-energy-study/

Future considerations:

- New NPPF proposed with potential increased presumption to permit renewable schemes
- National Development Management Policies
- Further technical work need on any allocations

Consultation questions:

- What are your views on Policy SD51? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Are there other appropriate potential sites for community-led renewable proposals? Please use the Call for Sites form to provide further details: www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/land-availability-assessment/submit-a-site/

DEVELOPMENT MANAGEMENT POLICY SD51: RENEWABLE ENERGY

1. Development proposals for renewable energy schemes, including small-scale solar arrays and wind turbines (up to 1MW), battery energy storage systems (BESS), biomass boilers, solar panels, hydropower and heat pumps except those specifically

addressed in Criterion 2, that contribute towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park, will be permitted where it is demonstrated through suitable site specific analysis that the proposal:

- a) Is appropriate in location, scale and design to its National Park context and the statutory purposes and special qualities of the South Downs National Park;
- b) Does not result in significant adverse impacts on the local environment that can not be satisfactorily mitigated, including cumulative landscape and visual impacts;
- c) Takes opportunities to retain agricultural use and other landscape functions on the site where relevant;
- d) Makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational;
- e) Ensures existing public access is not impeded; and
- f) Does not result in the permanent loss in use of Grades 1, 2 or 3a agricultural land unless exceptionally justified or significant sustainability benefits are demonstrated to outweigh any loss.

2. Development proposals for small-scale individual wind turbines and freestanding solar arrays serving individual properties or small groups of properties will be permitted where:

- a) They are suitably sited and clearly associated with the buildings that they are intended to serve and in the case of solar arrays, are suitably screened; and clearly associated with the buildings or properties that they are intended to serve;
- b) They are appropriate in scale to the property buildings being served; and
- c) There is no unacceptable adverse impact on local amenity or conflict with public safety.

3. Support will be given to renewable and low carbon energy generation developments that are led by, or meet the needs of local communities. The positive benefits of community energy schemes will be an important material consideration in assessing renewable energy development proposals. The preference is for schemes that are in line with the hierarchy and project attributes below:

Community Led Energy:

- i) Project part or fully owned by a local community group or social enterprise; or

ii) Local community members have a governance stake in the project or organisation e.g. with voting rights.

4. Development proposals for solar panels on existing roofs, car parks within settlements and brownfield land could be supported in principle subject to landscape and heritage considerations.

5. Renewable energy projects on the following sites as identified on the Policies Map will be supported in principle where they are community-led subject to further technical work on grid connections and impact on the National Park and neighbouring uses:

a) Land east of Langrish Primary School – ground mounted solar arrays;

b) Tolmare Farm, Findon – rooftop solar;

c) Land at Longridge Avenue, Saltdean – ground mounted solar arrays; and

d) Land between the A32 and Policeman's Lane, West Meon – ground mounted solar arrays.

Policy SD14: Climate Change Mitigation and Adaptation of Historic Buildings

Change Category:

No change

Key issues:

- Keep as separate policy or integrate with other heritage or climate policies?
- Reference to HE and internal guidance?

Future considerations:

- May be superseded by National Development Management Policies

Consultation questions:

- What are your views on Policy SD14? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD14: CLIMATE CHANGE MITIGATION AND ADAPTATION OF HISTORIC BUILDINGS

1. Development proposals will be permitted, and where relevant listed building consent granted, for works to heritage assets to adapt to, or mitigate the effects of, climate change where it can be clearly demonstrated that this is consistent with all of the following:

- a) The preservation and enhancement of the heritage asset's significance, character and appearance;
- b) The preservation and enhancement of the heritage asset's special architectural or historic interest;
- c) The long-term preservation of the historic built fabric; and
- d) The setting of the heritage asset.



WATER AND POLLUTION

Policy SD17: Protection of the Water Environment

Change Category:

Substantial Change/Full Review

Key issues:

- **Water stress and scarcity**
- **Declining water quality from pollution**
- **Habitat loss**
- **Climate change**

The **Environment Improvement Plan** 2023 which includes several goals relevant to the water environment.

SDNPA **corporate priorities** on **Climate Action and Nature Recovery**, and the role **nature-based solutions and regenerative design** can have in contributing to these priorities.

The role of the water environment in landscape character.

The creation of **new water features** in the environment, as well as the conservation, enhancement and restoration of **existing features**.

The importance of a **catchment approach** for development and protecting the water environment. This means understanding the role the site currently has within the catchment (e.g. providing flood storage), how water moves in, through and out of the site, how water will be managed on site in full, avoiding negative impacts and taking opportunities to positively impact upstream and downstream of the site and contribute to the health of the catchment.

The importance of **Chalk Rivers and Streams** at the **Chalk Stream Restoration Strategy 2021 and Implementation Plan 2022**. Chalk rivers and streams are rare, ecological diverse and vulnerable habitat. The South Downs National Park

Catchment Partnerships and their **Catchment Management Plans** for the Test and Itchen, East Hampshire, Arun and Western Streams, Adur and Ouse and Cuckmere to Pevensy Levels.

Supporting text:

- Further clarification on catchment and landscape led approach for development.
- Further clarification regarding on site domestic scale infrastructure.

Future considerations:

- Any further policy requirements for issues affecting catchments across the South Downs and/or relating to the emerging Local Nature Recovery Strategies being prepared by Hampshire, West Sussex, and East Sussex & Brighton and Hove Councils.
- Any updates to Catchment Management Plans.
- Any further policy requirements for source protection zones to support protection of the chalk aquifer.
- Outputs from ongoing work on the SDNPA Strategic Flood Risk Assessment (SFRA).

Update to the **South Downs National Park Climate Change Strategy and Action Plan**

Any future National Development Management Policy (NDMP) on this subject.

Consultation questions:

- What are your views on Policy SD17? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Are there any catchment specific matters not covered by the policy below? If yes, please describe.
- Are there matters relating to chalk streams not covered by the policy below? If yes, please describe.

STRATEGIC POLICY SD17: PROTECTION OF THE WATER ENVIRONMENT

1. Development proposals affecting the water environment (existing features, or the creation of new features) must demonstrate a catchment and landscape-led approach, prioritising the delivery of nature-based solutions to mitigate or prevent adverse impacts to the water environment; both during and post development.

2. Development proposals that affect groundwater, surface water features, and watercourse corridors will not be permitted unless they conserve, and enhance, and where possible, restore, the following:
- a) Water quality and quantity, and help achieve requirements of the *European Water Framework Directive* and where relevant the *Habitats Regulations*, or its their replacement;
 - b) Ability of groundwater, surface water features and watercourse corridors to function by natural processes throughout seasonal variations taking account of and supporting resilience to climate change, within the immediate vicinity, and both upstream and downstream of the site of the proposal. Culverting of watercourses will not be permitted, and development should wherever possible remove existing culverts. Opportunities should be identified and incorporated to reconnect rivers and their floodplain, and promote natural flow; and
 - c) Specifically for surface water features and watercourse corridors:
 - i. Habitat quality, Biodiversity and contribution to nature recovery, including eradication and control of invasive non-native species. Special regard will be given to the conservation, enhancement and restoration of chalk stream priority habitat;
 - ii. Naturalness and natural sustainable flow characteristics;
 - iii. Historic and cultural significance;
 - iv. Landscape cCharacter, appearance, and setting;
 - v. Appropriate levels of Ppublic access to and along the waterway for recreational opportunities whilst avoiding foreseeable conflict with sensitive or protected wildlife; and
 - vi. Ability for maintenance of the watercourse, including for flood risk management purposes.
3. Small scale wastewater treatment infrastructure serving on site uses should not be located within identifiable connectivity pathways of surface waters.
4. Development proposals should identify and incorporate opportunities to support the delivery of the relevant Catchment Management Plan and Local Nature Recovery Strategy.
5. Development proposals must provide adequate protection zones and buffers to watercourses. It must be demonstrated that the buffer is suitable to retain the natural function of the watercourse and its biodiversity and minimise direct and indirect impacts to the watercourse.
6. Development within Groundwater Source Protection Zones (SPZs) will only be permitted provided it can be demonstrated that there will not be no foreseeable adverse impact on the quality of the groundwater source and provided there is no risk to its ability to maintain a water supply or contribute to nature conservation.
7. Development proposals must incorporate effective measures to eliminate minimise risk of pollution to groundwater, surface water and watercourse corridor features and must not which would harm or degrade their ecological and/or chemical status or their habitat functionality.
8. Development proposals for the provision of reservoirs or natural flood management measures that aid demand management, water efficiency and water storage, including contributing to the recharge of the aquifer, will be permitted where they are compatible with the National Park purposes.

Policy SD49: Flood Risk Management

Change Category:

Substantial Changes

Key issues:

- Updated government guidance on assessing flood risk, including expanding scope of flood risk sources.
- Increasing risk of flooding due to climate change.
- SDNPA corporate priority on Climate Action.
- SDNPA corporate priority on Nature Recovery.
- The importance of managing flood risk and water on the landscape, and the multiple benefits of nature-based solutions and natural flood management measures.
- County Council Flood Risk Management Plans.
- Catchment Partnerships and their Catchment Management Plans for the Test and Itchen, East Hampshire, Arun and Western Streams, Adur and Ouse and Cuckmere to Pevensey Levels.

Future considerations:

- Outputs from ongoing work on the SDNPA Strategic Flood Risk Assessment (SFRA).
- Updates to Local Flood Risk Management Plans and Catchment Management Plans.
- Any future National Development Management Policy (NDMP) on this subject.

Consultation questions:

- What are your views on Policy SD49? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD49: FLOOD RISK MANAGEMENT

1. Development proposals will be permitted that ~~seek to avoid flood risk~~, reduce the impact and extent of all types of flooding, and utilise characteristic and effective flood management measures through:
 - a) Following a sequential approach to flood risk management ~~Steering~~ development away from areas of flood risk, including existing or future flood risk for the lifetime of the development, taking account of climate change, as identified by the EA and the SFRA, and directing development to areas of lower flood risk Flood Zone 1; wherever possible. Environment Agency or site-specific flood mapping and the Authority's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from all sources. The cumulative impacts of all sources of flooding should be considered. Development in areas of flood risk will, where relevant, be required to meet the national Sequential and Exception Tests;
 - b) Not increasing the risk of flooding elsewhere and, wherever possible, reducing overall flood risk;
 - c) Flood protection, mitigation and adaptation measures that:
 - i. are necessary, and appropriate and effective to for the specific requirements of the proposal, the development site and other areas potentially impacted;
 - ii. are informed by and positively contribute to landscape character, prioritising natural flood management features and nature-based solutions that are appropriately integrated into the layout and design of the development. Underground solutions will not normally be acceptable;
 - iii. are designed for the lifetime of the development taking into account of and resilient to the ongoing and predicted impacts of climate change; and
 - d) Ensuring that the integrity of coastal and river flood defences are not undermined.
2. Development proposals should, where required by national policy and guidance, be accompanied by a site specific Flood Risk Assessment (FRA).
3. Proposed flood protection, mitigation and adaptation measures should be supported with a delivery programme including any phasing, a management schedule, the identification of the body responsible for maintenance, and evidence of funding and maintenance in perpetuity.

Policy SD50: Sustainable Drainage Systems

Change Category:

Substantial Changes

Key issues:

- Increasing risk of flooding due to climate change.
- SDNPA corporate priorities on Climate Action and Nature Recovery, and the role above ground, natural flood management and nature-based solution measures has in contributing to these priorities.
- The contribution that surface sustainable drainage systems can make to landscape, and the four pillars.
- The Four Pillars as defined in the CIRIA SuDs Manual: Water Quantity, Water Quality, Biodiversity and Amenity.
- CIRIA SuDs Manual Box 1.2: The SuDs approach to managing surface water run off.
- The importance of evidence to support effective sustainable surface water management and drainage.
- The opportunity for brownfield development to reduce surface water flood risk by reducing surface water runoff.

The SuDs Management Train or Treatment Train concept – Just as in a natural catchment, drainage techniques can be used in series to change the flow and quality characteristics of the runoff in stages. www.susdrain.org/delivering-suds/using-suds/suds-principles/management-train.html

Catchment Partnerships and their Catchment Management Plans for the Test and Itchen, East Hampshire, Arun and Western Streams, Adur and Ouse and Cuckmere to Pevensey Levels.

Supporting text:

- Further explanation on the four pillars: water quality, quantity, biodiversity and amenity.
- Further explanation on SuDs Management Trains.
- Clarifications on the importance of ongoing management, monitoring and maintenance of sustainable drainage.

Future considerations:

- Any future National Development Management Policy (NDMP) on sustainable drainage.
- Outputs from ongoing work on the SDNPA Strategic Flood Risk Assessment (SFRA).
- Updates to Local Flood Risk Management Plans and Catchment Management Plans.

Consultation questions:

- What are your views on Policy SD50? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD50: SUSTAINABLE DRAINAGE SYSTEMS

1. Development proposals will be permitted where they ensure that there is no net increase in surface water run-off to existing surface waters, ditches or public sewers, taking account of climate change. Brownfield development must reduce, and should aim to significantly reduce, runoff flow volumes and speeds to receiving surface waters and public sewers.

2. Development proposals must maximise opportunities for above ground multifunctional surface water management and drainage, including Sustainable Drainage Systems (SuDS). Proposals for major development* will be permitted where they provide a SuDS management train consisting of a sequence of several SuDS components, above ground wherever possible, designed into the development layout. – unless it is demonstrated to be inappropriate. All other development proposals must give priority to the use of suitable sustainable drainage systems where required by the LFA.

3. All surface water management and drainage, including SuDS, should be designed to achieve the following criteria applied proportionately to the development proposals: where feasible;

- a) Maintain and improve water quality by reducing contamination of runoff through pollution prevention, controlling runoff at source, and treat runoff using an appropriate treatment train. Water quality at the point of SuDS discharge to the environment should demonstrably not alter the baseline chemical, physical (e.g. temperature) or ecological parameters of the receiving watercourse;
 - b) Manage water quantity by using surface water runoff as a resource, managed close to source and above ground, allowing rainwater to soak into the ground, and slowing and storing runoff to mimic natural runoff rates and volumes;
 - c) Contribute to and connect with existing blue and green infrastructure by enhancing biodiversity and supporting Support the provision of open space, public amenity areas with sufficient room to provide a safe, naturalised system without the need for fencing or barriers and enhancing biodiversity and other public benefits as appropriate.
 - d) Utilise above ground solutions that are characteristic and use natural flood management methods to support, and where possible restore, natural processes. Underground engineered solutions must be avoided unless it is demonstrated other solutions are not technically feasible;
 - e) Be effective and informed by an assessment of evidence of the site and other areas potentially impacted, and minimise the need for pumping and other supporting infrastructure;
4. Where SuDS are provided, arrangements must be put in place for their whole life management, monitoring and maintenance.

* Major development as defined in the Town and Country Planning (Development Procedure) (England) Order 2015.

Policy SD18: The Open Coast

Change Category:

Minor change

Key issues:

- Designated of Marine Conservation Zones – Beachy Head East was being considered for designation as a Marine Conservation Zone during the preparation of the adopted Local Plan. The designation was made in 2019.

Future considerations:

- None identified.

Consultation questions:

- What are your views on Policy SD18? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD18: THE OPEN COAST

1. Development proposals within the Sussex Heritage Coast area and the undeveloped coastal zone of the National Park, as defined on the Policies Map, will not be permitted unless they:

- Meet one of the following two criteria:
 - Are appropriate to the coastal location and conserve and enhance the character of the Heritage Coast/undeveloped National Park coastline; or
 - Are necessary for the operational needs of activities in support of the Heritage Coast.

and
- Are consistent with the Beachy Head to Selsey Bill Shoreline Management Plan, or its replacement;
- Conserve and enhance coastal access to/from the coast and along the coastline; and
- Cause no adverse impact on the Beachy Head West and Beachy Head East Marine Conservation Zones ~~any designated MCZ~~ and should ensure their conservation and, where possible, enhancement.

Policy SD54: Pollution and Air Quality

Change Category:

No changes

Key issues:

- Feedback was little or no change needed to policy

Supporting Text:

- Supporting text could be updated to include the Air Quality Monitoring Area (AQMA) for Rumbolds Hill, Midhurst declared post adoption of the South Downs Local Plan.

Future considerations:

- None currently.

Consultation questions:

- What are your views on Policy SD54? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD54: POLLUTION AND AIR QUALITY

1. Development proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on people and the natural environment now or in the foreseeable future, taking into account cumulative impacts and any mitigation.
2. Development proposals that by virtue of their location, nature or scale could impact on an existing AQMA, as shown on the Policies Map, will be required to:
 - a) Have regard to any relevant Air Quality Action Plan (AQAP) and to seek improvements in air quality through implementation of measures in the AQAP; and
 - b) Provide mitigation measures where the development and/or associated traffic would adversely affect any declared AQMA.
3. Development proposals will be required to provide mitigation measures where the development and/or its associated traffic could lead to a declaration of a new or extended AQMA.
4. Development proposals will be permitted where they follow best practice methods to reduce levels of dust and other pollutants arising during a development from demolition through to completion.

Policy SD55: Contaminated Land

Change Category: No changes

Key issues:

- Feedback was no change needed.

Further considerations:

- None currently

Consultation questions:

- What are your views on Policy SD55? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD55: CONTAMINATED LAND

1. Development proposals for sites with either known or suspected contamination or the potential to contaminate land either on site or in the vicinity, will require the submission of robust evidence regarding investigations and remedial measures sufficient to ensure that any unacceptable risk to human health or the health of the environment is removed prior to development proceeding.

Construction site in Petersfield © SDNPA/Mischa Haller

HOMES



Policy SD26: Supply of Homes

Change Category: Substantial Changes

Key issues:

- Update of housing figures (deferred to Regulation 19 stage)
- Safeguard existing dwellings

Future considerations:

- Changes to standard method and other amendments to housing provision policy proposed in July 2024 NPPF consultation

Consultation questions:

- What are your views on Policy SD26? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- What level of growth should the National Park be planning for?

For context the existing Local and Neighbourhood Plan allocations and planning permissions, together with proposed new allocations, amount to approximately 4,500 new homes 2024-2042 (or 250 per year excluding windfall). The existing Local Plan plans for 250 homes per year including a windfall allowance. Note that these supply figures are likely to change as we do more work on the proposed allocations and further sites are put forward.

CORE POLICY SD26: SUPPLY OF HOMES

1. The National Park Authority will make overall provision for approximately ~~4,750~~ net additional homes over a 19 year period between 2014 and 2033 x net additional homes over an 18 year period between 2024 and 2042.

To be updated at Regulation 19 stage.

2. These will be delivered through:

- The development of strategic sites and the allocation of land for housing in the Local Plan and NDPs;
- The implementation of planning permissions; and
- The development of land previously unallocated or identified (windfall).

3. Approximately the following levels of housing are provided for, in addition to extant planning permissions granted prior to 1st April ~~2015~~ 2024 and windfalls, through sites either:

- Allocated in this Local Plan or in Neighbourhood Development Plans, or
- Substantially completed at the time of Local Plan submission:

Table of Settlements and Housing Provision

To be updated at Regulation 19 stage.

4. Neighbourhood Development Plans that accommodate higher levels of housing than is set out above will be supported by the National Park Authority providing that they meet local housing need and are in general conformity with the strategic policies of the development plan.

5. Development proposals will be refused where they would result in the net loss of a C3 dwellinghouse unless that dwelling is re-provided elsewhere within the National Park or unless outweighed by other public benefits.

† At the time of Local Plan submission, the housing provision figures for Corhampton and Meonstoke, East Dean and Friston (East Sussex) and Pyecombe have been met through sites allocated in the Pre-Submission South Downs Local Plan having been subsequently built out. These sites therefore no longer require an allocation policy

Policy SD27: Mix of Homes

Change Category:

Minor Changes

Key issues:

- HEDNA evidence base
- Planning Practice Guidance *Housing for Older and Disabled People 2019*
- Need for older people's or specialist housing and accessible & adaptability standards. **It is proposed that this aspect of SD27 is moved and updated in a new standalone policy NEW1.**

Future considerations:

- Whole Plan Viability Assessment (forthcoming)
- Any future National Development Management Policy (NDMP) on this matter.

Consultation questions:

- What are your views on Policy SD27? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- What types of new homes do communities in the National Park need?

STRATEGIC POLICY SD27: MIX OF HOMES

1. Planning permission will be granted for residential development that delivers a balanced mix of housing to meet projected future household needs for the local area. Proposals should provide numbers of dwellings of sizes to accord with the relevant broad mix.
 - a) Proposals for affordable housing delivered as part of a market housing scheme should provide the following approximate mix of units:

| | |
|----------------------|------|
| 1 bedroom dwellings: | 35%* |
| 2 bedroom dwellings: | 35% |
| 3 bedroom dwellings: | 25% |
| 4 bedroom dwellings: | 5% |
 - b) Proposals for market housing should provide the following mix of units:

| | |
|-----------------------|--------------|
| 1 bedroom dwellings: | at least 10% |
| 2 bedroom dwellings: | at least 40% |
| 3 bedroom dwellings: | at least 40% |
| 4+ bedroom dwellings: | up to 10% |
2. Planning permission will be granted for an alternative mix provided that:
 - a) Robust evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs; or
 - b) It is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met.
3. Development proposals will be permitted for residential development that provides flexible and adaptable accommodation to meet the needs of people who are less mobile, or have adult homecare requirements. Development proposals of 5 or more homes will be permitted where it is clearly demonstrated that evidence of local need for older people's or specialist housing is reflected in the types of homes proposed.

* 1 bedroom affordable dwellings may be substituted with 2 bedroom affordable dwellings.

Policy NEW1: Accessible Homes

Change Category: New Policy

Key issues:

- HEDNA evidence base
- Planning Practice Guidance Housing for Older and Disabled People 2019
- Need for older people's or specialist housing and accessible & adaptability standards.

Future considerations:

- Whole Plan Viability Assessment (forthcoming)
- Any further updates to national standards including potential future National Development Management Policy (NDMP) on this matter.

Consultation questions:

- What are your views on Policy NEW1? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- The Housing and Economic Development Needs Assessment (HEDNA): www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/housing-and-economic-development-needs-assessment-2023/ suggests 10-15% of dwellings should be wheelchair accessible homes in the affordable sector. Should the policy require (a) 10% or (b) 15%? Please state your reasons.

STRATEGIC POLICY NEW1: ACCESSIBLE HOMES

1. Development proposals will be permitted for residential development that provides flexible and adaptable accommodation to meet the needs of people who are less mobile, or have adult homecare requirements.
2. All new dwellings shall meet accessible and adaptable standards Part M4(2) of Building Regulations.
3. Market proposals of 20 or more shall provide at least 5% wheelchair accessible homes Part M4(3) and proposals for 20 or more affordable homes shall provide 15% wheelchair accessible homes, unless it is demonstrated not to be practical to deliver this provision.

Policy SD28: Affordable Homes

Change Category:

Substantial Changes

Key issues:

- Priority for affordable housing provision (see existing para. 7.63)
- Delivery of affordable homes on small sites
- Affordable housing requirement on C2 uses
- Claw back/Review mechanism in policy text
- Local connection criteria in policy text
- First Homes (WMS & NPPF para. 6)
- Application of Lewes Low Cost Homes
- Clarify net/gross requirements & in lieu contributions
- Community-led development

Future considerations:

- Whole Plan Viability Assessment
- Future NPPF policy or NDMP on affordable homes

Consultation questions:

- What are your views on Policy SD28? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Is reference to First Homes in criteria 1 appropriate or desirable?
- Are the requirements of criteria 3 still appropriate and practicable for the ongoing management of affordable homes by a Registered or other recognised affordable housing provider?

STRATEGIC POLICY SD28: AFFORDABLE HOMES

1. Development proposals for new self-contained residential development (C2 and C3, including retirement and other specialist care housing) will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:

- a) On sites with gross capacity to provide 10+ or more homes, the following will be required:
 - i. a minimum of 50% of new homes created will be provided as affordable homes on-site;
 - ii. of which a minimum of 75% of these affordable homes will provide a rented affordable tenure, preferably as social rent homes;
 - iii. the remaining percentage will be provided as low-cost home ownership in perpetuity which may include shared ownership and First Homes, where this does not prejudice the ability to meet the priority need for additional rented affordable homes. For First Homes a 30% discount compared with open market value will apply. a rented affordable tenure.
- b) On sites with gross capacity to provide between 3 and 10 9 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:
 - 3 homes Meaningful financial contribution, to be negotiated case-by-case
 - 4 – 5 homes 1 affordable home
 - 6 – 7 homes 2 affordable homes, at least 1 of which is a rented affordable tenure
 - 8 homes 3 affordable homes, at least 1 of which is a rented affordable tenure
 - 9 homes 3 affordable homes, at least 2 of which is a rented affordable tenure
 - 10 homes 4 affordable homes, at least 2 of which is a rented affordable tenure

Development proposals of 4 to 10 net 9 gross dwellings will provide affordable housing on-site. The Authority's preferred tenure is rented affordable. Alternative affordable tenures will be accepted where the homes will remain affordable in perpetuity and a Registered Provider or alternative reputable provider of affordable housing (such as a Community Land Trust) cannot be identified to

manage the affordable homes. Exceptionally, at the discretion of the Authority, financial contributions in lieu will be accepted.

c) The above requirements do not override place-specific affordable housing set out in made Neighbourhood Development Plans, for example Lewes Low Cost Housing.

2. Where, exceptionally, provision of affordable housing which complies with Part 1 of this policy is robustly shown to be financially unviable Insufficient affordable housing provision which does not meet the requirements of Part 1 will be a significant factor weighing against approval, irrespective of any viability barriers. Robust independent financial appraisal will be required alongside any application not complying with Part 1. Where, exceptionally a reduction in the level of affordable housing provision is agreed, the Authority will use review mechanisms to ensure that any future improvement in viability, helps to deliver additional affordable homes. Priority will also be given to achieving the target number of on-site affordable homes over other requirements set out in this policy.

3. Development proposals will be permitted provided that affordable housing units are integrated throughout the development, are indistinguishable in design and materials from the market housing on the site, and, where feasible, will remain affordable in perpetuity.

4. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Local connections will be assessed in a cascade manner: to include the needs of the relevant settlement; then the parish; and then the wider area including nearby settlements and parishes within the National Park, as necessary. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.

5. Developers may not circumvent this policy by artificially subdividing sites.

6. The redevelopment of existing affordable housing areas for higher density homes will be supported subject to the following:

a) The new homes are all affordable with at least as many social rent and affordable rent as the existing development;

b) The embodied carbon implications are fully considered and demolition materials reused on site wherever possible;

c) The new homes demonstrate significant improvements in climate change adaptation and energy and water consumption compared to the existing ones; and

d) Evidence of comprehensive and robust early engagement with existing tenants in formulating redevelopment proposals.

Policy SD29: Rural Exception Sites

Change Category:

Substantial change

Key issues:

- Address lack of Rural Exception Site delivery
- Allow some flexibility on cross-subsidy

Rural Housing Network research: www.housing.org.uk/globalassets/files/rural/factors-in-the-effective-delivery-of-rural-exception-sites-in-england-8.pdf

Feedback from Community Land Trust Network

Future considerations:

- National Development Management Policies

Consultation questions:

- What are your views on Policy SD29? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Is 20% the right level of cross-subsidy to assist in rural exception site delivery whilst limiting landowner hope value?
- Should a degree of flexibility be given to Rural Estates that develop affordable homes as part of a Whole Estate Plans, to determine occupancy conditions and tenure?

STRATEGIC POLICY SD29: RURAL EXCEPTION SITES

1. Proposals for rural exception sites will be permitted new residential development of 100 per cent affordable housing outside of settlement boundaries as shown on the Policies Map will be permitted, provided that the following are met:

- a) 100% Affordable housing is provided in perpetuity or, in the case of Community-led Development, at least 80% affordable homes in perpetuity where it is demonstrated to the Authority's satisfaction that a mixed tenure scheme is essential to the delivery of the affordable housing;

- b) The site selection process has considered all reasonable options, and the most suitable available site in terms of landscape, ecosystem services and overall sustainability has been chosen;
- c) The scale and location relates well to the existing settlement and landscape character; and
- d) It is shown that effective community engagement has fed into the design, layout and types of dwellings proposed.
2. The size (number of bedrooms), type and tenure, (for example, social and affordable rented, intermediate, shared ownership or older people's housing) of affordable homes for each proposal will be based on robust and up-to-date evidence of local community need.
3. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.

Policy SD30: Replacement Dwellings; and Policy SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings

Change Category: Full Review

Key Issues:

- Covid-19 lockdown has changed the way in which residents now use their homes.
- Nationally, the average 3-bed, semi-detached dwelling and 4-bed, detached dwelling have a floorspace of 90-100sqm and 140sqm respectively.
- The Inspector for the Adopted South Downs Local Plan (SDLP) included wording on “exceptional circumstances” through main modifications and accepted the 120sqm floor area for “smaller” dwellings and the approximate 30% floorspace increase limit.
- The South Downs Housing & Economic Development Needs Assessment and the Parish Priorities Statements indicate a need for dwellings of 1-3 bedrooms.
- Experience from Development Management Officers and appeals record suggests that the policies are not clear, and that implementation has been inconsistent.
- Appeal decisions between January 2019 and January 2024 show that of 378 applications refused, 97 went to appeal. Of these, 48 and 28 were dismissed and allowed respectively. The allowed appeals were due to debate over medium dwelling definition, the “existing dwelling”, and bedroom/habitable room numbers.

Key Changes:

- SD30 applies to both replacements and subdivisions.
- SD31 applies to all types of householder-related developments.
- Policies apply to dwellings irrespective of whether they are in settlement boundaries.
- References to bedroom numbers and “medium” dwellings are removed.
- 30% floor limit does not apply to “existing dwellings” which are already over 120sqm.

Supporting Text:

- To be amended and combined given overlaps and to reduce repetition.
- It needs to be made explicitly clear that these policies should be applied alongside other relevant policies in the development, especially Policies SD4 and SD5, as well as the South Downs Design Guide Supplementary Planning Document (SPD).

Future Considerations:

- The South Downs Extensions & Replacement Dwellings Technical Advice Notes will need to be amended.

Consultation questions:

- What are your views on Policy SD30? Strongly agree/agree/neutral/disagree/strongly disagree
- What are your views on Policy SD31? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Do these policies, in combination with Policies SD4 and SD5, adequately capture amenity and design considerations in relation to replacement dwellings, subdivisions, and householder developments?
- Should the restriction on the size of extensions/replacement dwellings be applied to all dwellings or only those which are currently small dwellings (120sqm or less)?
- Is 30% the right percentage limit or should a different percentage figure be used? If so, what would be a reasonable figure?
- Should the percentage limitation be applied everywhere in the National Park or should a different approach be taken within Lewes and Petersfield?

DEVELOPMENT MANAGEMENT POLICY SD30: REPLACEMENT & SUBDIVISION OF DWELLINGS

1. Development proposals for the replacement of one residential dwellings with one new dwelling outside settlement boundaries, as defined on the Policies Map; will be permitted where:

- a) The structure, constituting all new and existing development, does not result in a net floorspace increase of more than approximately 30% compared with the gross internal area of the existing dwelling (as it was originally built or existed on 18 December 2002, whichever is the later) unless that dwelling exceeds 120 square metres; and
- b) The replacement dwelling is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.

2. Development proposals for the replacement or subdivision of one residential dwelling with two or more separate residential new dwellings will be permitted where:

- a) Criteria 1 (a) and (b) are satisfied;
- b) The replacement dwellings are “small” have a 120 square metre or less gross internal area and are designed with appropriate layouts and internal arrangements; and
- c) There is sufficient scope within the existing dwelling and its curtilage to provide satisfactory private amenity space, landscaping, boundary treatments, external storage and vehicular parking for each dwelling.

3. Where permission is granted future extensions development may be controlled by the removal of permitted development rights.

DEVELOPMENT MANAGEMENT POLICY SD31: ~~EXTENSIONS TO EXISTING DWELLINGS AND PROVISION OF ANNEXES AND OUTBUILDINGS~~ HOUSEHOLDER DEVELOPMENT

1. Development proposals for householder development will be permitted where:

- a) The proposal respects the established character of the local area, is visually subservient and in keeping with the appearance, character, and scale of the host dwelling and retains adequate outdoor amenity space and parking; and
- b) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residential by virtue of loss of outlook, light and/or privacy or disturbance.

2. Development proposals for extensions and alterations to existing dwellings, ~~and the provision of annexes and outbuildings~~ will be permitted where:

- a) Criteria 1 (a) and (b) above are satisfied; and
- b) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless the dwelling as it was originally built (or existing on 18 December 2002, whichever is later) was already larger than 120 square metres gross internal area or there are exceptional circumstances.

3. Proposals for new and/or extended annexes should satisfy criteria 1 (a) and (b) and demonstrate that they are ancillary and have a the functional and physical dependency on the host dwelling.

4. Proposals for new and/or extended outbuildings should satisfy criteria 1 (a) and (b) and demonstrate that they are required for purposes incidental to the use of the host dwelling.

5. Where permission is granted future extensions development may be controlled by the removal of permitted development rights.

Policy SD32: New Rural Workers' Dwellings

Change Category:

Substantial changes

Key issues:

- Conformity with national policy in the NPPF where the wording rural worker is used. Specifically in paragraph 84a) which states the following with emphasis added.

"Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- there is an essential need for a **rural worker**, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;"
- Enabling housing for rural workers, for example related to the expansion of equestrian facilities.

Future considerations:

- May be a National Development Management Policy

Consultation questions:

- What are your views on Policy SD32? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD32: NEW AGRICULTURAL AND FORESTRY RURAL WORKERS' DWELLINGS

- Development proposals for rural agricultural and forestry workers' dwellings will be permitted where it has been demonstrated that the nature and demand of the work concerned make it essential for one or more people engaged in rural agricultural and forestry land-based enterprises to live at, or very close to, the site of their work.
- Applications for new rural agricultural and forestry workers' dwellings will need to demonstrate that:

- The rural agricultural or forestry land-based enterprise is established, extensive, viable and contributes to the special qualities of the National Park;
 - There is an essential functional need for the rural workers' agricultural and forestry dwelling that could not be fulfilled either by another residential dwelling on the enterprise or existing residential accommodation in the local area which is suitable and available for occupation by the workers concerned;
 - No other residential dwellings either on or closely connected to the enterprise have been sold off separately or alienated from it in the past five years unless the reason for separation is justified through robust evidence;
 - Full consideration has first been given to the conversion of an existing building within the enterprise; and
 - The proposed rural workers' agricultural or forestry dwelling should be well-related in terms of siting to existing buildings or dwellings within the enterprise, result in and remain as a total habitable floor space not exceeding 120m² (gross internal area) and be sensitively designed.
- Applications for the removal of occupancy conditions will not be permitted unless it can be demonstrated through robust evidence that there is no longer a current or possible renewed need for the dwelling for the authorised use for the foreseeable future, and will only be made available on the open market when it has been robustly demonstrated that its use as an affordable dwelling would be unviable or unsuitable or unnecessary.
 - Temporary dwellings for rural agricultural and forestry workers will be permitted where they are essential to support the rural agricultural or forestry land-based enterprise, whether new or established, provided that it is demonstrated that:
 - There is a firm intention and ability to develop the enterprise;
 - There is a clear functional need to support the enterprise;
 - The enterprise has been planned on a sound financial basis;
 - The location would be suitable for a permanent rural agricultural or forestry workers' dwelling; and
 - It is easily dismantled and/or taken away.
 - Where permission is granted for new dwellings under this policy, future extensions may be controlled by the removal of permitted development rights.

Policy SD33: Gypsies and Travellers

Change Category:

Substantial Changes

Key issues:

- Gypsy and Traveller Accommodation Assessments (GTAA) will be updated during the lifetime of the Local Plan and the policy needs to reflect the most up-to-date evidence.
- There may be needs not previously identified in a GTAA that an applicant can demonstrate at application stage and the policy needs to reflect this.
- Criteria 2 and 3 both currently address unidentified sites. It would be clearer if 2 related to allocated sites and 3 to unidentified sites.
- Include reference to specific allocated sites within SD33 to make it easier for users of the Plan.

Future considerations:

- Outcome of SDNP GTAA (expected Autumn 2024)
- Outcome of further call for sites

Consultation questions:

- What are your views on Policy SD33? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Are there any other sites which should be considered for Gypsies or Travellers accommodation? If yes, please complete the Call for Sites nomination form: www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/land-availability-assessment/submit-a-site/

STRATEGIC POLICY SD33: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

1. Lawful permanent sites for Gypsies, Travellers and Travelling Showpeople will be safeguarded from alternative development, unless acceptable replacement accommodation can be provided or the site is no longer required to meet any identified need.
2. The National Park Authority will seek to meet the need genuinely local needs of Gypsies, Travellers and Travelling Showpeople as demonstrated in the most up to date Gypsy and Traveller Accommodation Assessment by the allocation of permanent pitches and the granting of planning permission on currently unidentified sites for approximately on the following sites as identified on the Policies Map:
 - New Barn Stables, Binsted – 1 pitch (SD61)
 - Land at Fern Farm, Greatham – 4 pitches (SD72)
 - Offham Barns, Offham – 4 pitches (SD83)
 - Others tbc
 - a) 13 pitches in that part of the National Park located in Brighton & Hove;
 - b) 6 pitches in that part of the National Park located in Lewes District;
 - c) 6 pitches in that part of the National Park located in East Hampshire District.
3. Development proposals to meet the needs of the Gypsy, Traveller and Travelling Showpeople community (as defined in Planning Policy for Traveller Sites (2015~~23~~)) or any subsequent policy) on unidentified sites will be permitted where they:
 - a) Meet a need as identified in Figure 7.4 below; Meet genuinely local needs as demonstrated in the most up to date Gypsy and Traveller Accommodation Assessment or other robust evidence;
 - b) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities;
 - c) Are capable of being provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management without harm to the special qualities of the National Park;
 - d) Provide sufficient amenity space for residents;

- e) Do not cause, and are not subject to, unacceptable harm to the amenities of neighbouring uses and occupiers;
 - f) Have a safe vehicular and pedestrian access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site; and
 - g) Restrict any permanent built structures in rural locations to essential facilities.
4. Proposals for sites accommodating Travelling Showpeople should allow for a mixed use yard with areas for the storage and maintenance of equipment.

Sheep shearing on Butser Hill © Mischa Haller



ECONOMY

Policy SD34: Sustaining the Local Economy

Change Category: No Changes

Key issues:

- Feedback is the policy is broadly working and no changes proposed.

Future considerations:

- None currently

Consultation questions:

- What are your views on Policy SD34? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD34: SUSTAINING THE LOCAL ECONOMY

- Development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following:
 - Promote and protect businesses linked to the National Park's key sectors of farming, forestry and tourism;
 - Promote and protect green businesses linked to ecosystem services;
 - Support rural supply chains across the National Park and its environs and encourage closer ties between rural businesses;
 - Provide for and support small and micro businesses through the provision of small, flexible, start-up and move-on business units including incubator uses;
 - Provide flexibility for established businesses to secure future resilience and protect local jobs;
 - Intensify the commercial use of an employment site and make a more efficient use of brownfield land; and

Promote smart economic growth and advances in information and communications technologies, particularly superfast broadband.

Policy SD35: Employment Land

Change Category:

Substantial changes

Key issues:

- Updating the employment need figures in criterion 1 for the plan period 2021/22 to 2041/42
- Encouraging an appropriate level of change of use from other employment use classes to Office [E(g)(i)] during the plan period 2021/22 to 2041/42.

Existing commitments show an undersupply of Office floorspace with an oversupply of non-Office employment provision compared to the need identified in the Housing and Economic Development Needs Assessment (HEDNA).

However, there is a significant existing commitment in Mixed Office/Industrial floorspace. These mixed-use employment schemes will also contribute towards the shortfall of Office provision identified in the HEDNA. Therefore, the need for changes of use from non-Office employment is tempered by the Mixed Office/Industrial commitment.

The total amount of committed employment floorspace, i.e. supply, is marginally less than the need figure for all types identified in the HEDNA.

Supporting Text:

- Update employment land supply table
- Amend text to explain the emphasis on Office floorspace and the overall supply position compared to the need identified in the HEDNA.

Future considerations:

- None currently.

Consultation questions:

- What are your views on Policy SD35? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD35: EMPLOYMENT LAND

1. The SDNPA will make overall provision for the following amounts of new employment land between 2014 ~~2022~~ and 2033 ~~2042~~:
 - Office (B1a/b) [E(g)(i)]: approximately 5.3-5.9 hectares
 - Industrial (B1c/B2) [E(g)(ii), E(g)(iii), B2, small-scale warehousing B8]: 1.8 ~~13.2~~ hectares
 - Small scale warehousing (B8): 3.2 hectares
2. Development proposals for the change of use of redundant B2 premises and land to accommodate the need for new offices and/or warehousing will be permitted provided that there would not be a potentially adverse impact on the landscape and other special qualities of the National Park including by reason of traffic, noise or pollution.
3. The Authority will safeguard all existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses. Change of use applications that would result in a loss of employment land will only be permitted provided that evidence of a robust marketing campaign of at least 12 months clearly demonstrates that there is no market demand for the business premises.
4. The principal and local employment sites are shown on the Policies Map, to which further protection applies as follows:
 - a) On principal employment sites: B Class employment uses will be safeguarded from development proposals for Non-B Class Uses and evidence of a robust marketing campaign of at least 18 months will be required.
 - b) On local employment sites: commercial uses will be safeguarded from development proposals for non-commercial uses and evidence of a robust marketing campaign of at least 18 months will be required.

Details of marketing requirements are set out in Appendix 3.

Policy SD39: Agriculture and Forestry

Change Category: No changes

Key issues:

- Feedback broadly happy with policy with no change needed.

Supporting Text:

- Update and expand to include Historic England South East Farmsteads Character Statement (October 2014) and Historic England Farmstead and Landscape Statement South Downs National Character Area 125 (February 2020)

Future considerations:

- None currently

Consultation questions:

- What are your views on Policy SD39? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD39: AGRICULTURE AND FORESTRY

- Development proposals for new buildings or structures for the purposes of agriculture or forestry will be permitted where:
 - There is an agricultural or forestry need for the development within the National Park and its scale is commensurate with that need;
 - The development occupies the site best suited to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Wherever possible, development should re-use or be on the footprint of an existing agricultural building, otherwise it should be related physically and functionally to existing buildings associated with the enterprise, unless there are exceptional circumstances relating to agricultural or forestry necessity for a more isolated location;
 - The buildings are in keeping with local character and of a design that reflects the proposed agricultural or forestry use;
 - The proposals include structure planting to integrate the development into the existing local landscape framework;
 - A building has not been disposed of or converted to an alternative use at the holding in the past three years, which could have met the need of the development proposed; and
 - Existing redundant buildings within the application site which have a negative impact on landscape character are removed where appropriate.
- Development proposals for new or improved access tracks for forestry or agriculture will be permitted where:
 - The proposal is essential for the sustainable management of the land;
 - It has been demonstrated that it is not feasible to accommodate the proposed traffic using existing accesses;
 - The layout and design conserves and enhances local landscape character and the special qualities; and
 - Where appropriate, the track is opened as a path for permissive public usage.

Policy SD40: Farm and Forestry Diversification

Change Category:

No changes

Key issues:

- Feedback is broadly happy with policy no change needed.

Supporting Text:

- Update and expand to include Historic England South East Farmsteads Character Statement (October 2014) and Historic England Farmstead and Landscape Statement South Downs National Character Area 125 (February 2020)

Future considerations:

- None currently

Consultation questions:

- What are your views on Policy SD40? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Does this policy facilitate farm diversification sufficiently to address changes to the economics of agriculture?
- Does this policy (in combination with others including SD5) adequately protect communities from the impacts of farm diversification schemes, including from incremental changes?

DEVELOPMENT MANAGEMENT POLICY SD40: FARM AND FORESTRY DIVERSIFICATION

- Development proposals relating to farm and forestry diversification will be permitted where:
 - A diversification plan is submitted, which demonstrates that:
 - The proposed development(s) would contribute to the first purpose of the National Park by providing long-term benefit to the farming or forestry business as an agricultural/forestry operation;
 - Diversification activities remain subsidiary to the agricultural or forestry operation, in terms of physical scale and environmental impact; and
 - The proposed development does not cause severance or disruption to the agricultural holding.

and
 - The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings, be of an appropriate scale, and retain agricultural character; and
 - Any outdoor storage is provided as a minor ancillary element of other uses.

Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings

Change Category:

Minor changes

Key issues:

- Feedback is broadly happy with policy and little or no change needed.
- Insertion of “rural worker” in 1.g) to reflect change to policy SD32 New Rural Workers’ dwellings

Supporting text:

- Reference SD9 and wildlife potential, e.g. bat species, and previous cases where presence of this protected species prevented development; signpost to heritage policies; remove paragraph at end on Heritage assets

Future considerations:

- None currently

Consultation questions:

- What are your views on Policy SD41? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD41: CONVERSION OF REDUNDANT AGRICULTURAL OR FORESTRY BUILDINGS

1. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use will be permitted where:

- a) The location is sufficiently well related to existing infrastructure, amenities and services;
- b) The existing vehicular access is suitable in landscape terms for the use proposed;
- c) The original building is worthy of conversion with regard to its current character, scale and condition, without the need for substantial reconstruction, significant extensions or ancillary buildings;

- d) Conversion will not result in the need for another agricultural or forestry building on the holding;
 - e) If the building proposed for conversion is not a traditional one, there are no redundant traditional buildings within the holding capable of being re-used in the first instance;
 - f) There is no adverse impact on the character of the building and its setting, in particular its agricultural/forestry character, and
 - g) The building is converted to the most appropriate viable use according to the following cascade:
 - i. Firstly, housing for essential ~~agricultural or forestry~~ rural workers, or succession housing for former ~~agricultural or forestry~~ rural workers
 - ii. Farm/forestry diversification for employment use
 - iii. Affordable housing
 - iv. Farm/forestry diversification for visitor accommodation or facilities
 - v. Open market housing
2. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries identified as heritage assets will be permitted where:
- a) Part 1 of this policy is complied with;
 - b) The optimal viable use is proposed to conserve and enhance the architectural and historic significance and setting of the heritage asset;
 - c) Essential utilities and other functional requirements do not harm significant internal or external fabric; and
 - d) Existing historic fabric and features of architectural or historic significance are retained and respected.

Policy NEW8 Viticulture, Winemaking and Wine Tourism

Change Category:

New Policy

Key issues:

- A **Visit Britain Survey 2022** found that 42% of over-seas visitors expressed a “high interest” in visiting vineyards, equating to a potential pool of 16 million visitors.
- The **South Downs & Rural West Sussex Partnership Viticulture Economic Profile 2023** explains that the south-east is the focal point of the UK wine industry.
- The **South Downs & Rural West Sussex Partnership Viticulture Sector Business Insight Report 2023** identified the area’s scenic nature as an asset to the industry. Respondents were negative about planning policy for their businesses and viability.
- The **Sussex Wine Tourism Growth Plan 2023** states that Sussex is at the forefront of the industry and ready for significant tourism growth. It has a vision to expand wine tourism, provide high-quality experiences, and support low carbon transition.
- The **Wine GB Annual Industry Survey** found 60% of respondents would be investing in wine tourism in the next year with 20%+ visitor growth expected in the next 5 years.
- The **South Downs Farmer’s Guide to Agricultural Permitted Development Rights** (June 2019) provides detailed information about permitted development for farming.
- The **South Downs Viticulture Technical Advice Note (TAN) 2021** explains how to deliver multiple benefits, through planning, from viticulture related development.

Supporting Text:

- Clarification of “appropriate”, “compatible”, “proportionate” and “reasonable”.
- Reference to South Downs Farmer’s Guide to Agricultural Permitted Development Rights, South Downs Viticulture Technical Advice Note, and Wine GB’s Sustainable Wines of Great Britain (SWGB).

Future Considerations:

- The South Downs Viticulture Technical Advice Note may need to be updated.
- The Sussex Local Visitor Economy Partnership (LVEP) and its industry-led business plan will be launched in Autumn 2024 after the Regulation 18 document is finalised.

Consultation questions:

- What are your views on Policy NEW8? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- What aspects of viticulture, winemaking, and wine tourism should this new policy address, consider and/or cover?

DEVELOPMENT MANAGEMENT POLICY NEW8: VITICULTURE, WINEMAKING AND WINE TOURISM

1. Development proposals for new, extended and/or improved viticulture operations, winemaking facilities, wine tourism facilities, and associated infrastructure will be permitted where it is demonstrated that:

- a) A site selection process has considered all reasonable options, and the most suitable location has been selected in terms of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park;
- b) The density, intensity, and scale of development is appropriate, compatible, and proportionate to the landscape character and special qualities of the National Park;
- c) The proposal makes best use, and/or is informed by the footprint, of existing farmsteads, buildings, and structures. If no suitable buildings or structures are available, then new buildings and structures must:
 - i. Be demonstrated to be necessary; and
 - ii. Be related physically and functionally to existing buildings associated with the enterprise; and
 - iii. Be informed by a contextual analysis and landscape appraisal to ensure it is sensitive to the appearance, character, and setting of the area; and
 - iv. Include structural planting to integrate into the existing local landscape framework.
- d) The proposal utilises existing access tracks. If new or improved access tracks are proposed, then these must be demonstrated to be essential for the sustainable management of land or necessary to accommodate proposed traffic. These should be understated, designed and laid out in a way which conserves and enhances local landscape character;
- e) The proposal demonstrates a site-wide approach to energy and water efficiencies, including the incorporation and appropriate siting of renewable energy measures and water conservation measures (including reuse and onsite collection), using best practice industry standards and third-party accreditation as appropriate;

- f) The proposal demonstrates a site-wide approach to conservation-based land management and shows how sustainable, regenerative and organic practices have been incorporated to contribute to nature recovery and reduce or improve potential environmental impacts;
- g) The proposal provides attractive, publicly accessible and non-motorised user routes through the site that are suitable for walking/wheeling, cycling and/or horse riding, and which connect to the nearest convenient point on the non-motorised user route network; and
- h) The proposal avoids removing or eroding historic field boundaries and, where possible, minimises field subdivisions and fencing.

2. In addition to Policy SD23 (Regenerative Tourism) and Criterion 1 above, development proposals for new, extended and/or improved wine tourism facilities (including commercial venues, dining, events, retail, tasting rooms, tours, and overnight accommodation) will be permitted provided that:

- a) For proposals with a retail element, the scale and scope would not harm the retail offer in the immediate area. Such proposals should aim to sell at least 40% of goods on offer are their own produce or local (i.e., within 30 miles), and a further 40% are regional (i.e., Hampshire, Surrey, Sussex and Kent); and
- b) They avoid harmful impact upon residential amenity.

Policy SD36: Town and Village Centres

Change Category:

No changes

Key issues:

- None, hierarchy remains the same.

Future considerations:

- None identified.

Consultation questions:

- What are your views on Policy SD36? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above.

STRATEGIC POLICY SD36: TOWN AND VILLAGE CENTRES

1. Development proposals for town centre development will be permitted where they promote or protect the following hierarchy of identified centres as defined on the Policies Map:

- Market Town Centres: Petersfield, Midhurst, Petworth and Lewes
- Larger Village Centre: Liss
- Smaller Village Centres: Alfriston, Ditchling, Fernhurst and Findon

Policy SD37: Development in Town and Village Centres

Change Category:

Minor changes

Key issues:

- Criteria 2 – expand to also state that development proposals that would ‘lead to the loss of units’ will not be permitted? Raised due to an appeal in Midhurst – supporting retail space above a shop proposed to be converted to residential accommodation and involved the need to use a significant part of the shop floorspace for a new staircase and access to the floor above, making the shop floorspace so small that officers felt it was highly likely to become unviable as retail space. Inspector upheld appeal as the policy states ‘loss of’ and this was interpreted to be direct loss and not consequential loss.
- Need to amend due to Class E replacing Class A and including other uses.
- Need to keep primary and secondary frontages as some neighbourhood plans have defined them.
- There are now permitted development rights which allow for conversion of upper floors to up to 2 flats (Classes G & H).

Future considerations:

- National Development Management Policies
- Retail Study

Supporting text:

- Include definition of Class E
- Include definition of ‘Main town centre uses’ as per NPPF Glossary.

Consultation questions:

- What are your views on Policy SD37? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD37: DEVELOPMENT IN TOWN AND VILLAGE CENTRES

1. Within the town and larger village centres as shown on the Policies Map, development proposals for main town centre uses, in particular those that promote or protect local markets and retailers linked to supply chains across the National Park will be permitted providing they do not harm the retail function of the centre, and are compatible with its scale and historic nature. Enhancements to the public realm and greater use of these areas for community activities and seating will be supported in principle.
2. Within the defined primary shopping frontages as shown on the Policies Map, proposals that result in the loss of ground floor units in Use Class A E will not be permitted unless it is for a main town centre use and for a temporary period not exceeding two years.
3. Planning permission will be granted for retail Class E uses and for non-retail other main town centre uses within the secondary shopping frontage as shown on the Policies Map.
4. Development that supports the evening economy within the defined town and larger village centre, particularly for visitors/tourists, will be permitted provided the use would not result in adverse impacts on the amenity of residents and businesses.
5. Within the smaller village centres, development proposals for retail purposes will be permitted where they are compatible with its historic nature and of a scale appropriate to the community they sit within. Such development should be well related to any existing shops and services within the village unless it can be demonstrated that this is not feasible or practicable.
6. The loss of ground floor units in Use Class A E that are fit for purpose will not be permitted within smaller village centres unless evidence of a marketing campaign of at least 24 months demonstrates that there is no market demand for the premises, and that its continued use for retail-Class E purposes is not viable. Details of marketing requirements are set out in Appendix 3.

Policy SD38: Shops Outside Centres

Change Category:

Minor changes

Key issues:

- Need to amend due to Class E replacing Class A and including other uses.
- There are now permitted development rights which allow for conversion of upper floors to up to 2 flats (Classes G & H).

Future considerations:

- Consider how Retail Impact Assessments apply if the proposal is for a non-retail use within Class E.

Supporting text:

- Include definition of Class E.

Consultation questions:

- What are your views on Policy SD38? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD38: SHOPS OUTSIDE CENTRES

1. Development proposals for small convenience stores will be permitted where they:
 - a) Have a net sales area less than 150m²; and
 - b) Are to meet the everyday shopping needs of the local community.
2. The loss of ground floor units in Use Class A E that are fit for purpose will not be permitted unless evidence of a marketing campaign for at least 18 months demonstrates that there is no market demand for the premises, and that its continued use for retail Class E purposes is not viable. Details of marketing requirements are set out in Appendix 3.
3. Development proposals for new farm shops or extensions to existing farm shops will be permitted provided that:
 - a) The scale and scope would not harm the retail offer in the immediate area. Such shops should aim to sell:
 - i. At least 40 per cent of goods that are own produce plus local foods;
 - ii. 40 per cent of goods that are regional; and
 - iii. 20 per cent are from elsewhere.
 - b) The proposal has re-used or replaced existing buildings, unless it is demonstrated that this is not feasible.
 - c) The use of new farm shops will normally be restricted to Class E(a) retail with ancillary E(b) food and drink, with no other uses under Class E permitted.

4. Development proposals for new garden centres, or extensions to existing garden centres, will be permitted where:
 - a) It is demonstrated that the primary use of the centre is, and will remain, the sale of plants and horticultural products;
 - b) The scale of operations is appropriate to the location;
 - c) It is demonstrated that the use proposed is directly related to the supply chain of local horticultural businesses; and
 - d) The proposal has re-used or replaced existing buildings, unless it is demonstrated that this is not feasible, in which case it should be related physically and functionally to existing buildings associated with the business.
 - e) The use of new garden centres will normally be restricted to Class E(a) retail with ancillary E(b) food and drink, with no other uses under Class E permitted.
5. A retail impact assessment will be required for retail Class E development outside of the defined Market Town and Larger Village Centre boundaries but within the settlement policy boundaries, where the proposal exceeds the following thresholds for retail floorspace:
 - a) Market Town: 750 m²
 - b) Larger Village: 500 m²
6. A retail impact assessment will be required for retail Class E development outside of Market Town and Larger Village settlement policy boundaries where the proposal exceeds 150m².
7. All retail development outside centres should consider and take opportunities to increase people's awareness, understanding and enjoyment of the special qualities of the National Park.

Policy SD52: Shop Fronts

| | |
|-------------------------|-------------------|
| Change Category: | No changes |
|-------------------------|-------------------|

Key issues:

- None

Future considerations:

- National Development Management Policies

Consultation questions:

- What are your views on Policy SD52? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

3. There will be a presumption against internally illuminated signage/logos as well as solid shutters or any other feature which obscures window displays, unless this is a traditional feature of a historic premises.

4. External lighting is only normally appropriate for businesses operating in the evening. If it can not be avoided, it should be kept to a minimum, be discreetly positioned and incorporated into the design.

DEVELOPMENT MANAGEMENT POLICY SD52: SHOP FRONTS

1. Development proposals for new, or changes to, existing shop fronts will be permitted where they:

- Relate well to the building in which they are situated, giving regard to upper floors, in terms of scale, proportion, vertical alignment, architectural style and materials;
- Retain and restore where possible significant historic features of any original shop front;
- Are based upon a traditional approach to shop front design;
- Take account of good architectural features of neighbouring shop fronts so that the development will fit in well with the street scene particularly if located within a conservation area or on a listed building; and
- Use materials which respect the street scene.

2. If a single shop front is to be created by joining two or more units, it should reflect and show the original divisions that existed, particularly in the case of historic properties.

| Policy SD53: Adverts | |
|--|-------------------|
| Change Category: | No changes |
| Key issues: | |
| <ul style="list-style-type: none"> ■ None | |
| Future considerations: | |
| <ul style="list-style-type: none"> ■ National Development Management Policies | |
| Consultation questions: | |
| <ul style="list-style-type: none"> ■ What are your views on Policy SD53? Strongly agree/agree/neutral/disagree/strongly disagree ■ Please expand on your answer to the above | |

DEVELOPMENT MANAGEMENT POLICY SD53: ADVERTISEMENTS

1. Advertisement consent will be granted where:
 - a) The location, size, scale, proportions, design and materials of the advert respects the character and appearance of the host building (including any historic significance), site and area;
 - b) The number of adverts is kept to a minimum to ensure that there is no harmful cumulative impact on the host building and/or the amenity of the area; and
 - c) There is no harmful impact to public safety.
2. There will be a presumption against internally illuminated advertisements.
3. Externally lit advertisements are normally only appropriate for businesses operating in the evening. If it cannot be avoided, they should be kept to a minimum, be discreetly positioned and incorporated into the design of the building.

Policy SD23: Sustainable Tourism

Change Category: Full Review

Key issues:

- The South Downs Economic Profile 2018 (Updated 2020) explains that the visitor economy is one of four priority sectors in the National Park's largely rural economy.
- The South Downs Partnership Management Plan 2020-25 includes Outcomes 5 & 10.
- The South Downs Business Survey 2023 found out from 300 businesses that:
 - Occupancy rates are very seasonal (dropping in winter).
 - Planning is not flexible enough and is too slow, complicated and expensive.
 - Over 25% of respondents feel that planning is a barrier to their business.
 - Tourism policies should consider sustainable transport, materials, energy costs, flooding, and water courses.

The Authority currently promotes sustainable tourism (*minimise negative impacts*) However, UK National Parks are now going a step further through the adoption of 'Regenerative Tourism' (*net positive benefits*): www.nationalparks.uk/2024/08/20/uk-national-parks-set-out-new-vision-for-regenerative-tourism/

Supporting Text:

- Clarification over "sustainable" vs "regenerative" tourism.
- Explain how regenerative tourism can contribute to corporate objectives, especially in relation to education and enjoyment of experiential qualities and the circular economy.
- Link to guidance about prefabricated lodges, camping and glamping.

Future Considerations:

- The Camping & Glamping Technical Advice Note will need to be updated.
- Identification of and guidance about hotspots and honeypots.
- The current evidence base – i.e., the South Downs Visitor and Tourism Economic Impact Study 2013, Visitor Accommodation Review 2014, and Tourism Strategy 2015 – is over ten years old and new evidence is needed.
- Additional evidence to include mapping of existing accommodation, attractions, events, facilities and hotspots/honeypots. ('Honeypots' are areas considered to attract tourists, whilst 'hotspots' are areas considered to be under pressure from tourists and related activities).

Consultation questions:

- What are your views on Policy SD23? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Does the policy strike the right balance between furthering the purposes of the National Park and supporting the local economy?

STRATEGIC POLICY SD23: SUSTAINABLE REGENERATIVE TOURISM

1. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:

- a) The proposals will positively contribute to, and provide opportunities for visitors to increase their awareness, understanding and enjoyment of, the natural beauty, wildlife, cultural heritage and special qualities of the National Park;
- b) The design and location of the proposal development minimises is accessible, closely associated with the network of non-motorised user routes, the need for travel by private car and encourages access and/or subsequent travel to, and within, the National Park by sustainable means; including public transport, walking/wheeling, cycling and/or horse riding;

- c) ~~Development~~ The proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;
- d) ~~Development~~ The proposals makes best use of existing buildings and structures. If no suitable existing buildings or structures are available, then the design of any new buildings or structures are should be demonstrated to be necessary, related physically and functionally to existing buildings or structures associated with the enterprise, and sensitive to the appearance, character and setting of the local landscape;
- e) Ancillary facilities, if demonstrated to be necessary, are not disproportionately large in their design, scale, and use in relation to the rest of the visitor accommodation, visitor attraction facilities and/or recreation facility;
- f) Any The proposal complements and supports, and does not detract from, does not have an adverse impact on the vitality and viability of town or village centres, and local facilities or assets of community value; and
- g) ~~Where~~ The proposals is are located outside inside the settlement policy boundary, as defined on the Policies Map, unless it meets the exception criterion set out in Policy SD25. If the exception criteria is met, then the proposal will need to be informed by a contextual analysis and landscape appraisal to ensure it is proportionate and sensitive to the appearance, character, and setting of the local landscape and they:
- i. ~~Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and~~
 - ii. Are It is closely associated with other an identified visitor attractions/ or an established tourism uses, including the public rights of way network; or
 - iii. Are It is part of a farm diversification schemes; or
 - iv. It is part of an endorsed Whole Estate Plans.
2. Development proposals that would result in the whole or partial loss of existing visitor accommodation, visitor attractions and/or recreation facilities will not be permitted unless:
- a) Evidence is provided that the current use is financially unviable and a robust marketing campaign of at least 12 months has been carried out that clearly

demonstrates there is no market demand for the existing use or an equivalent tourism use; or

- b) ~~The current existing~~ use or related development harms the special qualities of the National Park.
3. The Authority will support a year-round visitor economy, while ensuring the facility remains for visitor use only and other appropriate economic uses.
4. Development proposals, ~~on their own or cumulatively either alone or in combination~~ with other development uses, must not detract, disadvantage, or prejudice or disadvantage people's enjoyment of other existing and appropriate tourism and recreation activities, nor adversely affect the local landscape character which contributes to the special qualities of the National Park.
5. Development proposals that generate significant additional pressure ~~upon the surrounding rights of way network on non-motorised user routes~~ will be required to successfully mitigate these impacts the additional pressure and enhance the route.

Details of the marketing requirements are set out in Appendix 3.

Policy SD24: Equestrian Uses

Change Category:

Minor Changes

Key issues:

- The National Park has established equestrian businesses and a cultural history of equestrian activities. The number of horses, and the way in which horses are both used and cared for, has the potential to change the use and character of landscape.

The www.southdowns.gov.uk/equine-land-management/ provides advice about equine health and land management, whilst the www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/equestrian-development-tan/ provides planning advice about equestrian development.

Supporting Text:

- Highlight connections with Policies SD2, SD4, SD5 and SD9.
- Guidance around conservation-based land management and soil health.
- Guidance around drainage patterns as alluded in the Equestrian TAN and Equine Land Management Advice.

Future Considerations:

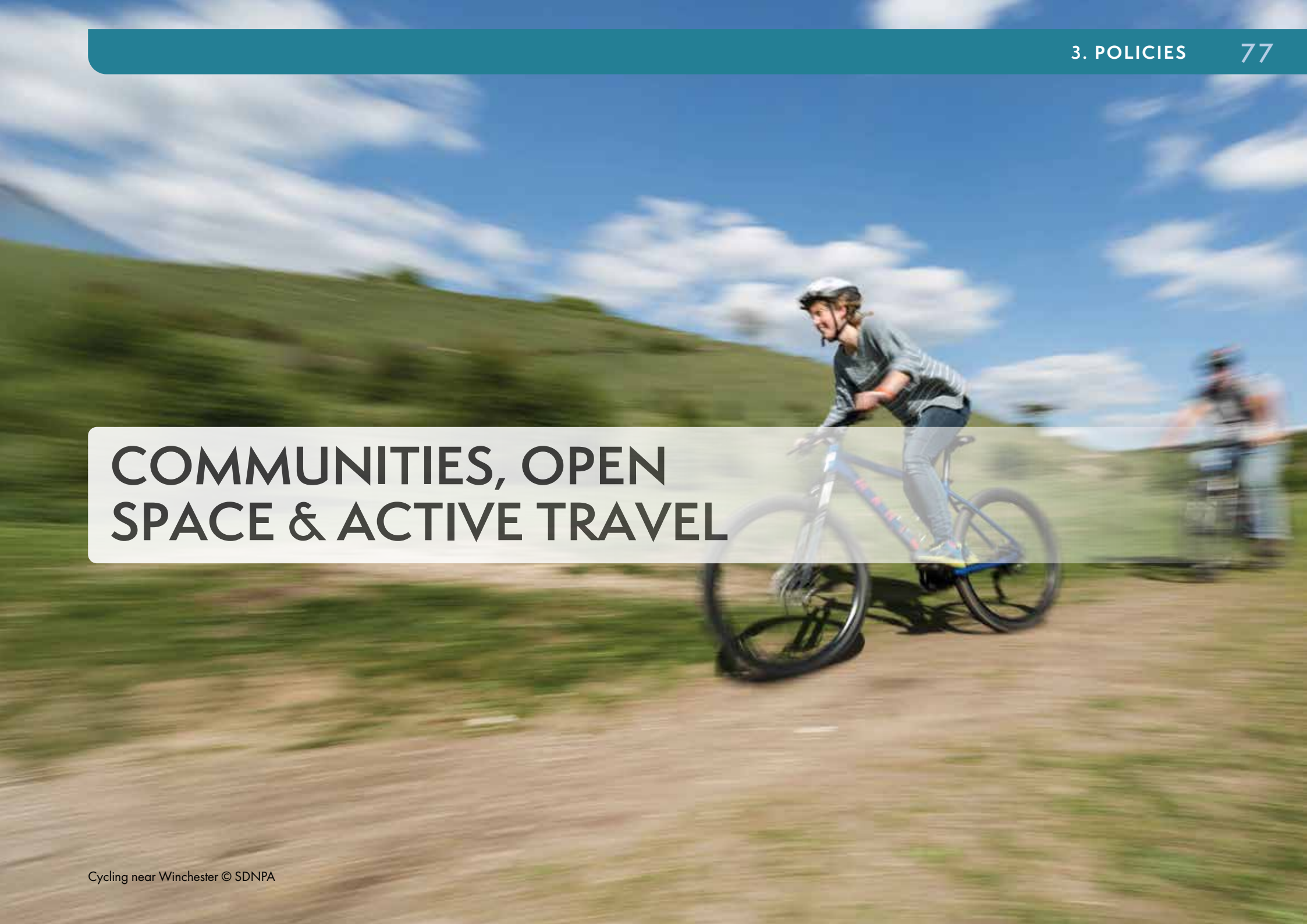
- The Equestrian Development Technical Advice Note will need to be updated.

Consultation questions:

- What are your views on Policy SD24? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Does the policy sufficiently capture all considerations for equine development?

DEVELOPMENT MANAGEMENT POLICY SD24: EQUESTRIAN USES DEVELOPMENT

1. Development proposals for equestrian development will be permitted where they:
 - a) Are of a location, scale, siting, and/or an intensity of equestrian use which is compatible with, and responds to, the landscape character and the special qualities of the National Park;
 - b) Demonstrate good design which is well located and responds to local character and distinctiveness; Avoid removing or eroding historic field boundaries and, wherever possible, minimise field subdivisions and fencing;
 - c) Avoid pollution of aquifers, watercourses and other controlled waters through appropriate manure storage and run-off treatments;
 - d) Re-use existing buildings wherever feasible and viable;
 - e) Locate new buildings, structures stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;
 - f) Are well located to existing utilities and transport infrastructure, including vehicular and field accesses, tracks and bridleways;
 - g) Provide new or supplementary hard and soft landscape features including hard and soft and treatments and planting; consistent with local landscape character; and
 - h) Demonstrate a conservation based land management approach.



COMMUNITIES, OPEN SPACE & ACTIVE TRAVEL

Policies SD43: New and Existing Community Facilities

Change Category:

Minor Changes

Key issues:

- Community infrastructure facilities are at the heart, and an integral part, of the social fabric and communities of the National Park. They provide essential public and local services. Once they are gone, they are very difficult to replace.
- The Authority has “made” various neighbourhood development plans and most of these plans include policies about community facilities and assets of community value (ACV). These policies are broadly consistent but there are some nuances (i.e., whether a loss should be supported by marketing or viability evidence).
- The Town and Country Planning (Use Classes) Order 1987 was amended in September 2020. This splits out a number of community uses from revoked use classes into different parts of the new Class E and Class F.

Supporting Text:

- Clarification as to when to apply this policy, and to what land use classes.

Future Considerations:

- Community facilities hosted in one community may be used by adjacent communities in rural areas (incl. communities outside the National Park).
- The South Downs Infrastructure Business Plan (IBP) and Infrastructure Delivery Plan (IDP) may be updated, and any subsequent updates may need to be considered.

Consultation questions:

- What are your views on Policy SD43? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Is the policy sufficient and proportionate for supporting the delivery of new community facilities and protecting against loss of existing community facilities?

DEVELOPMENT MANAGEMENT POLICY SD43: NEW AND EXISTING COMMUNITY FACILITIES

1. Development proposals for new, and enhancement and/or expanded expansion of existing, community facility infrastructure will be permitted where:

- a) They demonstrate a local need;
- b) The scale of the proposed infrastructure is proportionate to the local area;
- c) There has been prior local community engagement;
- d) They are accessible and inclusive to the local communities they serve; and
- e) Appropriate consideration has been given to the shared use, re-use and/or redevelopment of existing buildings in the host community.

2. Development proposals that would result in the whole or partial loss of, or have an unacceptable adverse impact upon, an existing community facility, will not be permitted unless:

- a) For commercially run community facilities, evidence is provided of a robust marketing campaign of at least 24 months that clearly demonstrates there is no market demand for the existing use or an equivalent community use;
- b) For community- or publicly-owned or managed facilities, it can be robustly demonstrated that there is a lack of need for the existing facility, or an equivalent community use; or
- c) Alternative community facilities are provided that are accessible, inclusive and available, and of an equivalent or better quality to those lost, without causing unreasonable reduction or shortfall in the local service provision.

Details of the marketing requirements are set out in Appendix 3.

Policy SD45: Green Infrastructure

Change Category:

Substantial Changes

Key Issues:

The **25-Year Environment Plan (2018)** explains that we need to improve existing green infrastructure through investment and a presumption for sustainable development.

The **Natural England Green Infrastructure Principles (January 2023)** provides a baseline to develop stronger green infrastructure policies.

The **National Planning Policy Framework (December 2023)** includes paragraphs 20d, 96d, 159a, 181, and 192, and defines “green infrastructure” in Annex 2.

Supporting Text:

- Connect this policy with Criterion 1(d) of Policy SD4.

Future Considerations:

- The South Downs Open Space Study will be prepared in 2025. It is anticipated that this will identify any surplus or deficit of public open space per typology per area.
- The opportunity to include landscape-led and regenerative aspects/references in core policies to avoid repetition in other policies.

Consultation questions:

- What are your views on Policy SD45? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Should the policy be expanded to explicitly state blue infrastructure and better connect with design and water policies in relation to SuDS and water management?

STRATEGIC POLICY SD45: GREEN INFRASTRUCTURE

1. Development proposals will be permitted where they demonstrate that they:
 - a) Maintain Conserve, connect, create, or enhance, and/or restore Gt green infrastructure (GI) assets, Gt links and the overall Gt network; and
 - b) Provide new Gt, and/or improvements to existing, green GI assets and green linkages, which are integrated into the development design; and that meets the needs of communities both within and beyond the site’s boundaries.
2. GI proposals must contribute to the accessibility, character, connection, multifunctionality, and variety of the landscapes by which:
 - a) Strengthen Contributing to nature recovery through the connectivity, diversity, enhancement, and resilience of ecological networks;
 - b) Incorporating GI measures that are appropriate to the type character, and context, type and sense of place of the site and development proposal, as part of an overall landscape design;
 - c) Maximising opportunities to mitigate, adapt and improve resilience to climate change;
 - d) Maximising opportunities for new, and connections to existing, non-motorised user routes to facilitate cycling and walking/wheeling, cycling, and/or horse riding, including multi-user routes and, where possible, facilitate circular routes where possible; and
 - e) Support Improving health and wellbeing through the provision and offer of, and access to, green and blue spaces; and
 - f) Improving opportunities for the understanding and enjoyment of the National Park and its special qualities.
3. Development proposals that will harm the GI network must incorporate measures that sufficiently mitigate or offset their effects.
4. Where appropriate, the Authority will seek to secure via planning condition or legal agreement provision for the future management and/or maintenance of GI.

Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries

Change Category:

Full Review

Key Issues:

- The Covid-19 pandemic highlighted inequalities in access to public open space.

The **Fields In Trust Guidance for Outdoor Sports and Play (England) (November 2020)** provides guidance in design, quantum and proximity of greenspace typologies.

The **Natural England Green Infrastructure Standards (January 2023)** helps to define what “good” green infrastructure looks like, and how to plan it to deliver multiple benefits. It recommends a target for everyone to have access to, and benefit from, good quality green and/or blue spaces within 15 minutes from home.

The **National Planning Policy Framework (December 2023)** requires policies to be based on up-to-date assessments of the need for open space, sport and recreation facilities (including surpluses and deficits) [see Paragraph 102].

Moreover:

- The SDNPA is preparing an open space study; whilst
- The Local Authorities prepare playing pitch and built facilities strategies given their wider remit and responsibilities in relation to sports and leisure.

Supporting Text:

- Guidance for design of, and natural play opportunities within, public open spaces.
- Refer to conservation and enhancement of the intrinsic quality of the dark night skies.

Future Considerations:

- The policy could be superseded by National Development Management Policies.
- The South Downs Open Space Study will be prepared in 2025. It is anticipated that this will identify any surplus or deficit of public open space per typology per area.

Consultation questions:

- What are your views on Policy SD46? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Do you think we should update Figure 7.6 (p153) of the Adopted Local Plan using:
 - Natural England’s Green Infrastructure Standards (January 2023) (this includes accessible green space standards with an initial focus for everyone to have access to, and benefit from, good quality green and blue spaces within 15 minutes’ walk from home); or
 - Fields in Trust’s Standards for creating great spaces for all (November 2024) (this includes minimum sizes and walking distance for open space, outdoor sports, and play space); or
 - A different recognised standard.
 - If so, what?
- Should we require developments for 10 homes or more to provide open space, or set a higher threshold? If so, why?
- Should we include requirements/considerations for allotments, community orchards, and community farms? If so, what should these be and why?

DEVELOPMENT MANAGEMENT POLICY SD46: PROVISION AND PROTECTION OF PUBLIC OPEN SPACE, SPORT AND RECREATIONAL FACILITIES AND BURIAL GROUNDS/CEMETERIES

1. Residential development of 10 dwellings or more will be required to provide public open space on site or within proximity to the site, in line with the National Park Authority's adopted standards as set out in Figure 7.6 Tables 1 and 2, or their replacements.
2. Development proposals for new, extended or improved public open space, sport or recreational facilities should demonstrate how they:
 - a) Are of a type determined by the scale and type of development which addresses and the needs of the area as set out in the South Downs Open Space Study, a Local Authority Built Facilities or Playing Pitch Strategy, or other robust evidence;
 - b) Are of high quality design which reflects the landscape character and setting;
 - c) Are safe and accessible for all members of the community; and
 - d) Include provision for the long-term management and maintenance of any recreation or open space facilities provided.
3. Development proposals for new buildings or playing surfaces that provide local sport and recreational facilities should be located within settlement boundaries as defined on the Policies Map. Outside of settlement boundaries new buildings or playing surfaces for local sport and recreational facilities will be limited to:
 - a) Those ancillary to and essential for the existing lawful use of the land for outdoor sport and recreation; or
 - b) Those supported by robust evidence of a sequential search for sites demonstrating that the most suitable available location has been selected in terms of landscape, ecosystem services and overall sustainability, and the ancillary nature of the building will need to be provided and agreed with the Authority. Development proposals for new or improved playing surfaces should be located within or close to settlement boundaries as defined on the Policies Map.
4. Development proposals will be refused where they would result in the whole or partial loss of public open space, sports or recreational facilities unless provision of equal or better quantity, quality and accessibility is made in close proximity to the

existing open space facilities. Robust evidence must be provided to demonstrate the following:

- a) Alternative provision is available in the vicinity without causing an unreasonable reduction or shortfall in meeting the local need;
 - b) It has been demonstrated that the land cannot reasonably be converted to another form of public open space, sport or recreational provision for which there is an identified deficit; and
 - c) The development will provide alternative sports, recreation or open space facilities, the need for which clearly outweighs the loss of the open space existing facilities.
5. Development proposals for new or extended cemeteries and burial grounds will be permitted where they are:
 - a) Are appropriately sited and designed with regard to impact on local amenity and landscape character;
 - b) Are designed to make the most of opportunities to improve and/or create new biodiversity, habitats, and green infrastructure, and non-motorised routes; and
 - c) Will have no adverse impact on water quality or quantity, including groundwater and surface water.

Previous tables deleted

TABLE 1: GUIDELINES FOR MINIMUM QUANTITIES AND MAXIMUM WALKING DISTANCES OF FORMAL AND INFORMAL OUTDOOR SPACE.

| Open Space Typology | Minimum Quantity Guideline (per 1000 population) | Maximum Walking Guideline (from dwellings) |
|---|--|--|
| Formal Outdoor Space | | |
| Equipped/Designated Play Areas [See Table 2] | 0.25ha | 100m (LAPs) 400m (LEAPs) 1000m (NEAPs) |
| Other Outdoor Provision (MUGAs & Skateparks) [See Table 2] | 0.3ha | 700m |
| Informal Outdoor Space | | |
| Parks & Gardens | 0.8ha | 710m |
| Amenity Greenspace | 0.6ha | 480m |
| Natural & Semi Natural Greenspace | 1.8ha | 720m |

TABLE 2: GUIDELINES FOR MINIMUM SIZES, DIMENSIONS AND BUFFER ZONES OF TYPOLOGIES OF EQUIPPED/DESIGNATED PLAY AREAS, INCLUDING MUGAS AND SKATEPARKS.

| Equipped/Designated Play Area | Minimum Size | Minimum Dimensions | Buffer Zone (between activity zone and boundary of nearest residential property) |
|--|--------------|--|--|
| Local Area for Play (LAP) | 0.01ha | 10m x 10m (Minimum activity zone of 100sqm) | 5m |
| Locally Equipped Areas for Play (LEAP) | 0.04ha | 20m x 20m (Minimum activity zone of 400sqm) | 20m |
| Neighbourhood Equipped Areas for Play (NEAP) | 0.1ha | 31.6m x 31.6m (Minimum activity zone of 1000sqm comprising an area for play equipment and structures, and at least 465sqm of hard surfaced area.) | 30m |
| Multi-Use Games Area (MUGA) and Skateboard Parks | 0.1ha | 40m x 20m | 30m |

Policy SD47: Local Green Spaces

Change Category:

Substantial Changes

Key issues:

- The Authority carried out a “Call for Local Green Spaces” in Summer 2022 and the initial findings have been published in the Local Green Space Assessment 2024.
- Information received about existing local green space designations has required the reassessment of specific green areas in the Local Green Space Assessment 2024.
- The Authority Monitoring Report and “made” neighbourhood development plans suggest that “very special circumstances” where development may be acceptable includes development which enhances a local green space for the reasons it is designated or where essential utilities infrastructure is needed.

Future Considerations:

Regulation 18 Public Consultation – Early 2025

The Local Green Space Assessment (2024) provides initial findings which will be subject to public consultation at Regulation 18. It is likely that further information and nominations for local green space designation will be submitted during this time.

Regulation 19 Public Consultation – Early 2026

The Local Green Space Assessment will be updated and finalised in 2025 to support the South Downs Local Plan Review Regulation 19 document. As part of this, the explanatory text will be amended to provide clarity about “very special circumstances”.

Consultation questions:

- What are your views on Policy SD47? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Are there any other green areas which should be considered for designation as a local green space? If yes, please complete the South Downs Local Green Space Nomination Form: www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/land-availability-assessment/submit-a-site/

DEVELOPMENT MANAGEMENT POLICY SD47: LOCAL GREEN SPACES

The following green areas listed below, as defined on the Policies Map, are designated and protected as Local Green Spaces, in line with the NPPF National Planning Policy Framework. Development proposals within these green areas will only be permitted in very special circumstances.

ALFRISTON

- Alfriston Allotments
- Alfriston Recreation Ground

BRIGHTON & HOVE

- Green Ridge

BURITON

- The Links
- Buriton Recreation Ground
- Village Pond/War Memorial
- Sheep Dip and Pond Green
- Sumner Road Green Spaces

CHERITON

- Open space at Top of Freemands Yard Lane

COCKING

- Cherry Close Community Amenity Garden

CORHAMPTON AND MEONSTOKE

- Church Green, Meonstoke

DROXFORD

- Droxford Parish Green

EAST CHILTINGTON

- Hollycroft Field

EAST DEAN, EAST SUSSEX

- The Horsefield
- Went Way Allotments

EAST WORLDHAM

- East Worldham Playground

FULKING

- North Town Field

HAMBLEDON

- Speltham Down (1) and (2)

HEYSHOTT

- Heyshott Playground

KINGSTON-NEAR-LEWES

- Kingston Community Wildlife Garden

LANGRISH

- Reeds Meadow

LEWES

- Church Lane Allotments

- Coombe Allotments
- Land adjacent to Stanley Turner Recreation Ground
- Priory Park
- Queens Road Allotments
- Timberyard Lane Play Area

LISS

- Land west of Rotherbank

MIDHURST

- South Pond and associated green-space Green Space Corridor
- Half Moon Covert
- Carron Lane Recreation Area
- Holmbush Recreation Area
- St Margaret's Development Community Garden
- Jubilee Path and associated green-space Green Space Corridor

POYNINGS

- Poynings Playing Field
- Poynings Allotments

SELBORNE

- Burlands Field or Culverscroft – re-name Culverscroft (Burlands Field)
- Dowlings Little Mead and Church Meadow – two separate LGS
- Goslings Croft Allotments
- Selborne Recreation Ground

SLINDON

- Slindon Common Recreation Ground

- Top Playing Field
- Meadsway
- The Forge Field
- Jubilee Orchard
- The Allotments
- The Copse
- The Village Pond

STEEP

- Steep Common
- Steep War Memorial

WANNOCK, POLEGATE

- Wannock Coppice

WEST ASHLING

- The School Dell

Policy SD20: Walking, Cycling and Equestrian Routes

Change Category:

Substantial Changes

Key Issues:

- The term “**wheeling**” is used by Sustrans to avoid ableist language and be inclusive of those using mobility aids. It is defined from “Wheels for Wellbeing” as: “An equivalent alternative to foot/pedestrian-based mobility. Includes wheeled mobilities such as manual self- or assistant-propelled wheelchairs with power attachments or all-terrain attachments (such as the “Freewheel”), powered wheelchairs, mobility scooters (three and four-wheeled) and rollators”.
- In UK legislation, **electric bikes (or “e-bikes”)** are referred to as “electrically assisted pedal cycles”. To be classed as a pedal bike and ridden on cycle paths, the bike must have pedals that can be used to propel it, have a maximum power output of 250 watts, and must not be able to propel itself when travelling over 15.5mph.

Supporting Text:

- Define “non-motorised user routes”.
- Consideration of the Department of Transport’s Local Transport Note (LTN) 1/20.

Future Considerations:

- Active Travel England is a new statutory consultee.
- The South Downs Local Cycling & Walking Infrastructure Plan is being prepared.

Consultation questions:

- What are your views on Policy SD20? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above
- Should we include a criterion about wayfinding infrastructure?
- Should we include a criterion or supporting text about path materials and widths?

STRATEGIC POLICY SD20: WALKING/WHEELING, CYCLING AND EQUESTRIAN ROUTES

1. Development proposals will be permitted provided they conserve and enhance the non-motorised user route network, including the amenity value, character, and tranquillity of, and views from, non-motorised user routes and access land.
2. Development proposals will be permitted provided they connect and contribute to ~~a~~ the network of attractive and functional non-motorised travel user routes, ~~with~~ appropriate signage, throughout and beyond the National Park.
3. The following disused railway line routes within the National Park, as shown on the Policies Map, are safeguarded for existing, and potential future, use as non-motorised travel user routes. Development proposals that facilitate such use (either through connection or delivery in whole or part) will be permitted, whilst development proposals that adversely affect their future potential as non-motorised transport user routes will ~~be refused~~ not be permitted:
 - a) Bordon to Bentley;
 - b) Petersfield to Pulborough (via Midhurst);
 - c) Chichester to Midhurst (Centurion Way);
 - d) Wickham to Alton (Meon Valley Trail);
 - e) Guildford to Shoreham-by-Sea (Downs Link);
 - f) Liss to Longmoor;
 - g) Devil’s Dyke Route; and
 - h) New Alresford to Kingsworthy (Watercress Way).
4. The following corridors within the National Park, as shown on the Policies Map, are safeguarded for future restoration to their respective historic uses. Development proposals will not be permitted where they would adversely affect their future potential for such restoration, whilst development proposals for restoration to their historic uses will be supported permitted:
 - a. The original course of the former Lewes to Uckfield railway line; and
 - b. The Wey and Arun Canal.
5. Development proposals will be permitted provided they protect and enhance existing crossings provided for non-motorised travel user routes across ~~major~~ roads,

railways and watercourses. Proposals for sensitively designed new crossings, and proposals to upgrade the safety of existing crossings, will be ~~supported~~ permitted.

6. Development proposals will be permitted provided they incorporate attractive and accessible ~~public~~ non-motorised user links through the site, ~~which that~~ are suitable for ~~pedestrians, cyclists, mobility scooters and equestrians~~ walking/wheeling, cycling and/or horse riding as appropriate, ~~and~~ which connect to the nearest convenient point on the ~~public rights of way network and/or local footway network~~ existing network of non-motorised user routes.

7. Development proposals will be permitted provided that they:

a. ~~Maintain existing public rights of way;~~ and

Policy SD 19: Transport & Accessibility

Change Category:

Minor Changes

Key issues:

- The role of sustainable and active travel in health and wellbeing, and climate action.

Future considerations:

- Active Travel England is a new statutory consultee
- Further outputs from Transport Assessment work as the Local Plan progresses.
- Any updates to the National Planning Policy Framework on transport and planning.
- Any future National Development Management Policy (NDMP) on transport and accessibility.

Consultation questions:

- What are your views on Policy SD 19? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD19: TRANSPORT AND ACCESSIBILITY

1. Development proposals will be permitted provided that they are located and designed to minimise the need and/or distance to travel and ~~promote~~ facilitate the use of sustainable modes of transport, including active travel.
2. Development proposals that are likely to generate a significant number of journeys must be located near existing town and village centres, public transport routes, main roads and, where relevant, the cycle network. Such developments will be required to provide a transport assessment or transport statement.
3. Development proposals must demonstrate the continued safe and efficient operation of the strategic and local road networks.
4. The following improvements to transport infrastructure will be supported:
 - a) Public transport waiting facilities, particularly those with reliable and accessible information;
 - b) Infrastructure supporting the transfer of freight from road to cycle, rail and water;
 - c) Improvements to walking/wheeling, cycling and bus connectivity at all transport interchanges; and
 - d) Improvements to the quality and provision of cycle parking (including electric bicycle charging facilities) at railway stations and key bus stops.
5. In town and village centres, development will be permitted which appropriately provides for improved footways and cycle routes, cycle parking, and measures to restrict the impact of heavy goods vehicles and other traffic on historic streets.

Policy SD21: Public Realm, Highway Design and Public Art

Change Category:

Minor changes

Key issues:

- Update language in criterion 3. to reflect latest national policy and use words "active travel".

Supporting text:

- Expand to reference the issue of historic sunken lanes altering character through repairs with permanent surfacing as result of impact of increased "traffic."

Future considerations:

- None currently.

Consultation questions:

- What are your views on Policy SD21? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD21: PUBLIC REALM, HIGHWAY DESIGN AND PUBLIC ART

1. Development proposals will be permitted provided that they protect and enhance highway safety and follow the principles set out in the document, *Roads in the South Downs*, or any future replacement.
2. Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic.
3. Site layout must be designed to protect the safety and amenity of all road users. The design and layout of new development must give priority to active travel, to the needs of pedestrians, users of mobility aids, cyclists and equestrians. Movement through the site must be a safe, legible and attractive experience for all users, with roads and surfaces that contribute to the experience rather than dominate it.
4. Street design and management proposals must be context-sensitive, responding to the specific character, activities, heritage, built form and layout, materials and street furniture of the location. Highway design must pay particular attention to the role and location of buildings, doors and entry points.
5. Appropriately designed and located new public art will be supported, in particular within settlements. New public art should be site specific, reflecting and respecting the site and its context.

Policy SD22: Parking Provision

Change Category:

Minor changes

Key issues:

- Clarify that the parking standards referred to in criterion 2 is the “Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document (SPD)” also known as the Parking SPD, as adopted by SDNPA
- Update wording in criterion 3 to reflect national policy and the language used in Transport Assessments to use a “decide and provide approach” to parking provision
- For public parking include electric bike charging to align the requirement with private provision.

Supporting text:

- Update to reflect change to criterion 4 and the requirement for public parking to provide electric bicycle charging facilities where feasible. This aligns with the requirement for private developments in the Parking SPD.

Future considerations:

- None currently

Consultation questions:

- What are your views on Policy SD22? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

DEVELOPMENT MANAGEMENT POLICY SD22: PARKING PROVISION

1. Development proposals for new, extended or re-located public parking will be permitted provided that they are located in or adjacent to the settlements listed in Policy SD25: Development Strategy, or have a strong functional link to an established cultural heritage, wildlife or landscape visitor attraction, provided that:
 - a) There is evidence that overriding traffic management or recreation management benefits can be achieved;
 - b) It is a component of a strategic traffic management scheme which gives precedence to sustainable transport; and
 - c) The site is close to and easily accessible from main roads by appropriate routes, and well connected to the PRoW network.
2. Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the relevant adopted parking standards in the Parking Supplementary Planning Document or subsequent updated versions for the locality. Wherever feasible, electric vehicle charging facilities must also be provided.
3. All new private and public parking provision will be designed using the decide and provide approach and will:
 - a) Be of a location, scale and design that reflects its context; and
 - b) Incorporate appropriate sustainable drainage systems.
4. All new public parking provision will comply with the following:
 - a) Wherever feasible, electric vehicle and electric bicycle charging facilities must be provided. Where located with potential for onward travel by mobility scooter, this should include charging facilities for such scooters; and
5. Where located with good accessibility to the bridleway network, include provision for horse box parking.

Policy SD42: Infrastructure

Change Category:

Minor changes

Key issues:

- To make the policy more relevant for Nationally Significant Infrastructure Projects by bringing it more in line with National Policy Statements wording on impacts.

Future considerations:

- National Development Management Policies

Consultation questions:

- What are your views on Policy SD42? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above

STRATEGIC POLICY SD42: INFRASTRUCTURE

1. Development proposals for new, improved or supporting infrastructure will only be permitted where:
 - a) It represents the least environmentally harmful option reasonably available, also having regard to the operational requirements and technical limitations of the proposed infrastructure; and
 - b) ~~The design minimises the impact on the natural beauty, wildlife and cultural heritage of the National Park and the general amenity of local communities.~~ Opportunities have been taken to design infrastructure with a holistic approach to:
 - i. Avoid; or
 - ii. where adverse impacts are unavoidable, mitigate; and
 - iii. as a last resort compensate for impacts on the natural, historic or built environment, on landscapes and on people by using nature-based solutions.
2. Development proposals will only be permitted where appropriate, necessary and reasonable infrastructure investment has been secured either in the form of suitable on-site or off-site works, and/or financial contributions to mitigate its impact.
3. Infrastructure delivery should be integrated with development phasing to ensure timely provision. Financial contributions towards future infrastructure maintenance will, where necessary, be secured by means of a legal agreement.

Policy SD44: Telecommunications

Change Category:

Substantial changes

Key issues:

- Scope of policy reduced to telecommunications as other utilities infrastructure covered by SD42.
- Telecom masts – issue has arisen through applications for masts in the East Hampshire area. The policy and supporting text reference alternative technologies, and alternatives by locating on existing structures, but doesn't require consideration of locations in a wider sense – this has presented a challenge when there are other potential options which appear to be technically achievable and clearly less harmful in landscape terms (but still have some harm i.e. least worse options)
- Policy wording should include a criterion requiring landscape sensitivity to be taken into account when selecting new sites i.e. that the chosen site is both technically deliverable and demonstrably least harmful in landscape terms.

Future considerations:

- National Development Management Policies

Consultation questions:

- What are your views on Policy SD44? Strongly agree/agree/neutral/disagree/strongly disagree
- Please expand on your answer to the above.

DEVELOPMENT MANAGEMENT POLICY SD44: TELECOMMUNICATIONS AND UTILITIES INFRASTRUCTURE

1. Development proposals for new telecommunications and/or utilities infrastructure will be permitted where:
 - a) The identified need cannot be met using existing infrastructure or other appropriate structures;

- b) They are of an appropriate design that would not have an adverse impact on the special qualities; The site selected for the development is the least harmful of the realistic alternative options in terms of its impact on the landscape, cultural heritage and wildlife of the National Park; and
 - c) ~~They make use of all available technologies and suitable mitigation designed to minimise the impact on the landscape and general amenity; Suitable mitigation and enhancement measures are proposed that are appropriate to the landscape and ecology of the site and its immediate surroundings.~~
 - d) ~~They minimise other relevant environmental impacts; and~~
 - e) ~~They remove, reduce in prominence, or move underground related existing infrastructure, where feasible.~~
2. All new residential dwellings should be served by a superfast broadband connection, or an equivalent alternative technology, installed on an open access basis. All other non-residential buildings proposed to be regularly occupied must also be provided with this standard of connection when available, unless it can be demonstrated through consultation with relevant service providers that this would not be deliverable.

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

4

EXISTING UNIMPLEMENTED ALLOCATIONS

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

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

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

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

POLICY TEXT:

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

HOW TO RESPOND TO THIS CONSULTATION

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

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

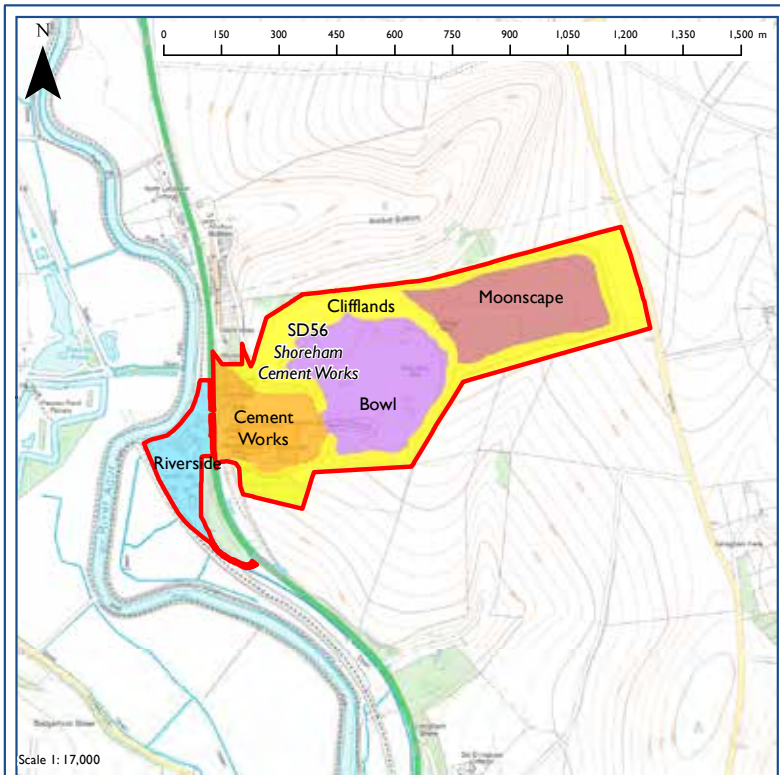
Email: planningpolicy@southdowns.gov.uk

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

Policy Strategic Site Policy SD56: Shoreham Cement Works

Change Category:

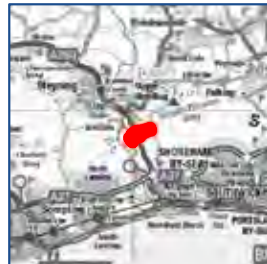
Full review



SDLP Allocation

Site areas

- Riverside
- Cement Works
- Bowl
- Moonscape
- Clifflands



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Key issues:

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

Consultation question:

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

Policy Text:

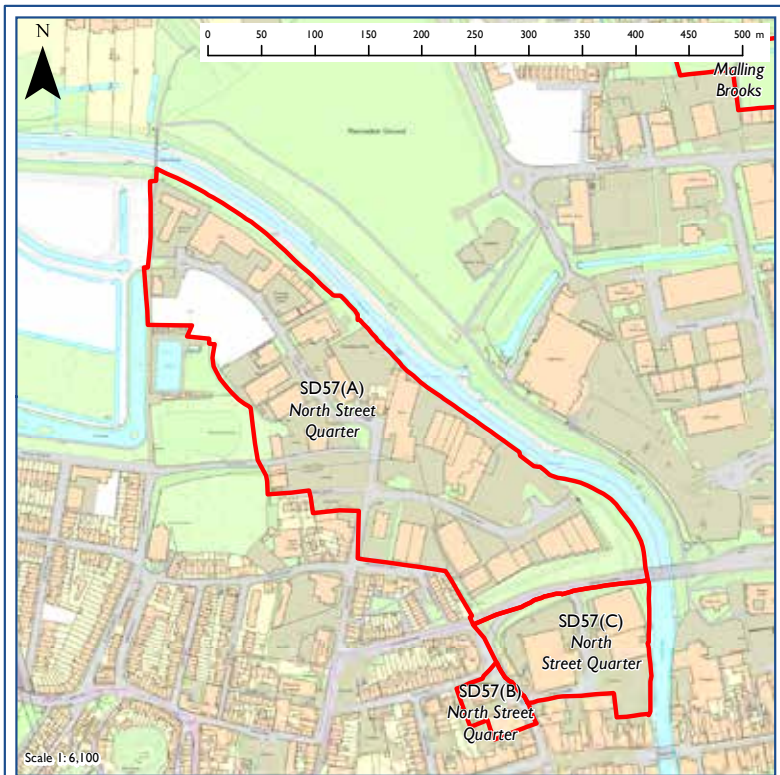
1. Shoreham Cement Works, as identified on the Policies Map, is allocated for an exemplar sustainable mixed-use development. It will deliver a substantially enhanced landscape and support a range of uses which, through the promotion of a comprehensive site-wide masterplan to deliver an inclusive and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

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

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

Change Category:

Substantial review



Scale 1:6,100

 SDLP Allocation



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Key issues:

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

Consultation question:

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

Policy Text:

OVERARCHING CRITERIA

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

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

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

AREA A: NORTH STREET QUARTER

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

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

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

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

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

AREA B: FORMER LEWES BUS STATION

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

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

AREA C: EASTGATE WHARF

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

Policy Allocation Policy SD58: Former Allotments, Alfriston

Change Category:

No change

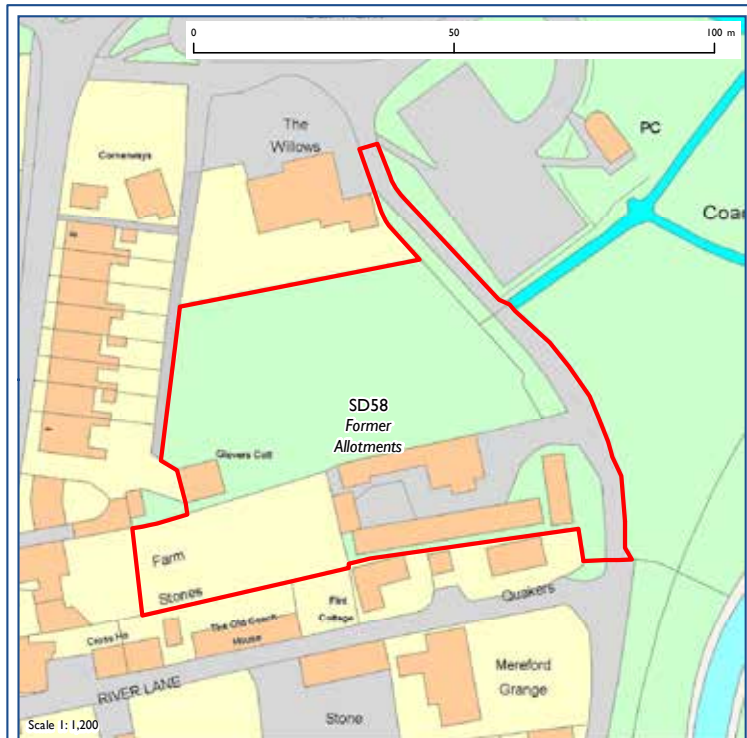
Consultation question:

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

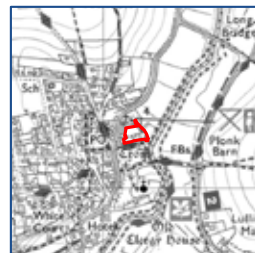
Policy Text:

1. Land at the Former Allotments, Alfriston is allocated for the development of 5 to 10 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- To conserve and enhance the form and fabric of the Alfriston Conservation Area and preserve the setting of local heritage assets;
- Provide a suitably landscaped transition to the river valley;
- All housing to be located in Flood Zone 1;
- Safe vehicular and pedestrian access and egress should be provided during flooding;
- Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;
- A suitable internal road layout which provides for larger vehicles including refuse vehicles;
- A publicly accessible route should be provided through the site from North Street to the PRoW to the east of the site;
- To enhance biodiversity and provide for protected species;
- Protect and enhance trees within the site worthy of retention;
- To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads; and
- Flood compensation storage should be provided for any ground raising or built development on Flood Zone 3 (including allowance for future climate change).



 SDNPA Housing



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

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


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Consultation question:

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

Policy Text:

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

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

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

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

Policy Allocation Policy SD60: Land at Clements Close, Binsted

Change Category:

No change



 SDNPA Housing



Consultation question:

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

Policy Text:


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

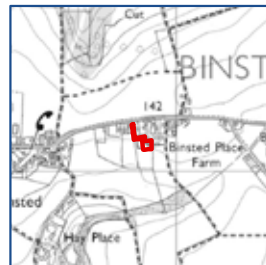
Policy Allocation Policy SD61: New Barn Stables, The Street, Binsted

Change Category:

No change



 SDNPA Gypsy and Traveller site allocation



Consultation question:

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

Policy Text:

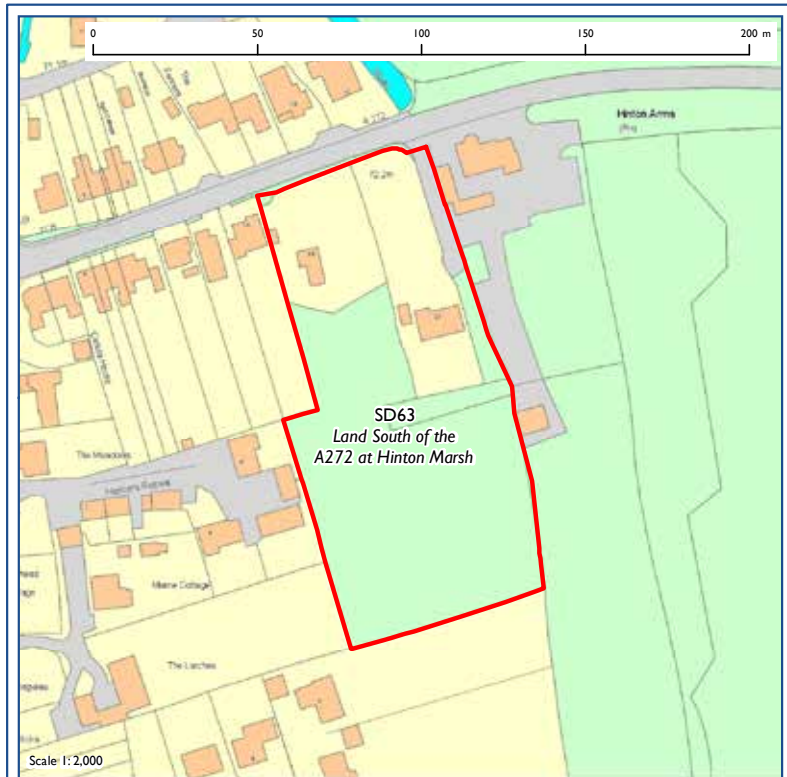
1. Land at New Barn Stables, Binsted is allocated for the development of 1 additional permanent Gypsy and Traveller pitch. Planning permission will not be granted for any uses other than the Gypsy and Traveller pitches and those appropriate to the needs of equestrian uses. Detailed proposals that meet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

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

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

Change Category:

Minor change



 SDNPA Housing



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Key issues:

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

Consultation question:

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

Policy Text:

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

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


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


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

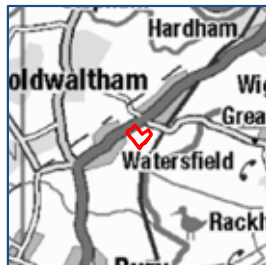
Change Category:

Minor change



 SDNPA Housing

 Mixed Use Allocation



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Key issues:

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

Consultation question:

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

Policy Text:

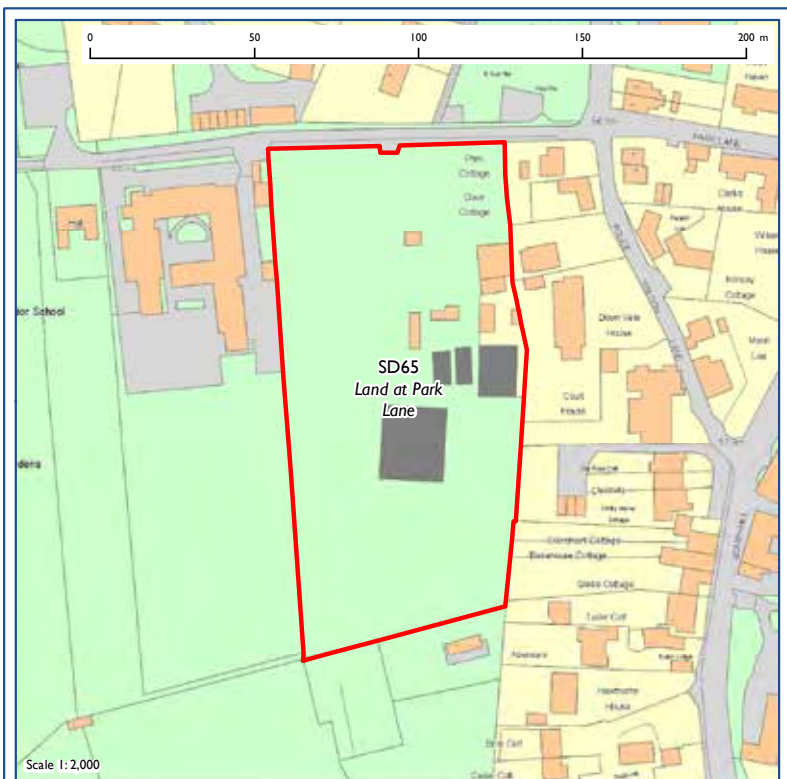
1. Land South of London Road, Coldwaltham, is allocated for the development of 25 to 30 residential dwellings (Class C3 Use). Development for a Class A1 E(a) (Shop) unit with a net sales floorspace up to a maximum of 280m² with suitable vehicular parking for customers will also be permitted. The remainder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

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

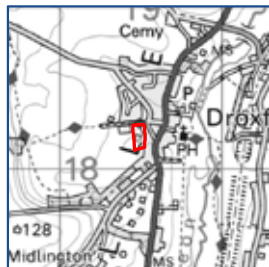
Policy Allocation Policy SD65: Land at Park Lane, Droxford

Change Category:

Substantial change



 SDNPA Housing



Key issues:

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

Consultation question:

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

Policy Text:

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

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

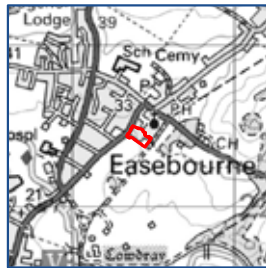
Policy Allocation Policy SD66: Cowdray Works Yard, Easebourne

Change Category:

Minor change



 SDNPA Housing



Key issues:

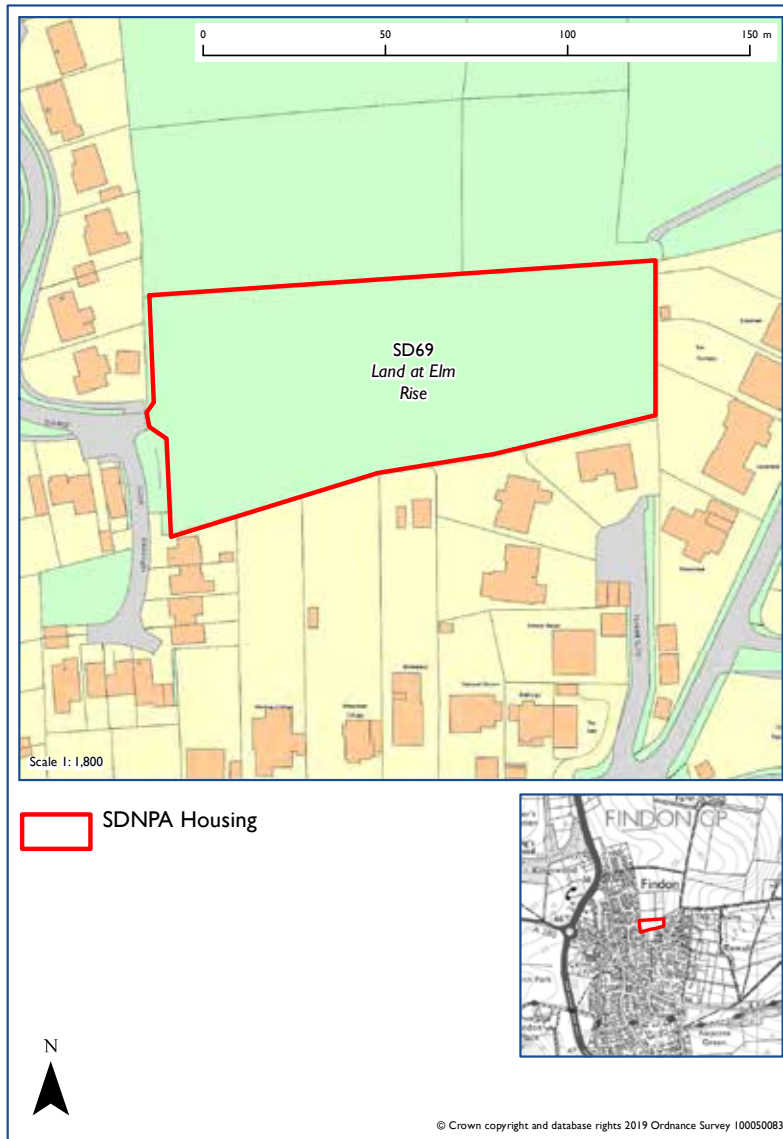
Change in Use Classes Order

Consultation question:

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

Policy Text:

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

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

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

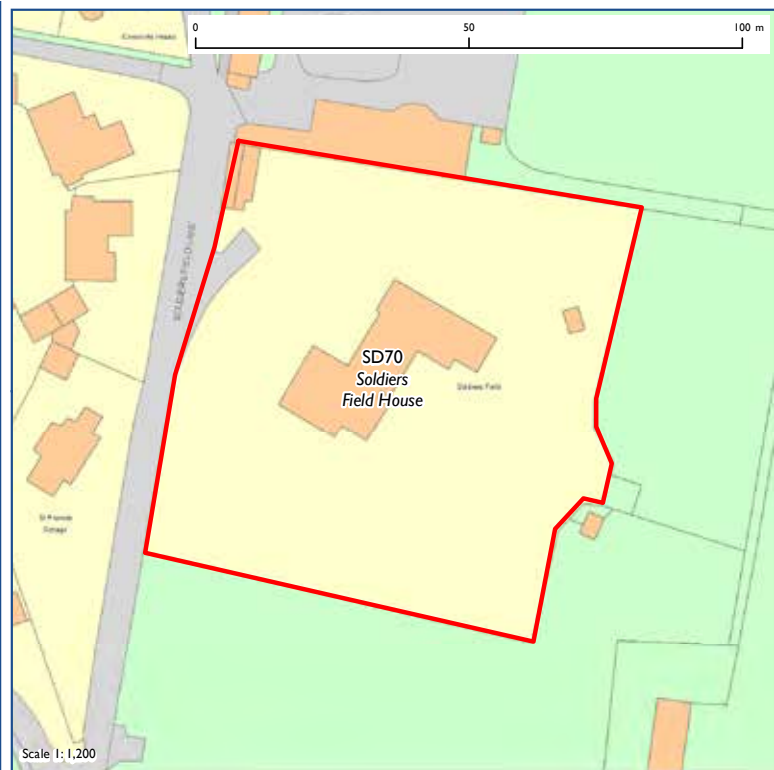
Policy Text:

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

Policy Allocation Policy SD70: Soldiers Field House, Findon

Change Category:

No change



 SDNPA Housing



Consultation question:

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

Policy Text:

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

Policy Allocation Policy SD71: Land at Petersfield Road, Greatham

Change Category:

Minor change



 SDNPA Housing



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Key issues:

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

Consultation question:

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

Policy Text:

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


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

Policy Allocation Policy SD72: Land at Fern Farm, Greatham

Change Category:

No change



 SDNPA Gypsy and Traveller site allocation



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Consultation question:

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

Policy Text:

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

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

Change Category:

No change



 SDNPA Housing



Consultation question:

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

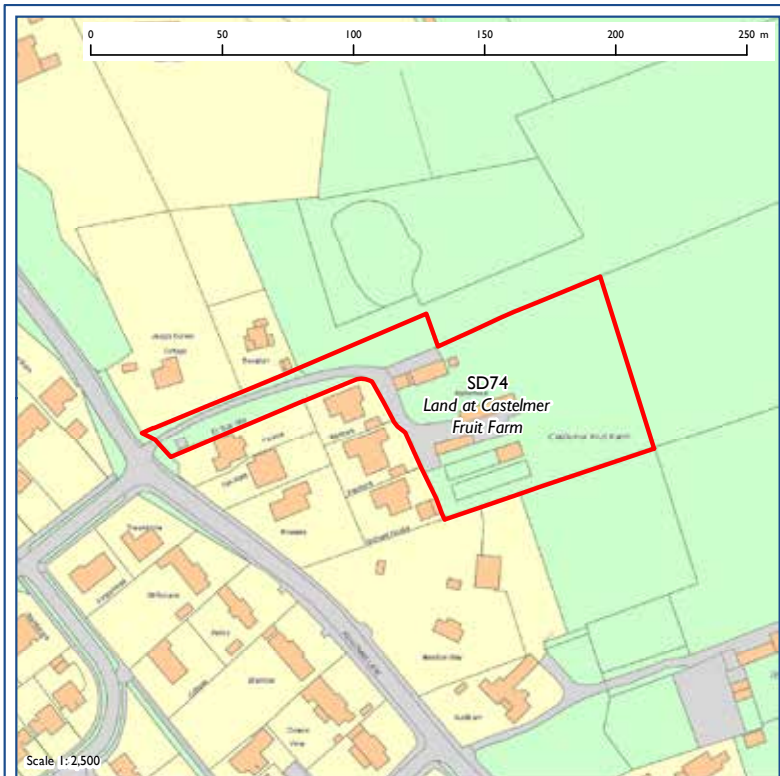
Policy Text:

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

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

Change Category:

Minor change



 SDNPA Housing



Key issues:

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

Consultation question:

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

Policy Text:

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

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

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

Change Category:

Minor change



 SDNPA Housing



Key issues:

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

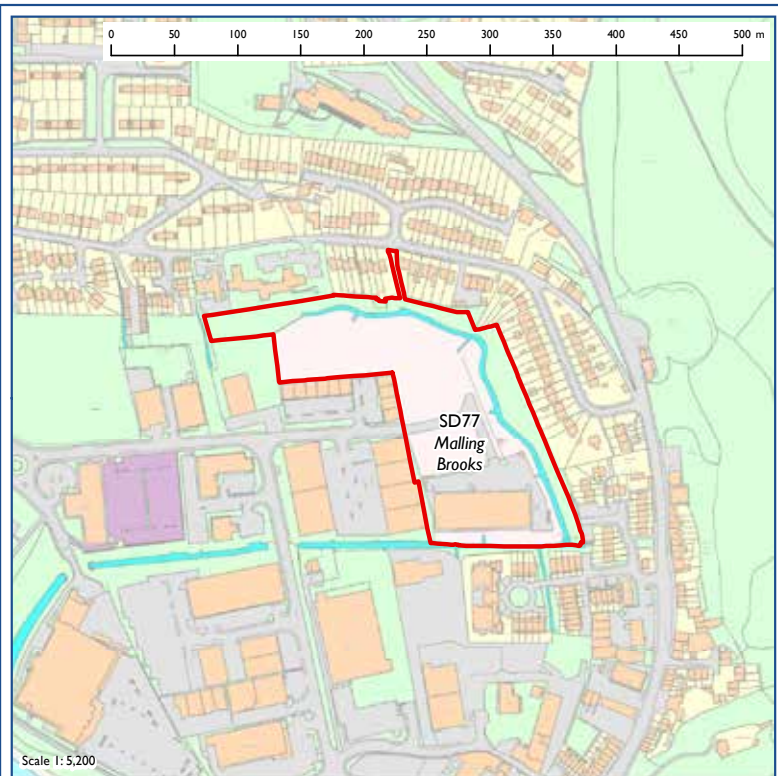
Consultation question:

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

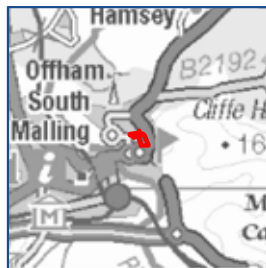
Policy Text:

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

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

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

 SDNPA Employment Site Allocation SD77



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Key issues:

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

Consultation question:

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

Policy Text:

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

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

Policy Strategic Allocation Policy SD79: Holmbush Caravan Park, Midhurst

Change Category:

Minor change



 SDNPA Housing



Key issues:

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

Consultation question:

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

Policy Text:

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

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

Policy Allocation Policy SD80: Land at the Fairway, Midhurst

Change Category:

No change

Consultation question:

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

Policy Text:

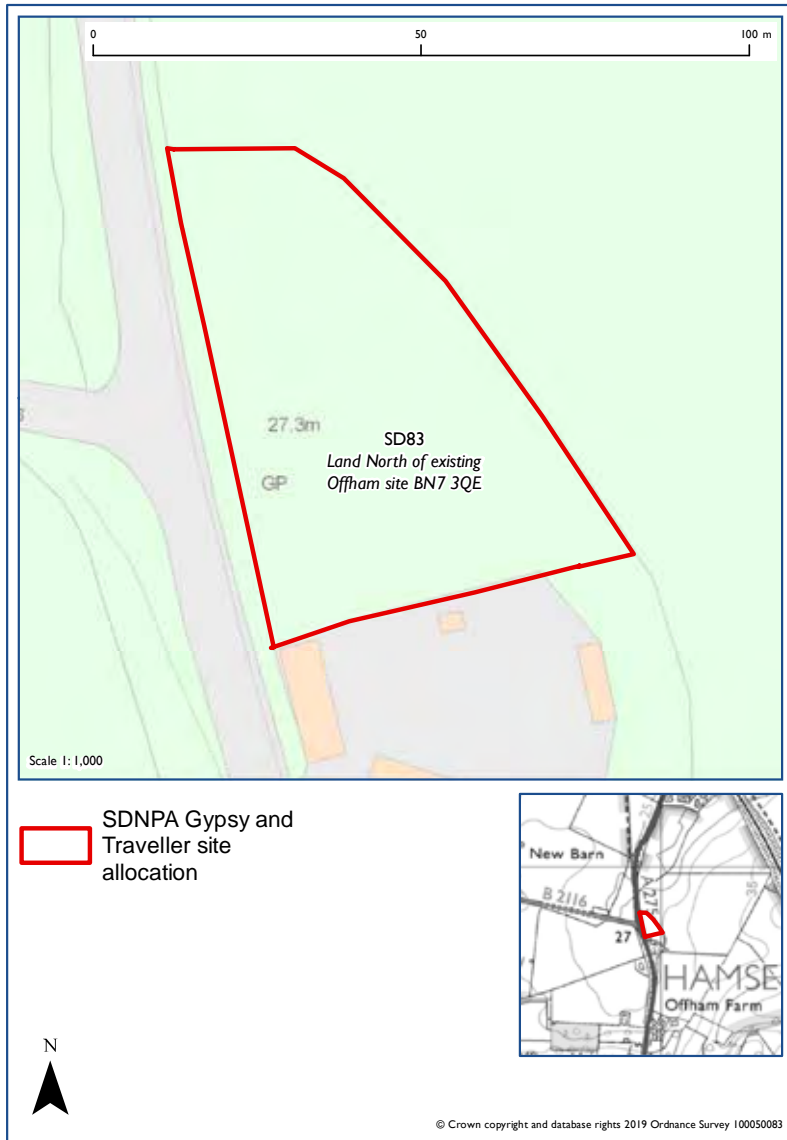
1. Land at the Fairway, Midhurst is allocated for the development of 8 to 10 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

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



 SDNPA Housing



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

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

Policy Text:

1. Land at Offham Barns, Offham is allocated for the development of four permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

- Laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
- Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
- The location of pitches and new access roads to have regard to areas of surface water flooding and potential groundwater emergence;
- Designed to avoid an increase in the feeling of urbanisation in this location, including keeping any associated buildings to a minimum in both number and scale;
- Contain significant planting in order to break up the hardstanding that will be required and reduce the urbanising impact of an increase in the site size;
- Existing hedgerows bordering the site must be retained and reinforced; and
- The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.

Policy Allocation Policy SD84: Land at Ketchers Field, Selborne

Change Category:

No change



 SDNPA Housing Allocation



Consultation question:

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

Policy Text:

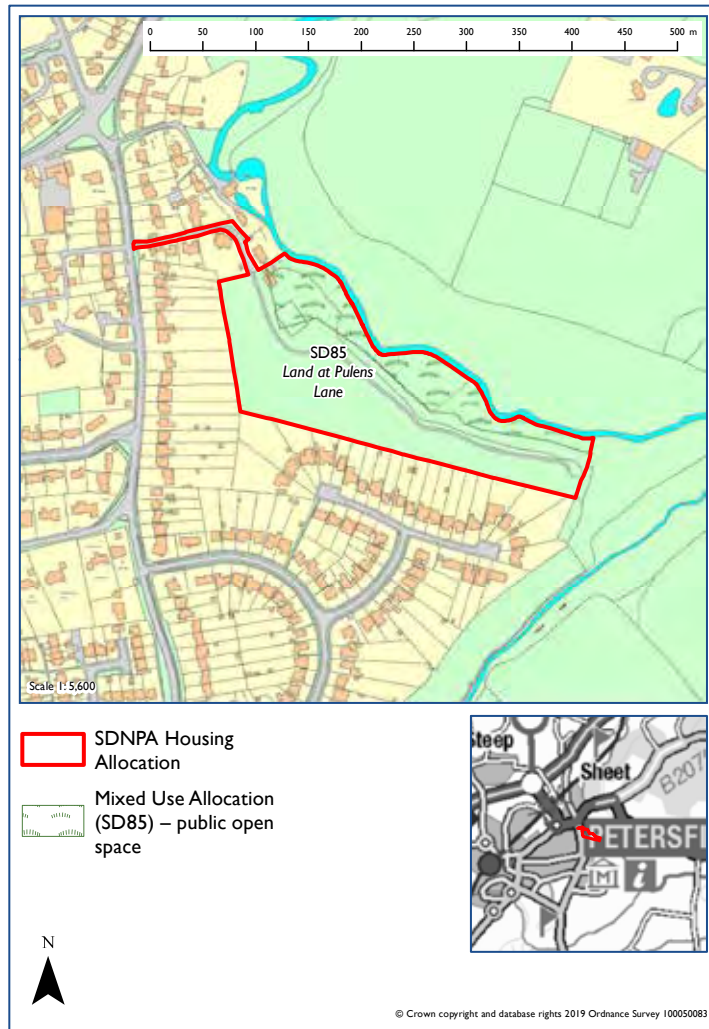
1. Land at Ketchers Field, Selborne is allocated for the development of 5 to 6 residential dwellings (Class C3 Use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

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

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

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

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

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

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

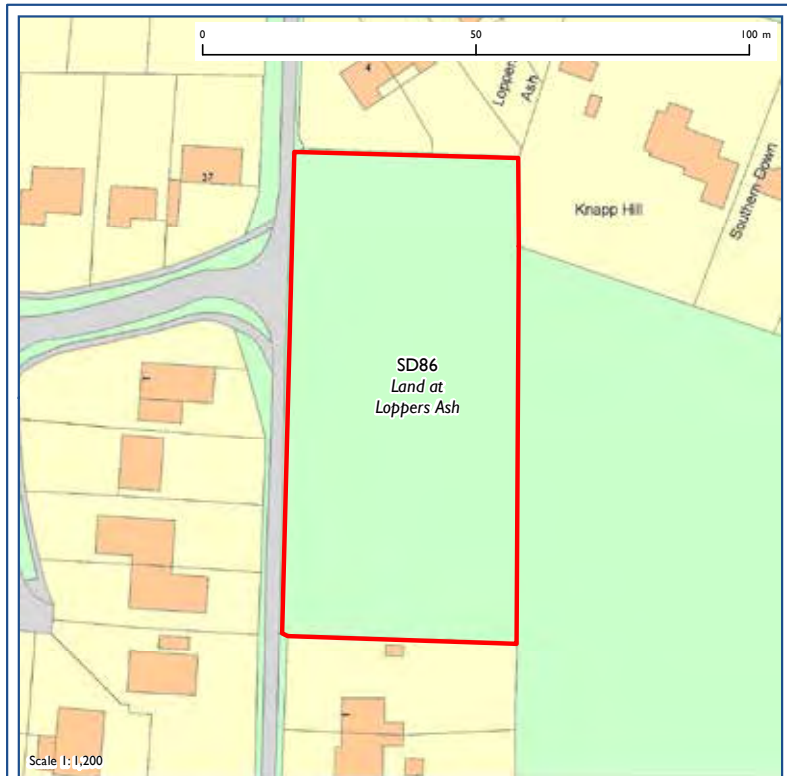
Policy Text:

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

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

Change Category:

Minor change



 SDNPA Housing Allocation



Key issues:

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

Consultation question:

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

Policy Text:

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

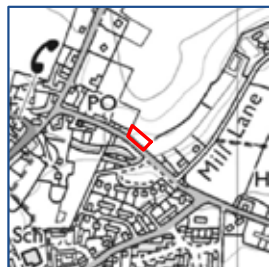
Policy Allocation Policy SD87: Land North of the Forge, South Harting

Change Category:

No change



 SDNPA Housing



Consultation question:

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

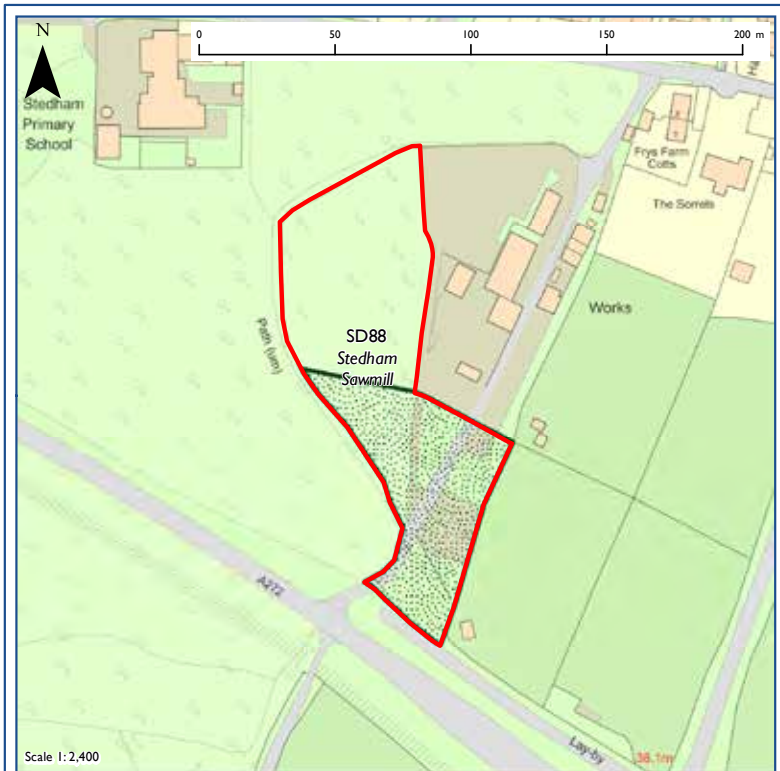
Policy Text:

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

Policy Allocation Policy SD88: Stedham Sawmill, Stedham

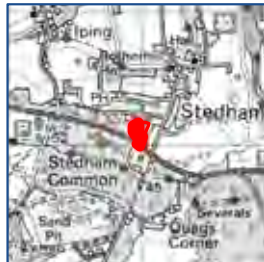
Change Category:

Substantial change



 SDLP Allocation

 Biodiversity Enhancements (area to remain undeveloped) SD88



Key issues:

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

Consultation question:

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

Policy Text:

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

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

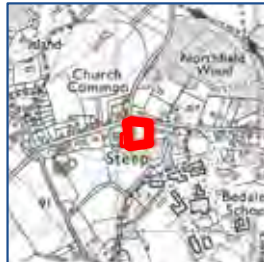
Policy Allocation Policy SD89: Land South of Church Road, Steep

Change Category:

Minor change



SDLP Allocation



Key issues:

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

Consultation question:

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

Policy Text:

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

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

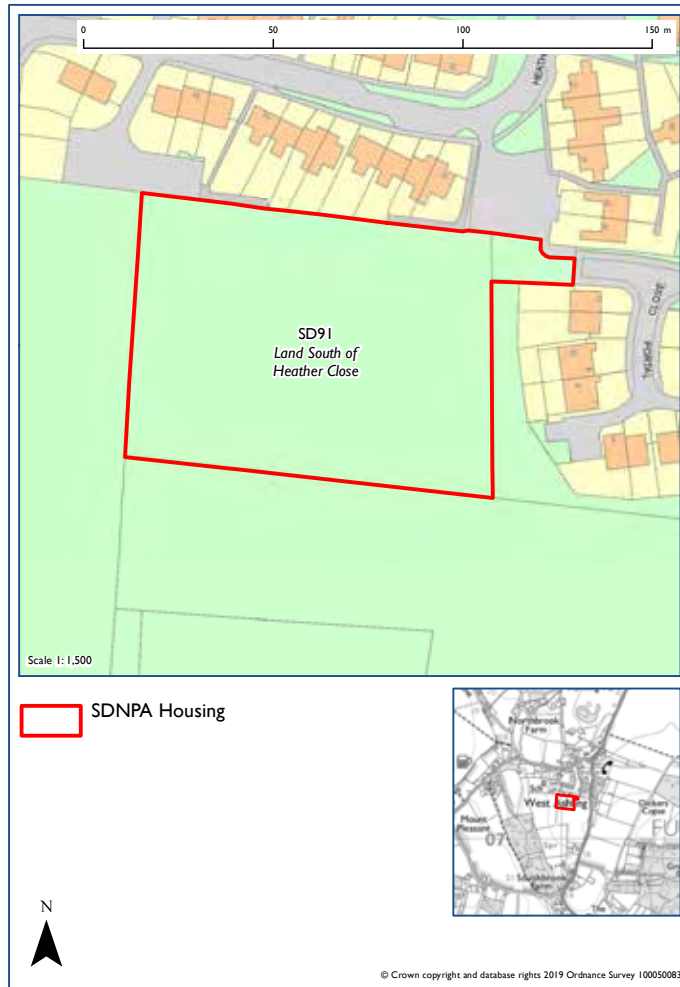
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:

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

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

Change Category:

No change



Consultation question:

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

Policy Text:

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

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

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

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

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 | <p>250 homes (including custom and self-build), retirement living and care home provision (66-unit care home included within this overall figure)</p> <p>12-14 traveller pitches</p> <p>Quantity of other uses to be determined</p> |

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

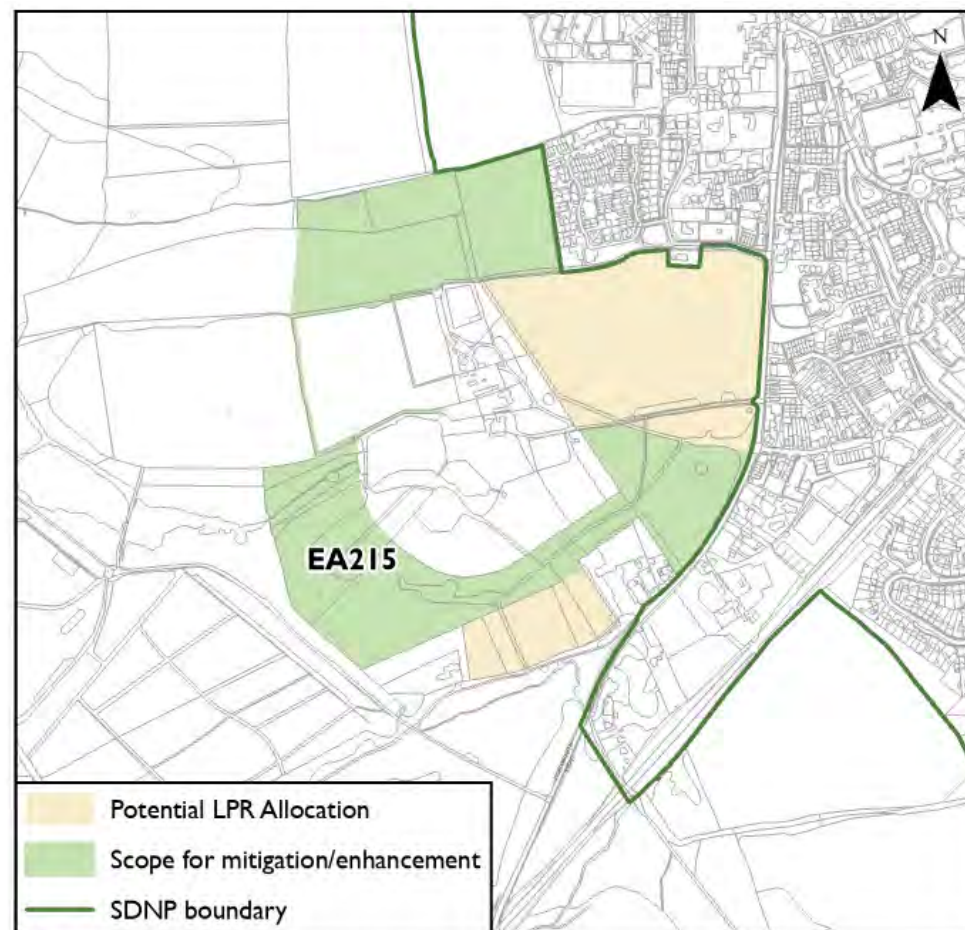
Natural Greenspace (SANG) and biodiversity net gain. Collectively these measures should provide characteristic and meaningful landscaping to provide an improved, softer settlement edge to the National Park alongside development.

- 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 Wheatsheaf 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.

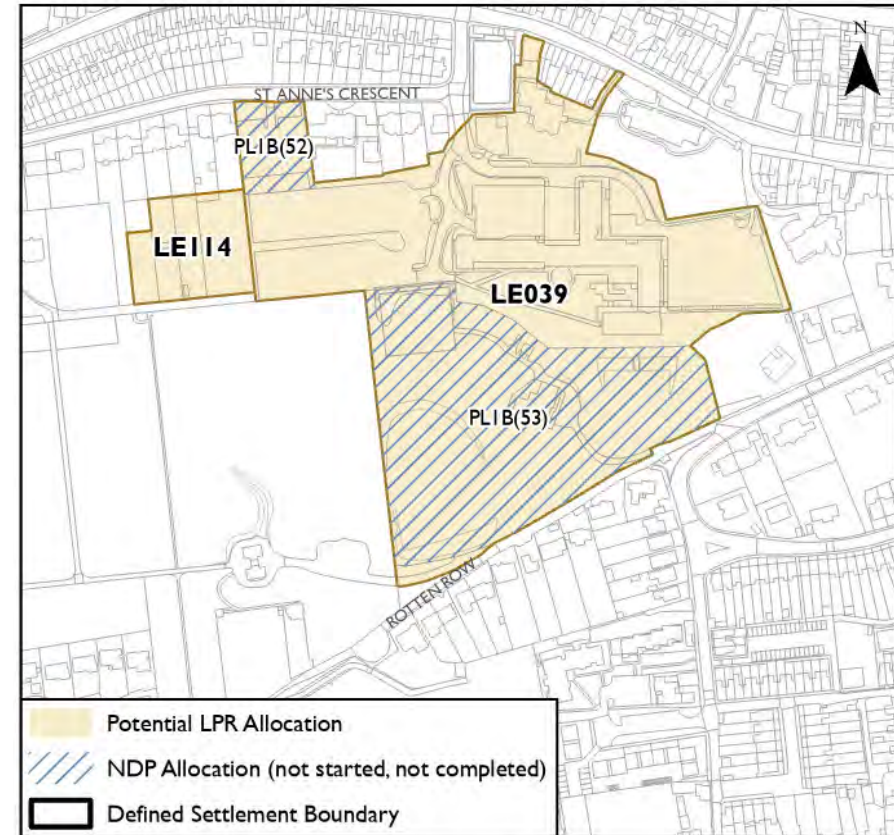
KEY MATTERS AND POLICY REQUIREMENTS:

- 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:

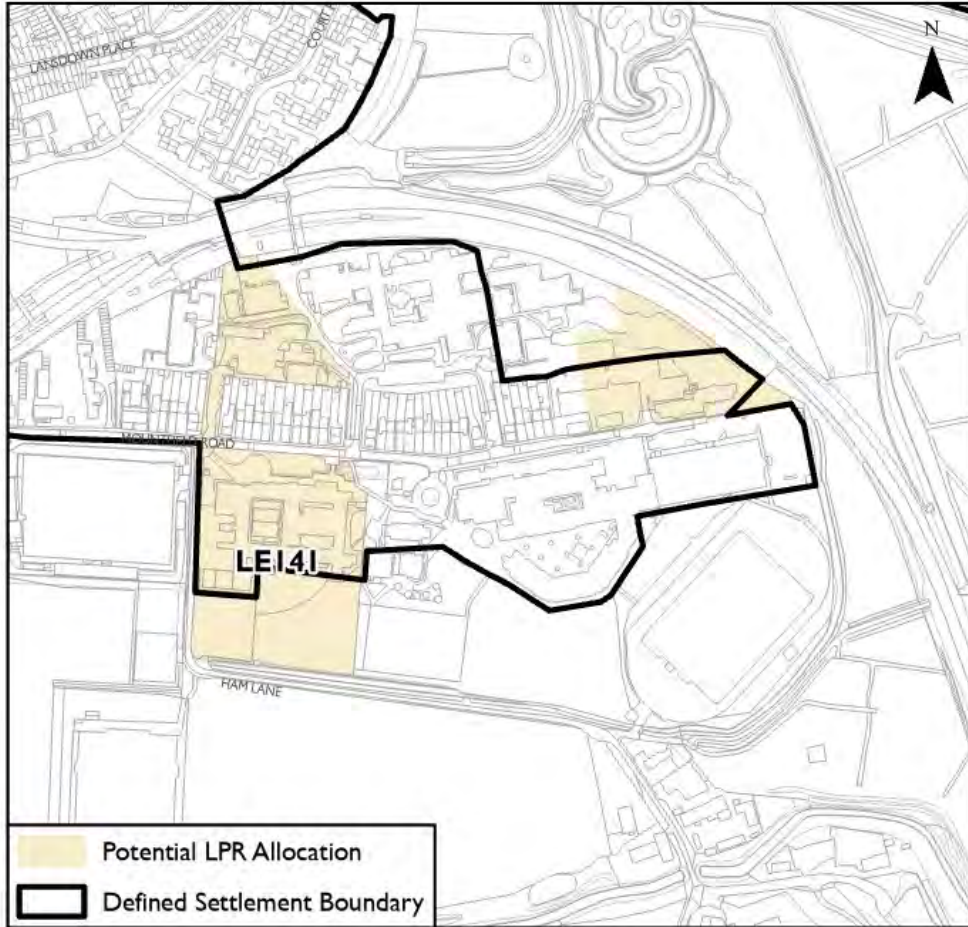
- Built development must account for the site's prominent location on the southeastern edge of Lewes, having regard to its green infrastructure function and its interrelationship with the adjacent Railway Land Meadows Site of Importance for Nature Conservation and its wider intervisibility from the south.
- 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.
- 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.

- 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.
- 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.
- Follow a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures.
- 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.
- 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.
- 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.
- Provide good acoustic design to address any noise impacts associated with the adjacent railway line and the A27 to the south.
- 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.

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: 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:**

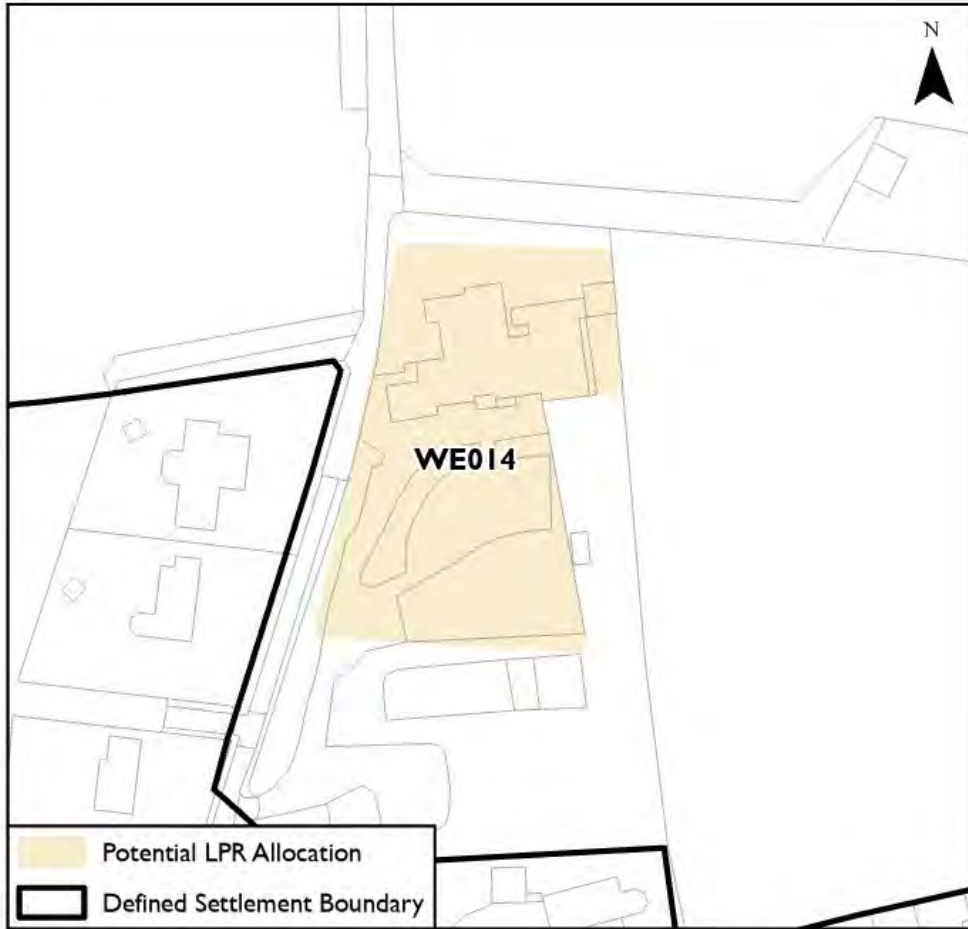
To deliver a sympathetic and well-integrated extension to facilities at an existing care home located on the northern edge of Alfriston, that respects its sensitive and prominent setting within the National Park, particularly visibility from the Cuckmere River corridor, informed by a landscape led plan.

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 |

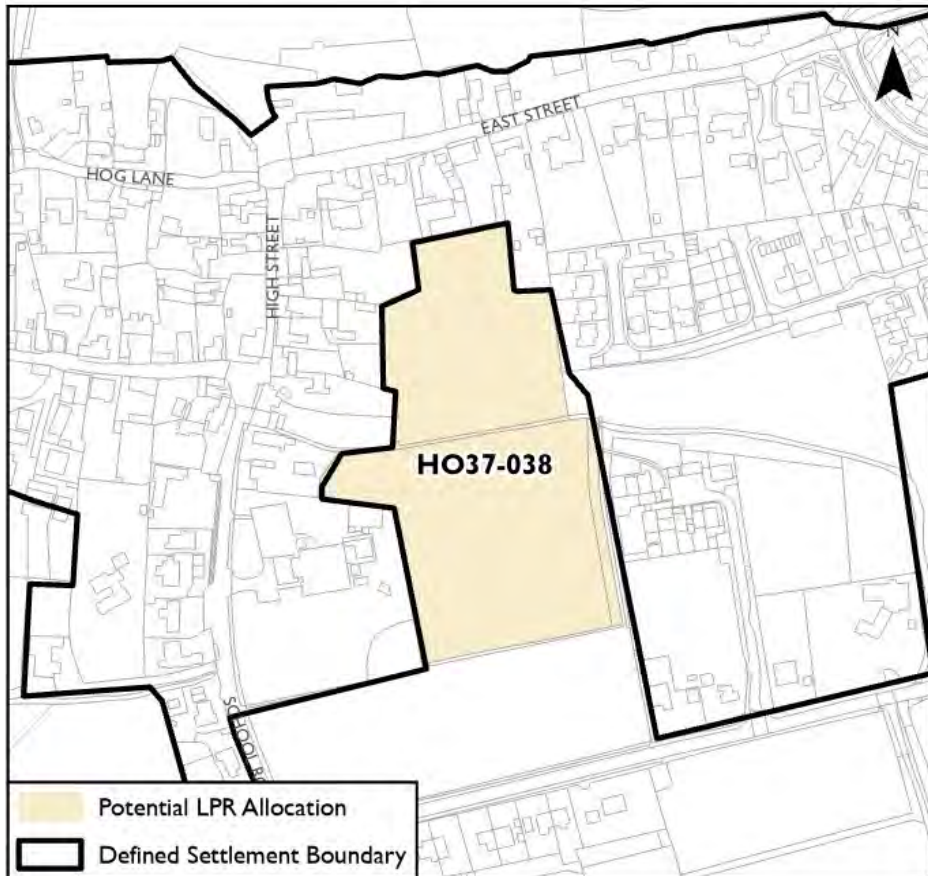
POLICY REQUIREMENTS**OBJECTIVES:**

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:**

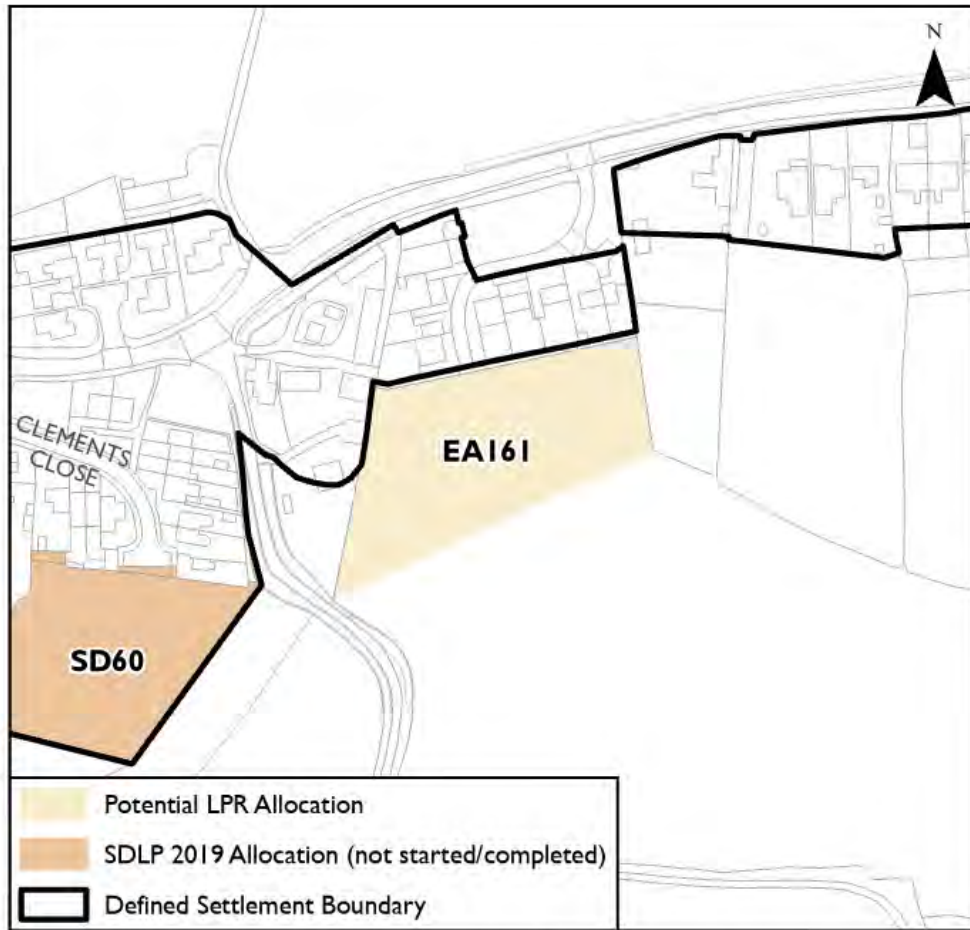
To deliver a sympathetic and well-integrated extension to Binsted, informed by a landscape led masterplan, which respects its setting within the National Park.

KEY MATTERS AND POLICY REQUIREMENTS:

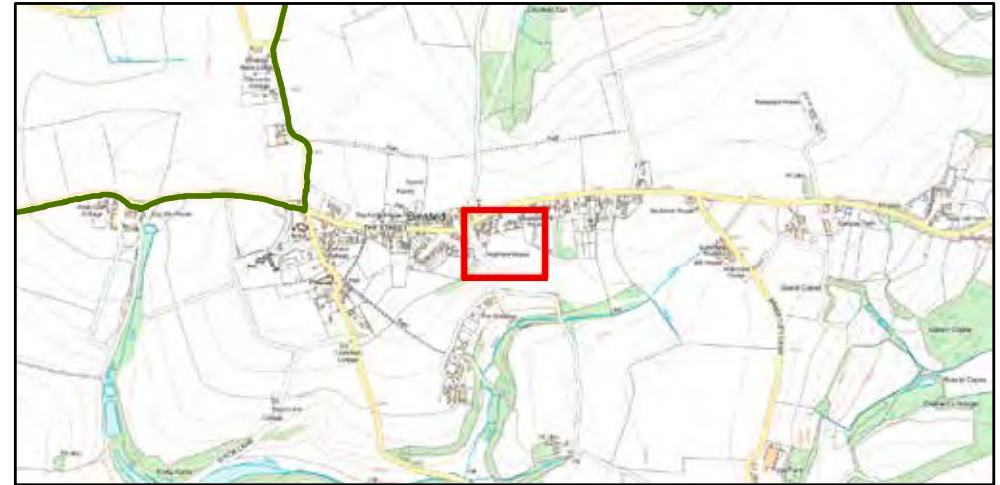
- a) Built development should seek a suitable transition in built form and fabric to the open countryside to the south.
- b) Safeguard and enhance where possible existing tree and vegetation belts on the north, east and west boundaries with further, characteristic planting provided along the southern 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 |

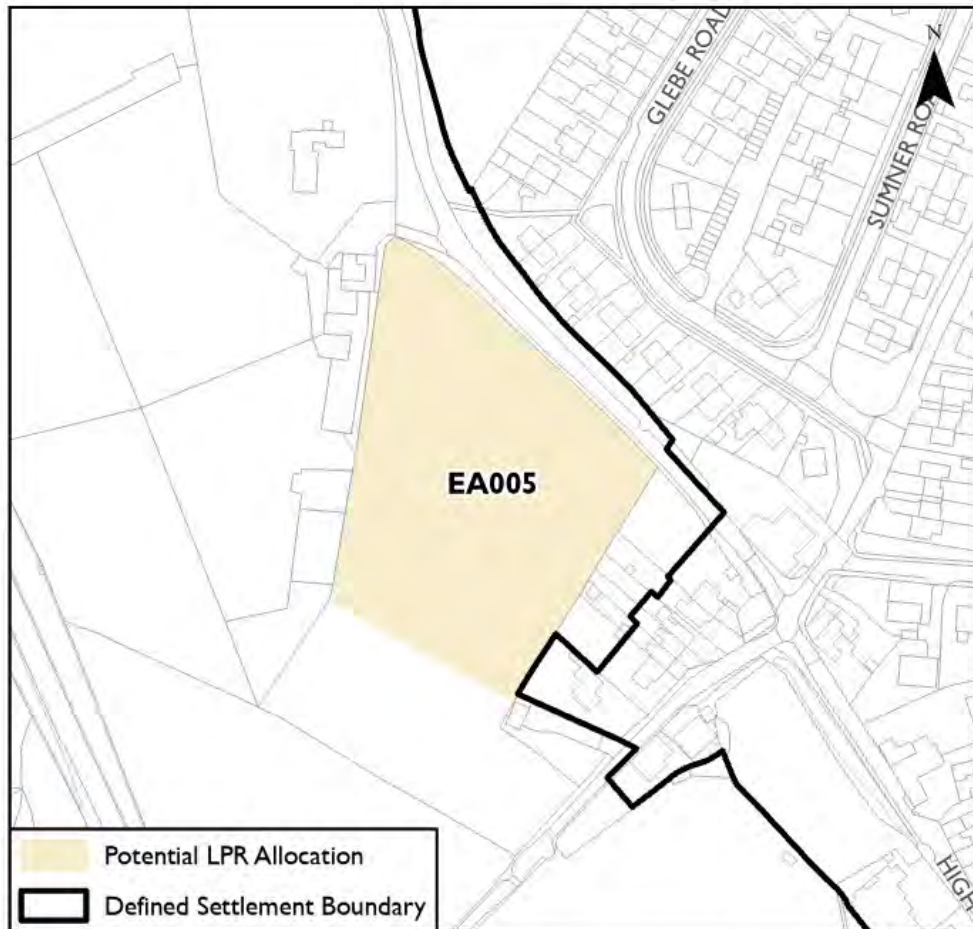
POLICY REQUIREMENTS

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.

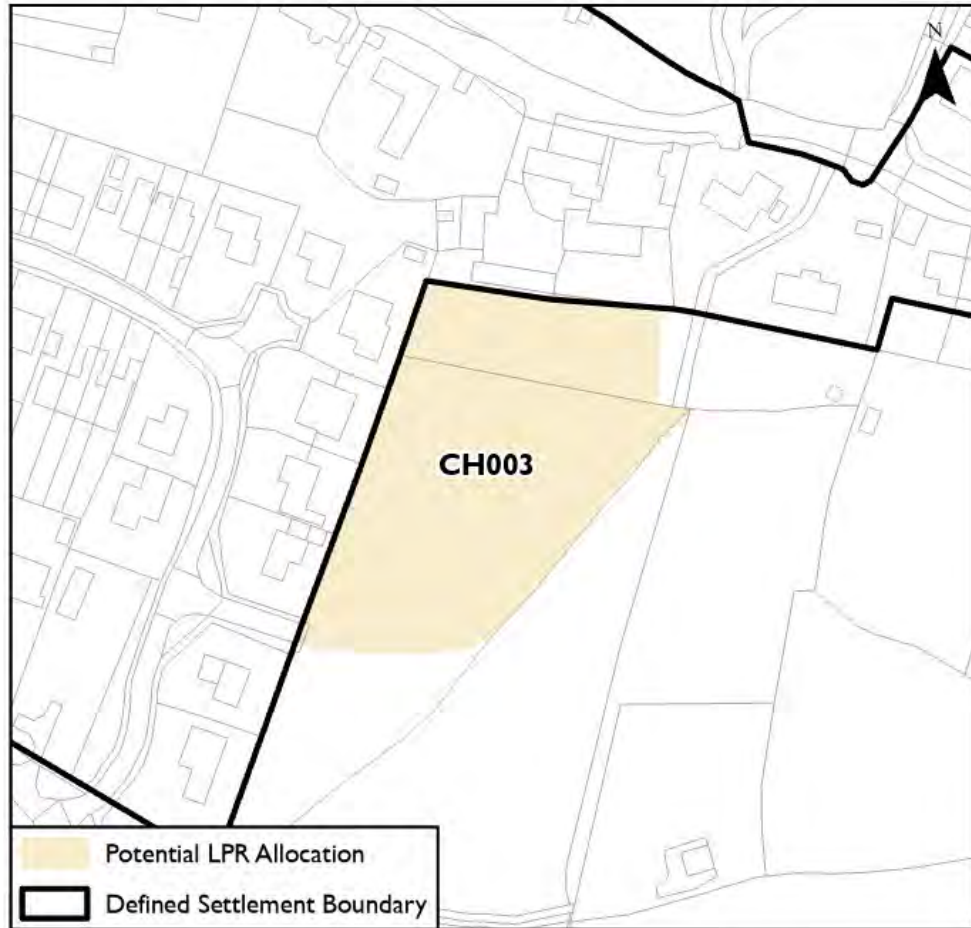
| | | | |
|-----------------------------|--------------------|----------------------------|----|
| Allocation | Housing (Class C3) | | |
| LAA Reference | CH003 | | |
| Settlement | Bury | | |
| Gross Site Area (ha) | 0.5 | Number of dwellings | 15 |

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

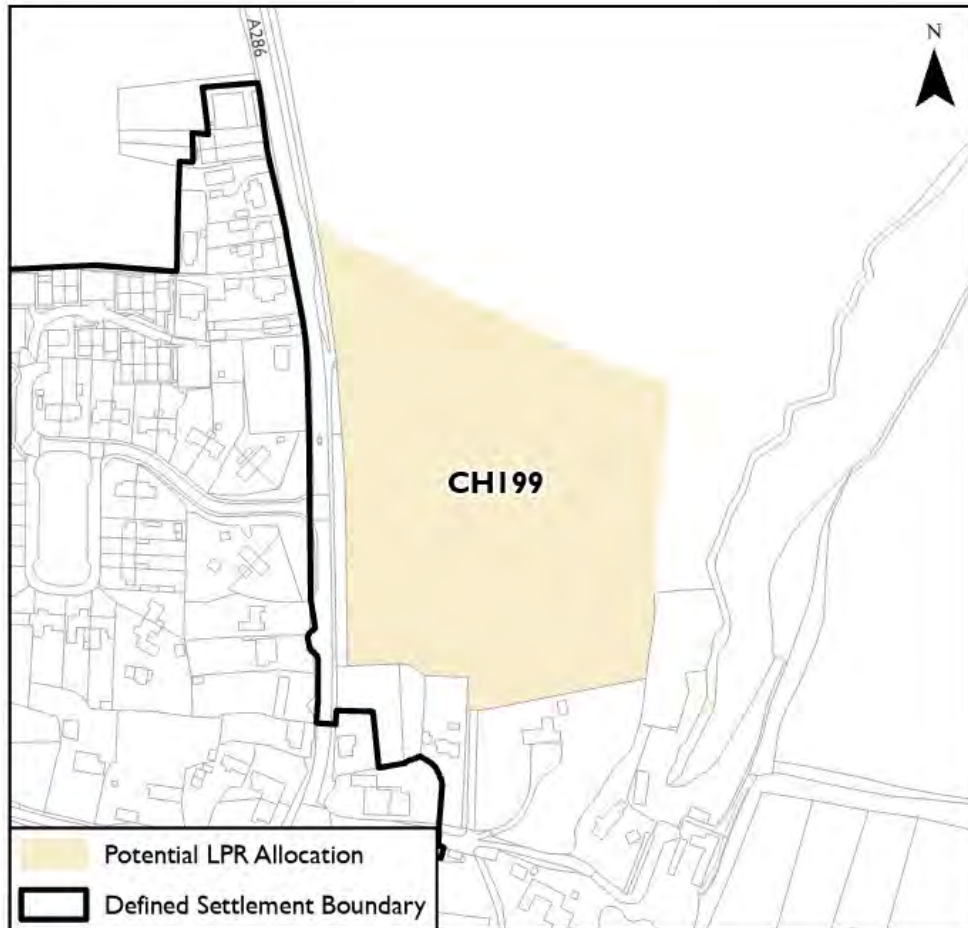
OBJECTIVES:

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).

- m) Address any impacts associated with the unconsolidated sand Minerals Safeguarding Area.
- n) 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 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.

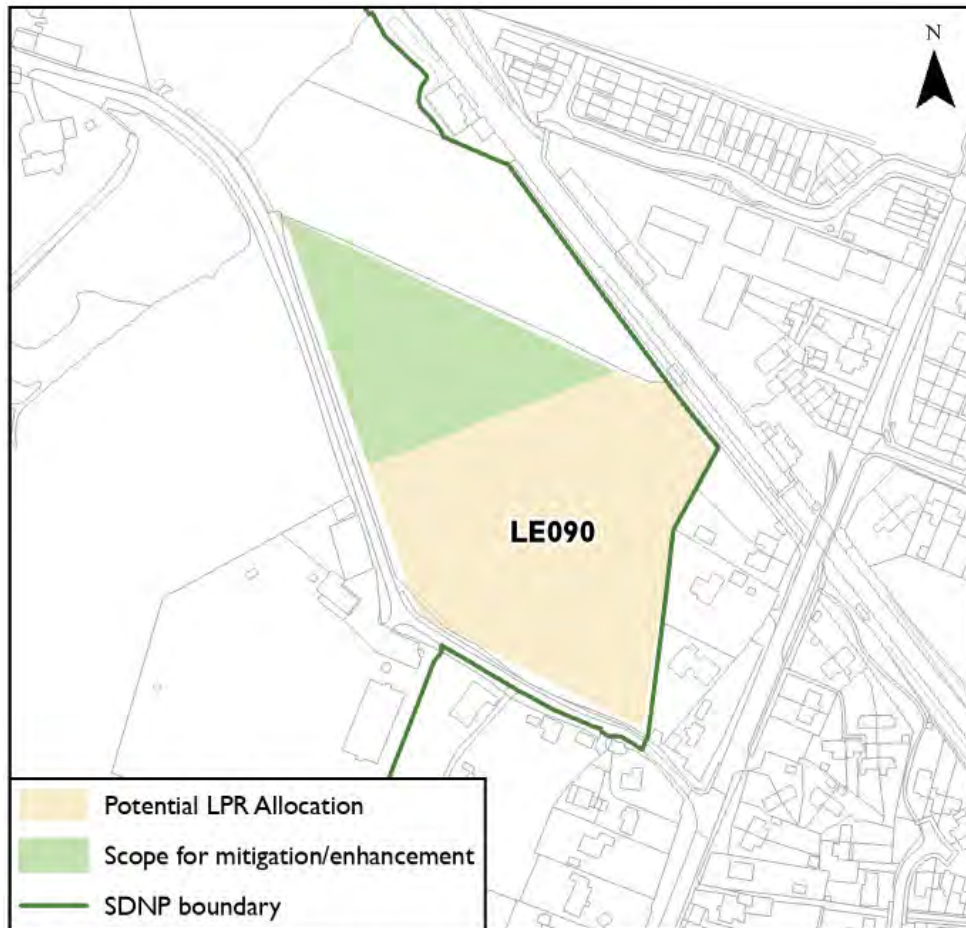
KEY MATTERS AND POLICY REQUIREMENTS:

- 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

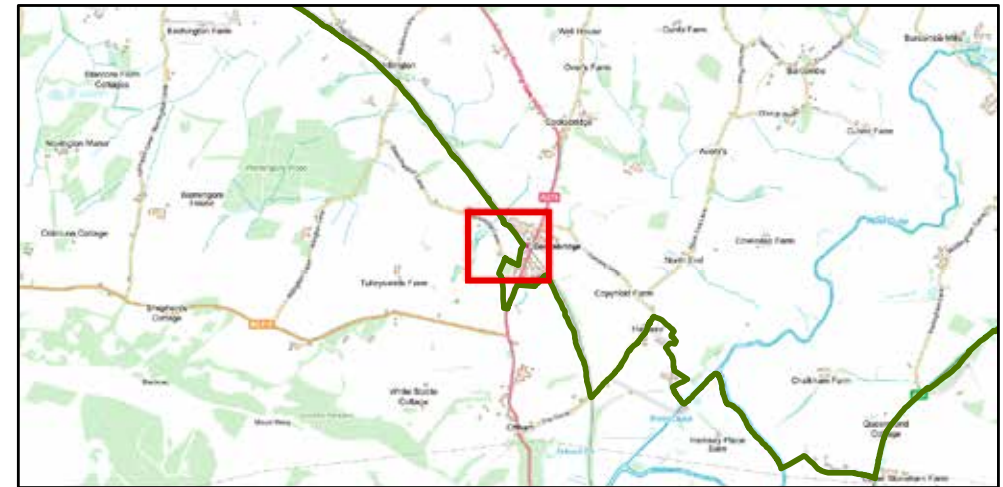
consideration in this Plan. Policy requirements are therefore indicative at this stage to help guide this process.

- 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

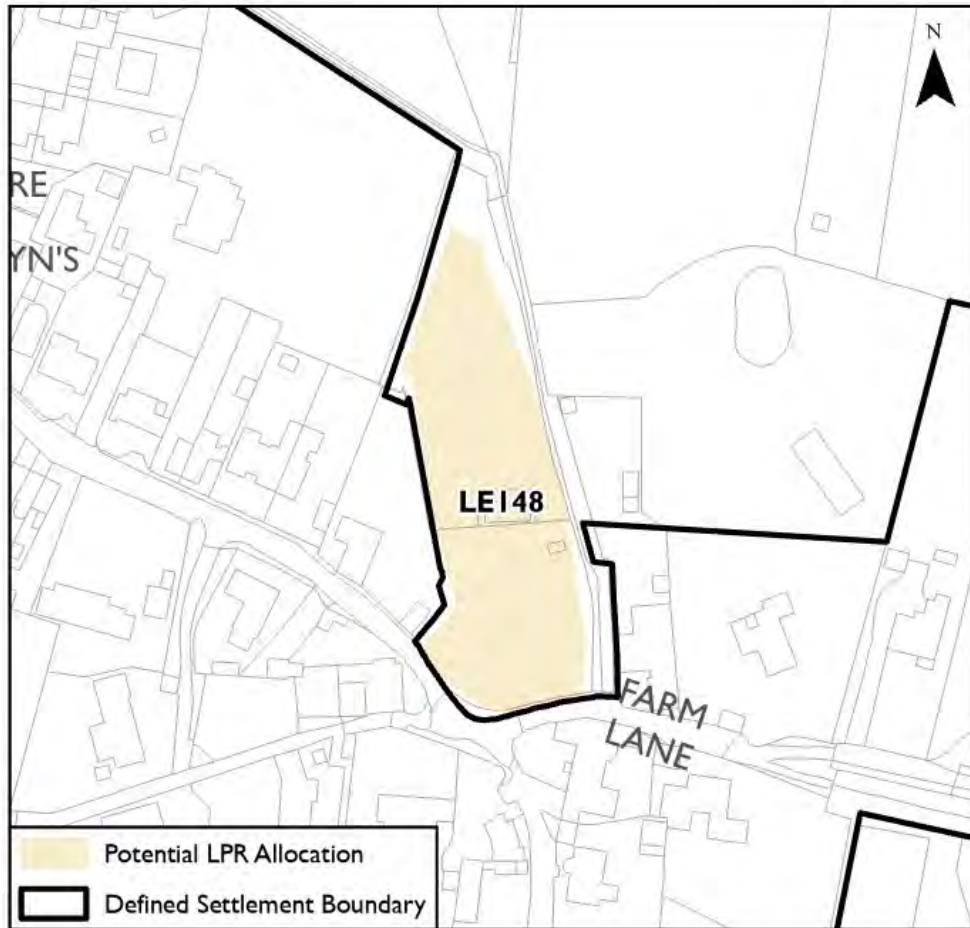
| | | | |
|-----------------------------|--------------------|----------------------------|---|
| Allocation | Housing (Class C3) | | |
| LAA Reference | LE148 | | |
| Settlement | Ditchling | | |
| Gross Site Area (ha) | 0.37 | Number of dwellings | 5 |

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

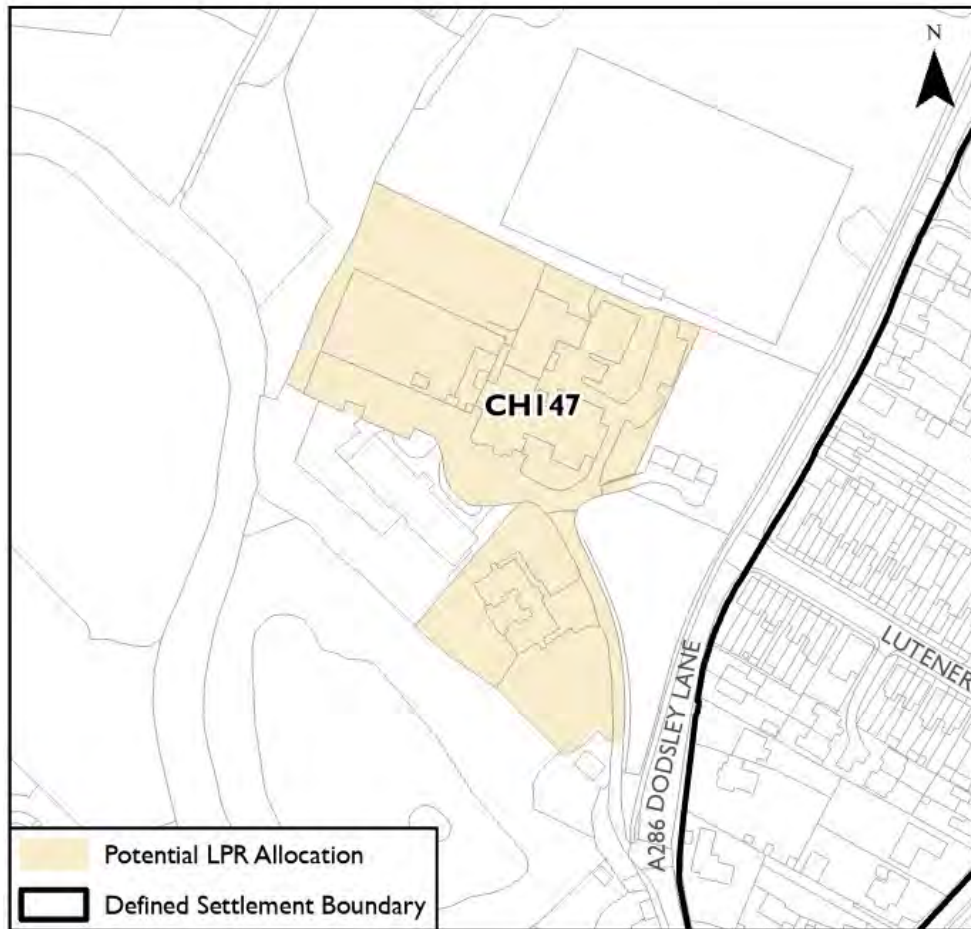
OBJECTIVES:

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 |

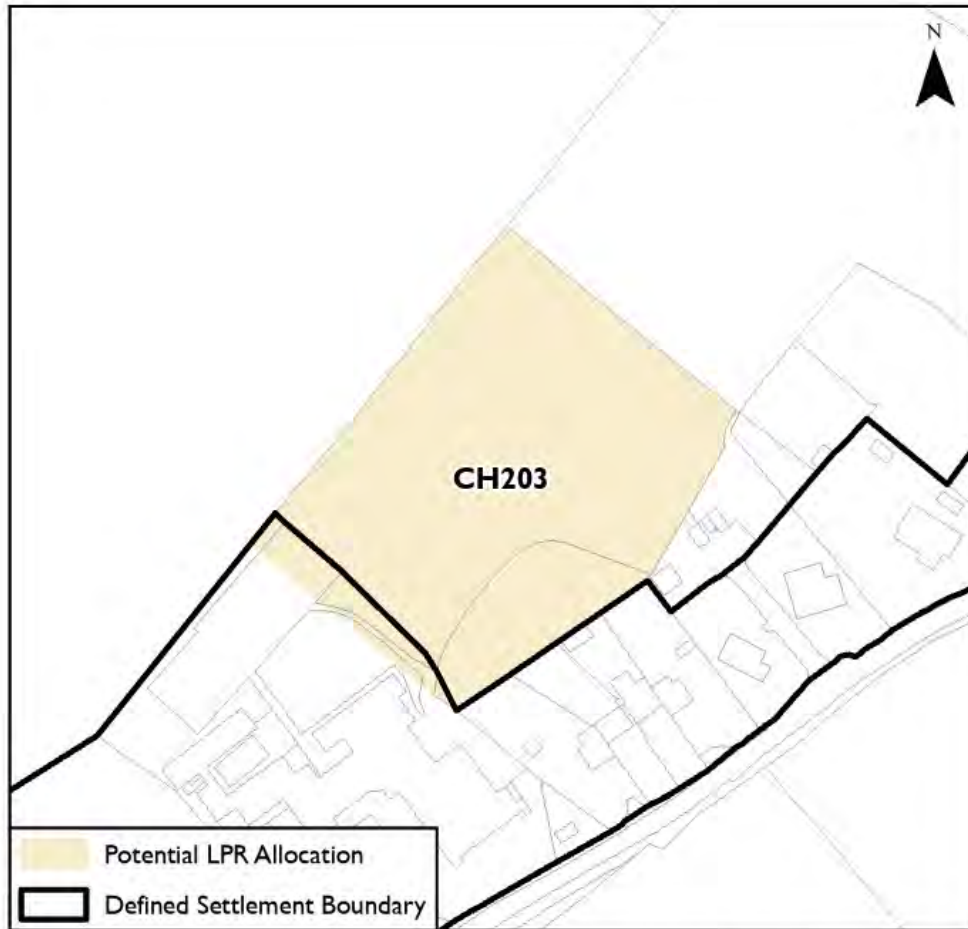
POLICY REQUIREMENTS

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 |

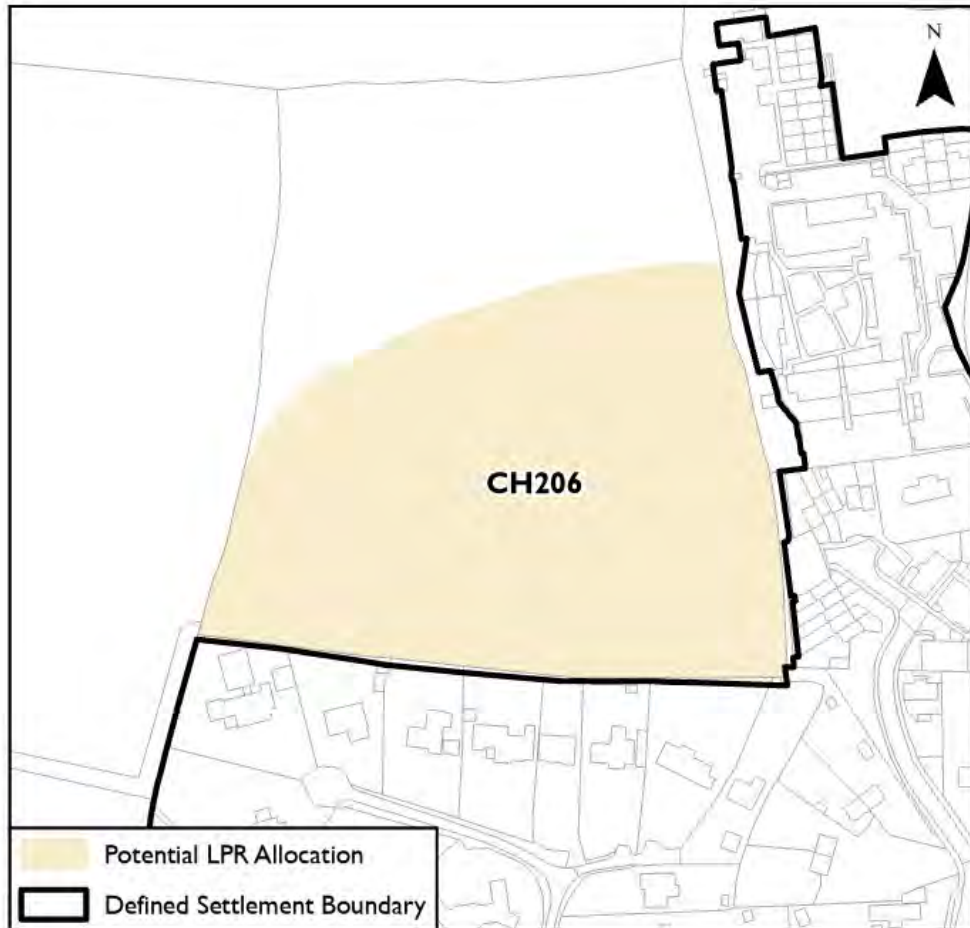
POLICY REQUIREMENTS

OBJECTIVES:

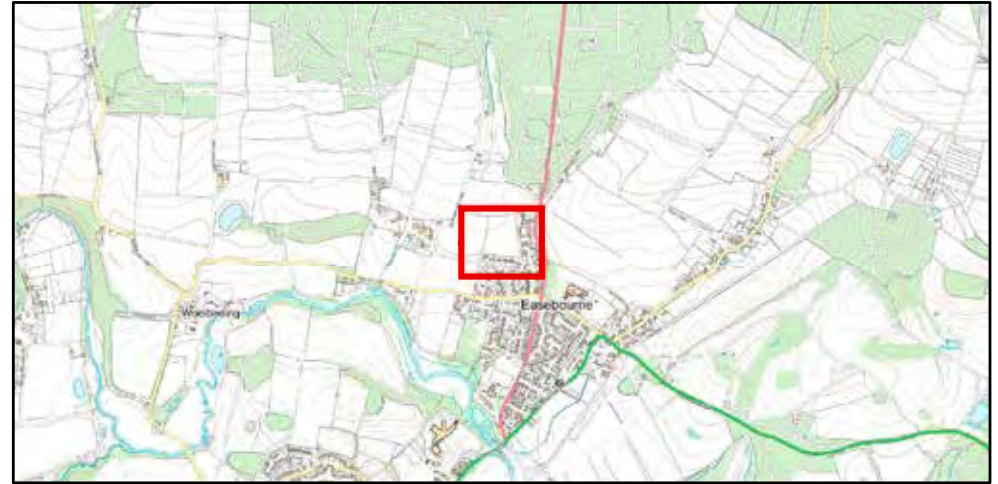
To deliver a sympathetic and well-integrated extension to Easebourne that respects the heritage significance of its immediate surroundings and its setting within the National Park, informed by a landscape led masterplan.

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.

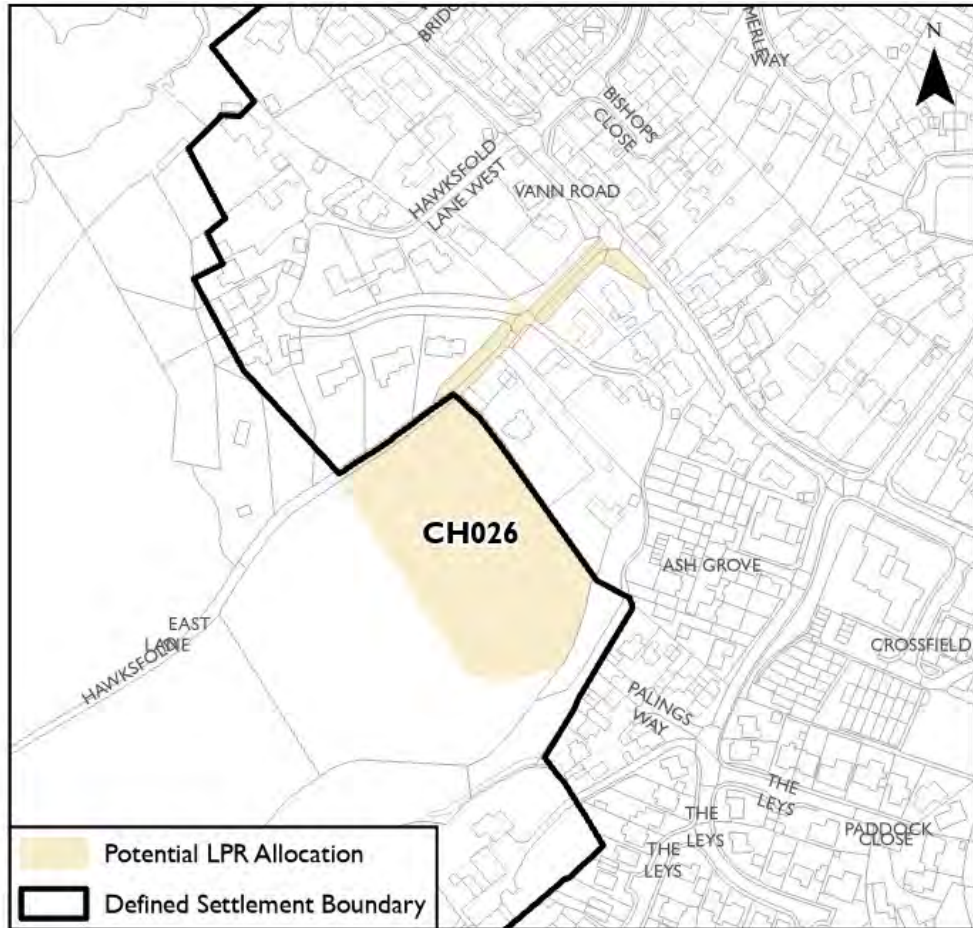
| | | | |
|-----------------------------|------------------------|----------------------------|-------|
| Allocation | | Housing (Class C3) | |
| LAA Reference | | CH026 | |
| Settlement | | Fernhurst | |
| Gross Site Area (ha) | 0.9 (excluding access) | Number of dwellings | 6 – 8 |

POLICY REQUIREMENTS**OBJECTIVES:**

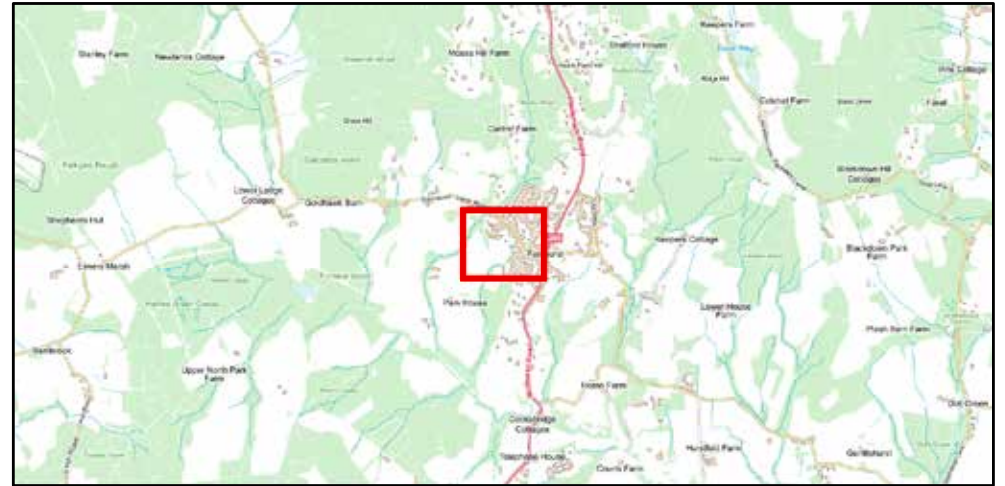
To deliver a sympathetic and well-integrated extension to Fernhurst, that respects its setting within the National Park, informed by a landscape led plan.

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 |

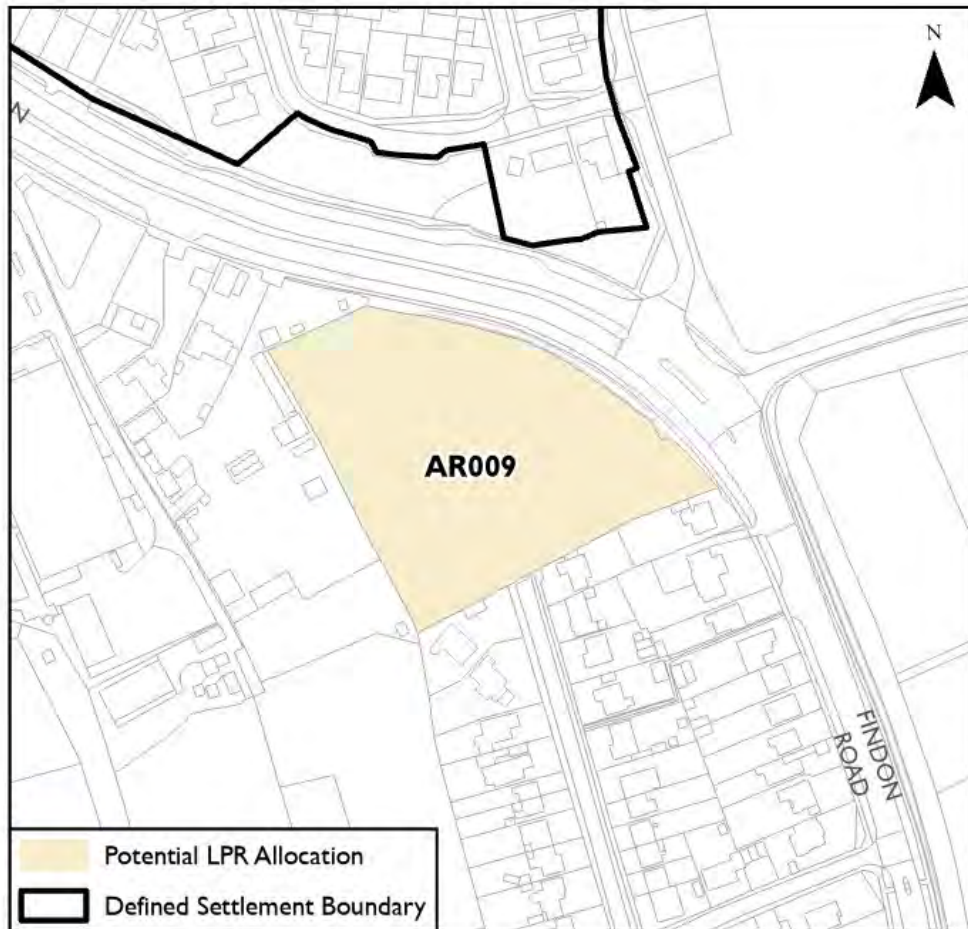
POLICY REQUIREMENTS

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.



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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 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:

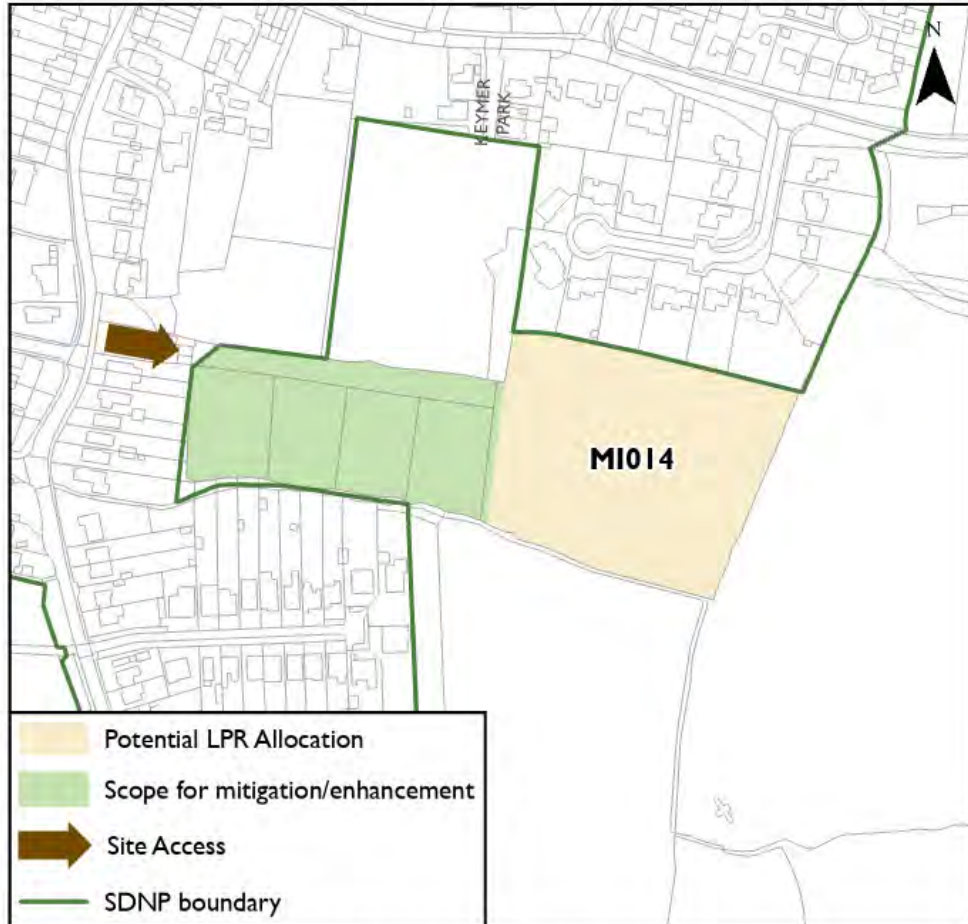
- a)
- i) This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - ii)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

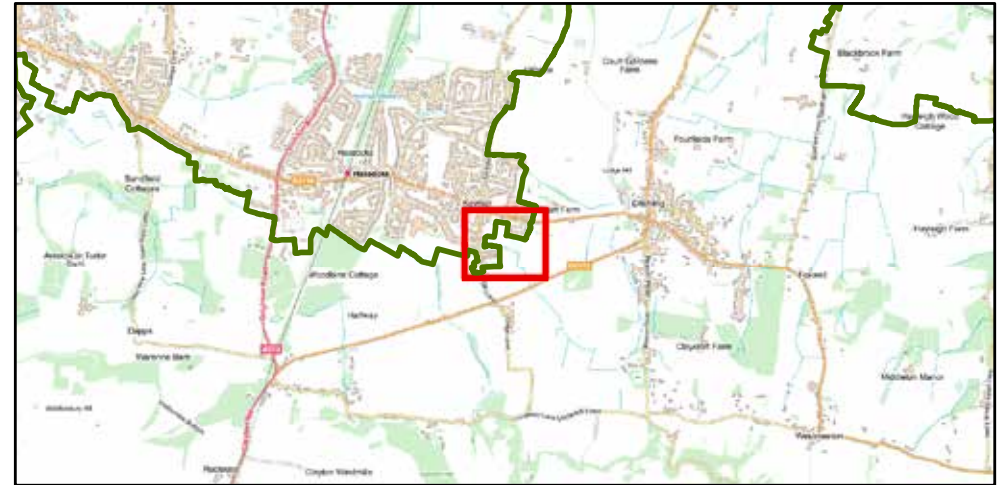
- iv) Proof that the proposed flood alleviation measures are technically and financially feasible beyond concept and can be delivered in a timely manner must be submitted to the satisfaction of the SDNPA for the site to remain under consideration for allocation in this Plan.
- b) Regard must be made 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 |

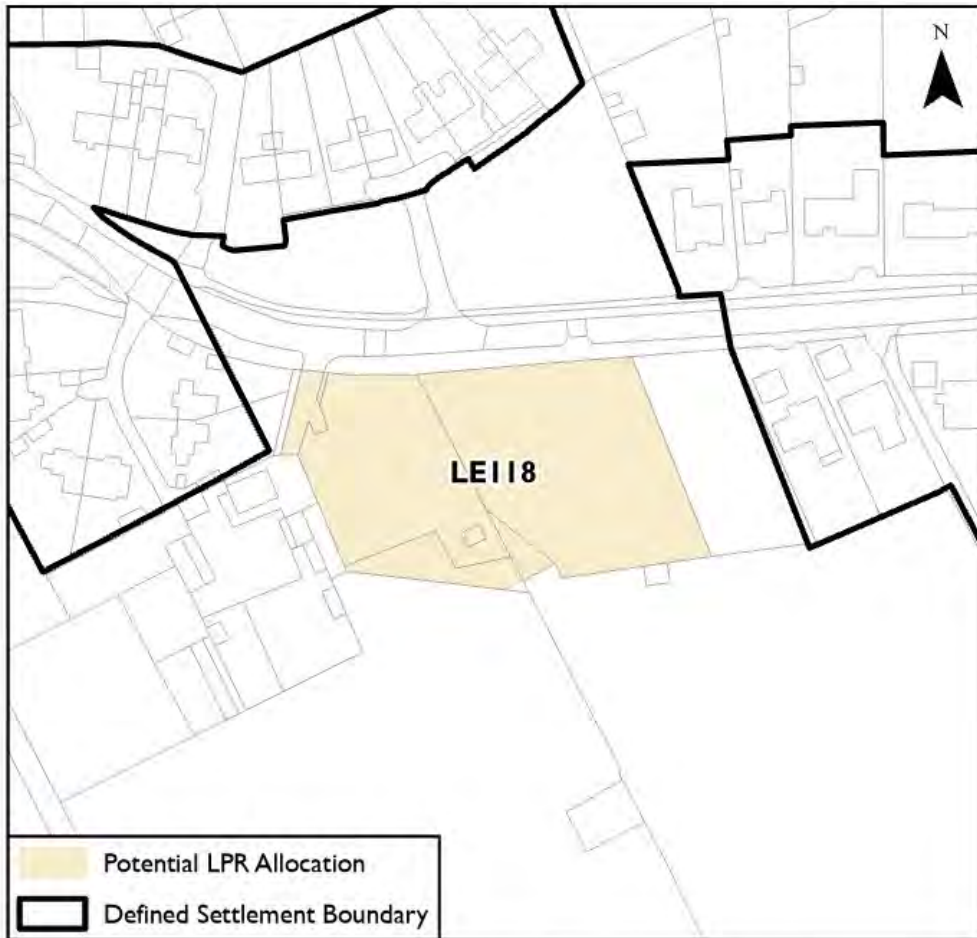
POLICY REQUIREMENTS

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.

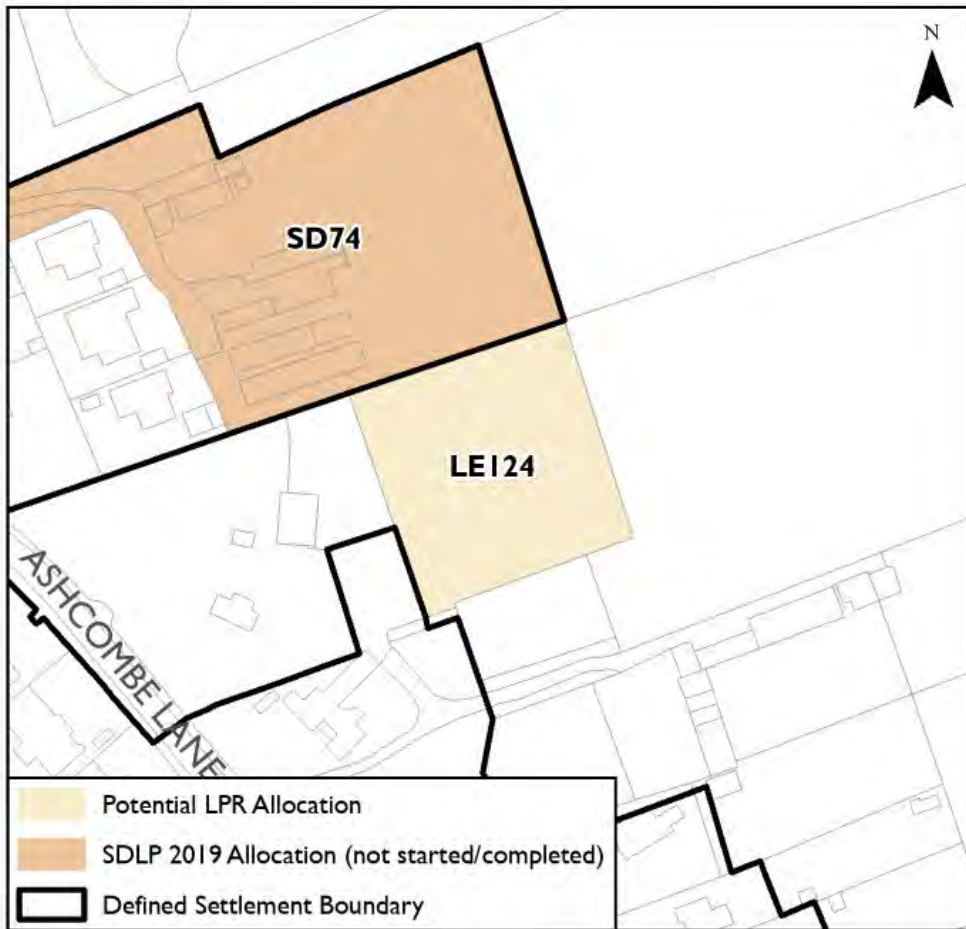
| | | | |
|-----------------------------|-----|----------------------------|---|
| Allocation | | Housing (Class C3) | |
| LAA Reference | | LE124 | |
| Settlement | | Kingston | |
| Gross Site Area (ha) | 0.3 | Number of dwellings | 5 |

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 |

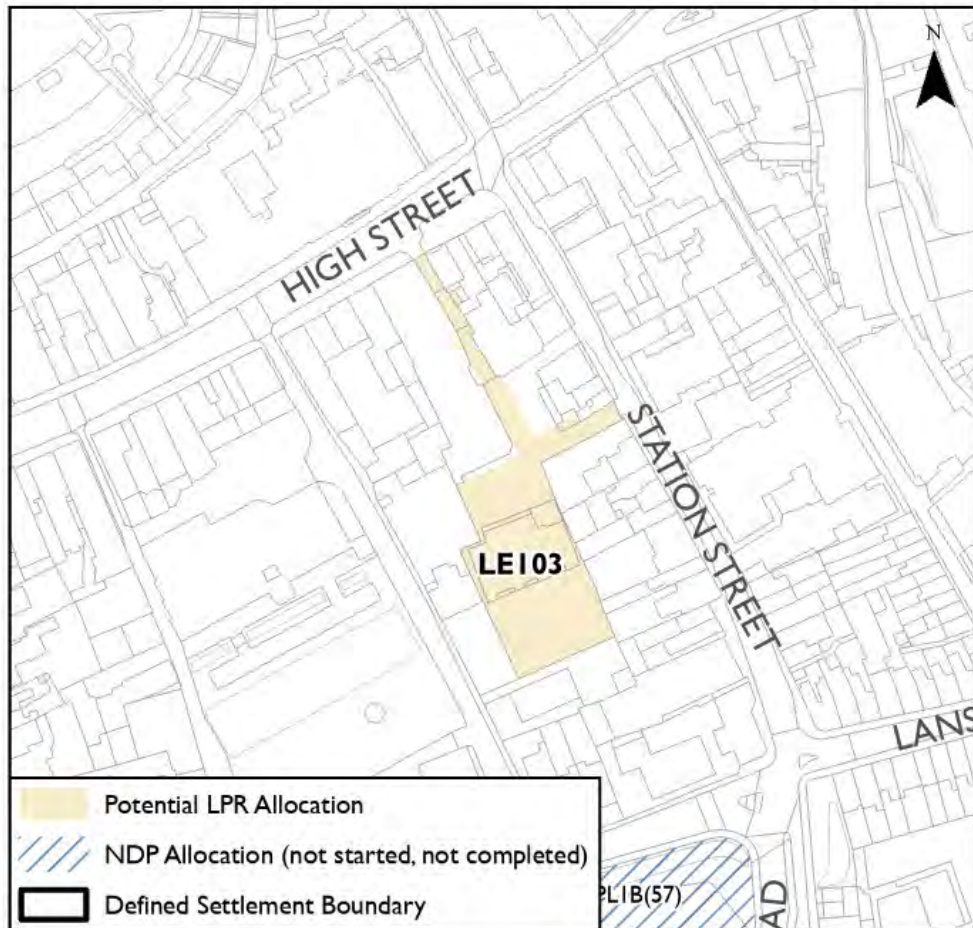
POLICY REQUIREMENTS

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 |

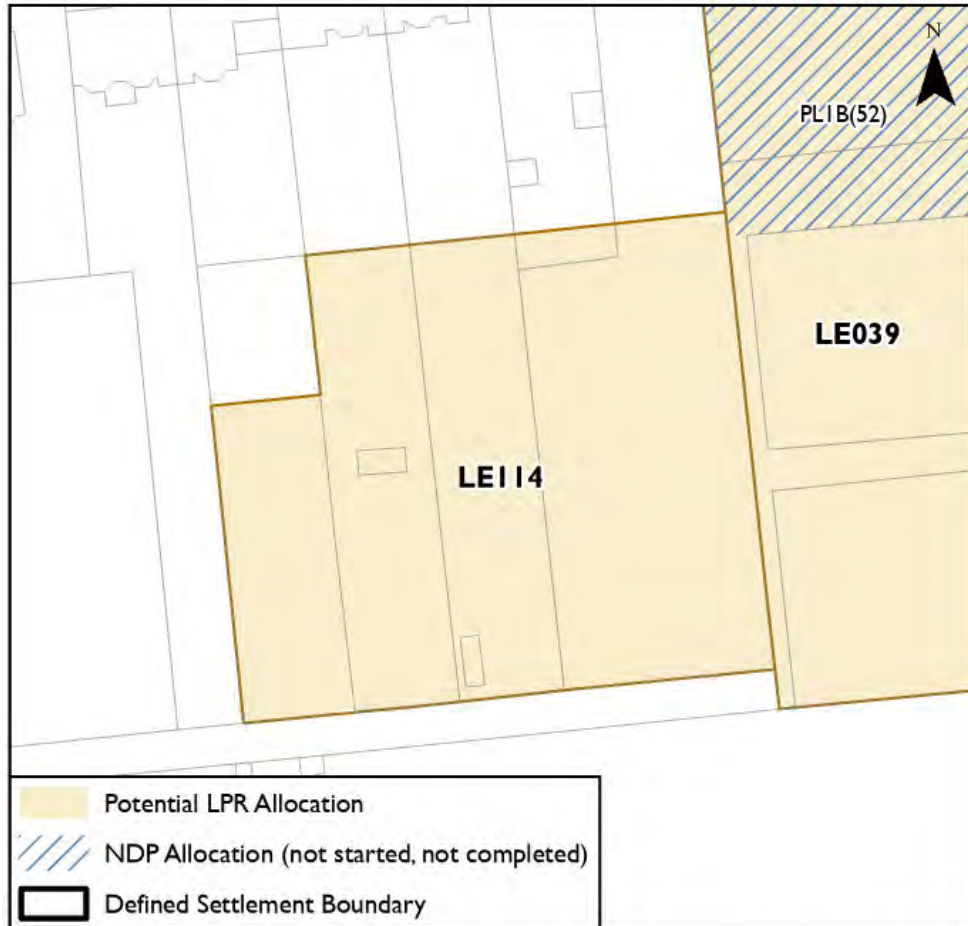
POLICY REQUIREMENTS

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

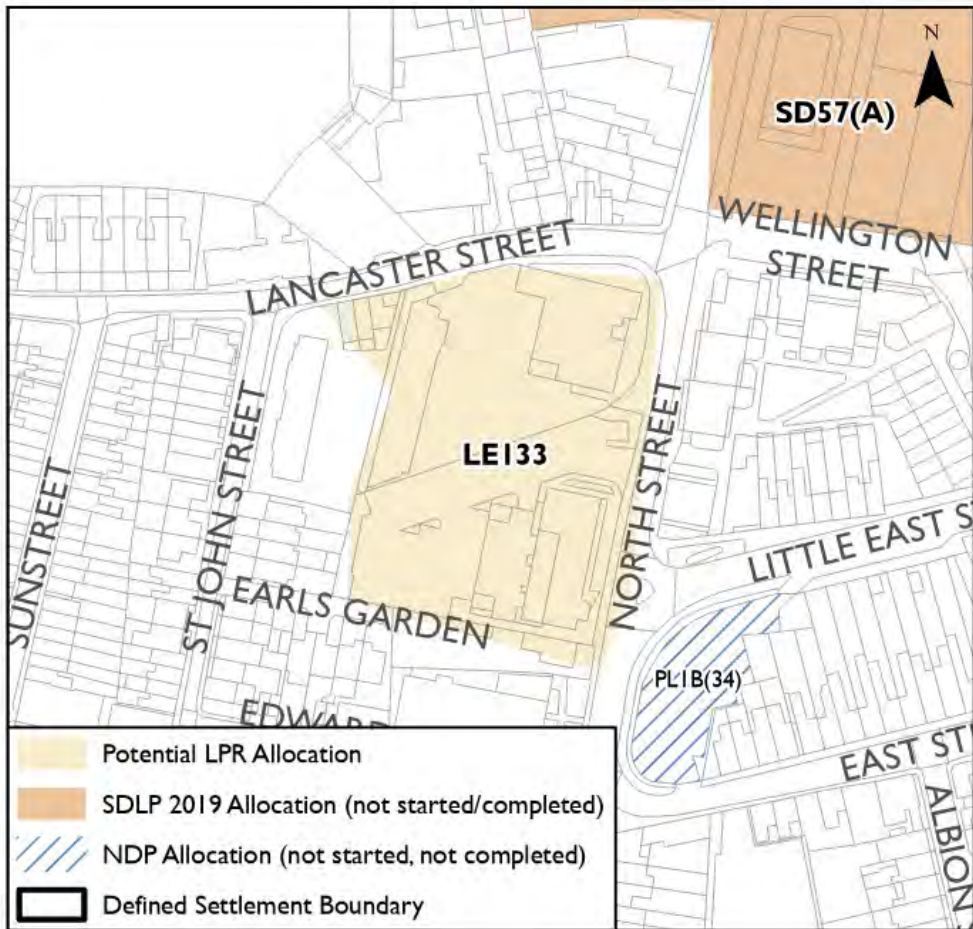
| | | | |
|-----------------------------|--------------------|----------------------------|----|
| Allocation | Housing (Class C3) | | |
| LAA Reference | LE133 | | |
| Settlement | Lewes | | |
| Gross Site Area (ha) | 0.24 | Number of dwellings | 16 |

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 |

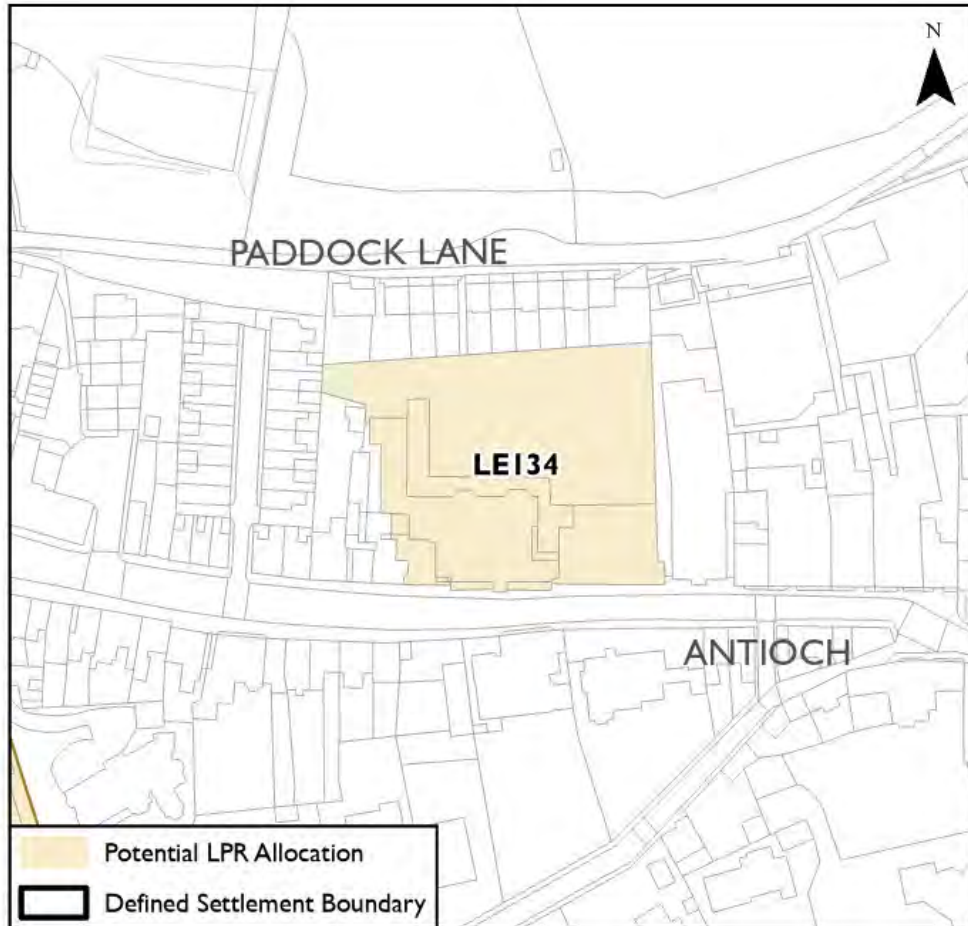
POLICY REQUIREMENTS

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 |

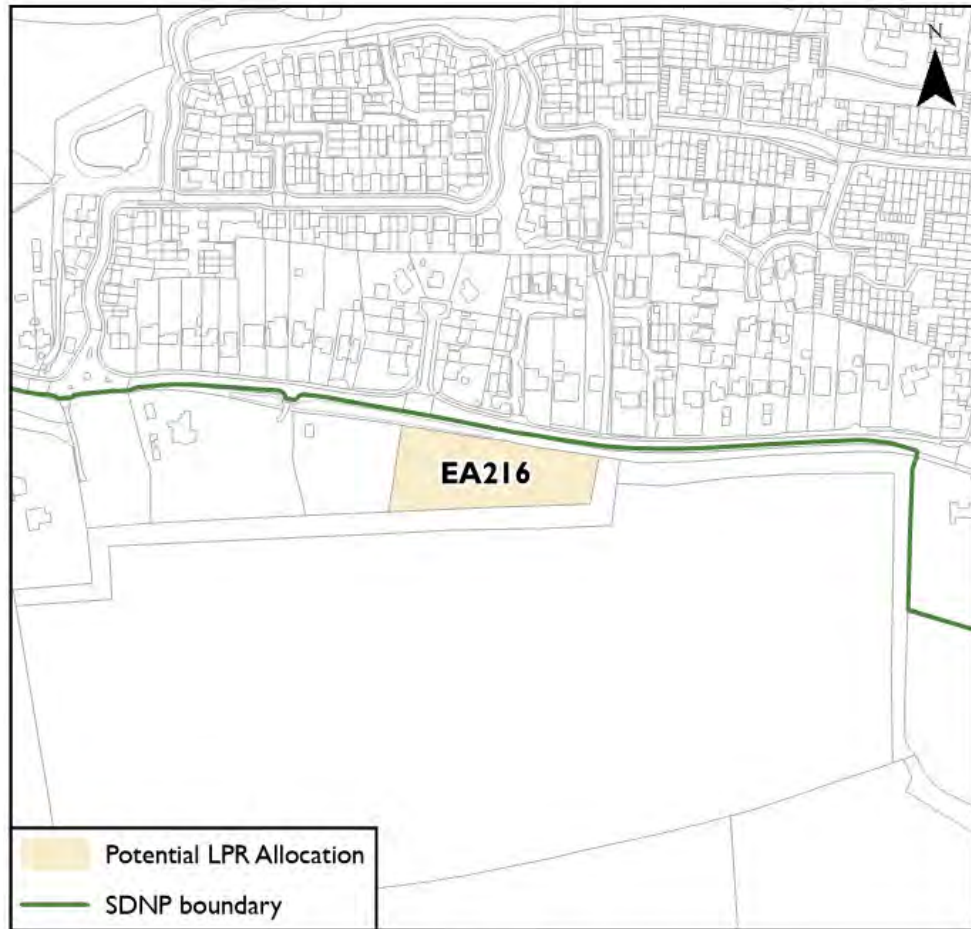
POLICY REQUIREMENTS

OBJECTIVES:

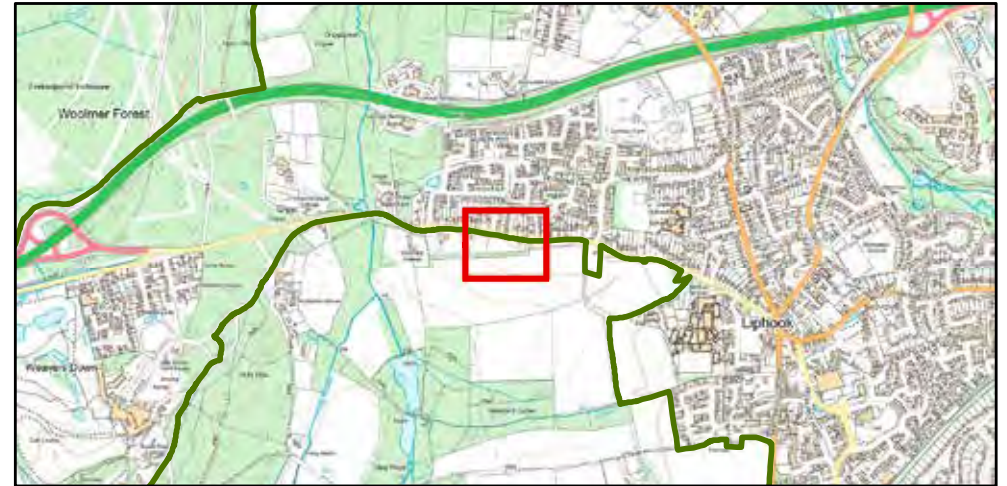
To deliver a sympathetic extension to Liphook, that respects its location on the western edge of the settlement and its setting within the National Park, informed by a landscape led masterplan.

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 |

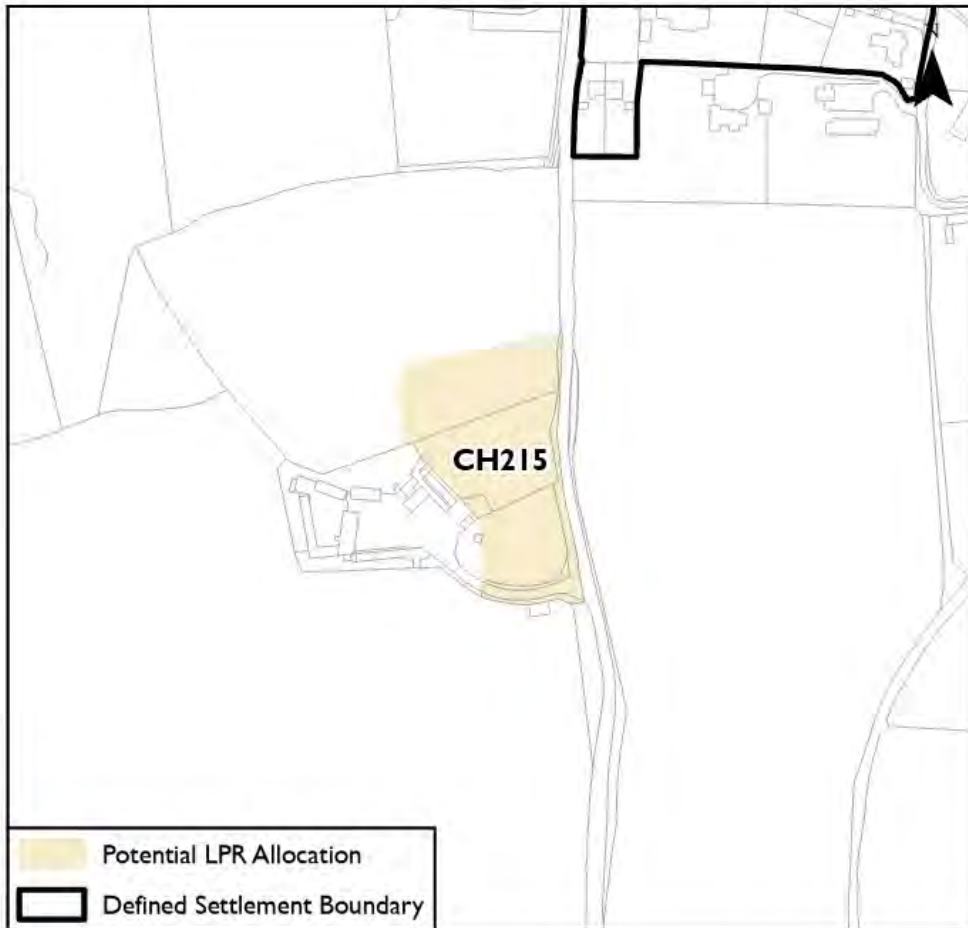
POLICY REQUIREMENTS**OBJECTIVES:**

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

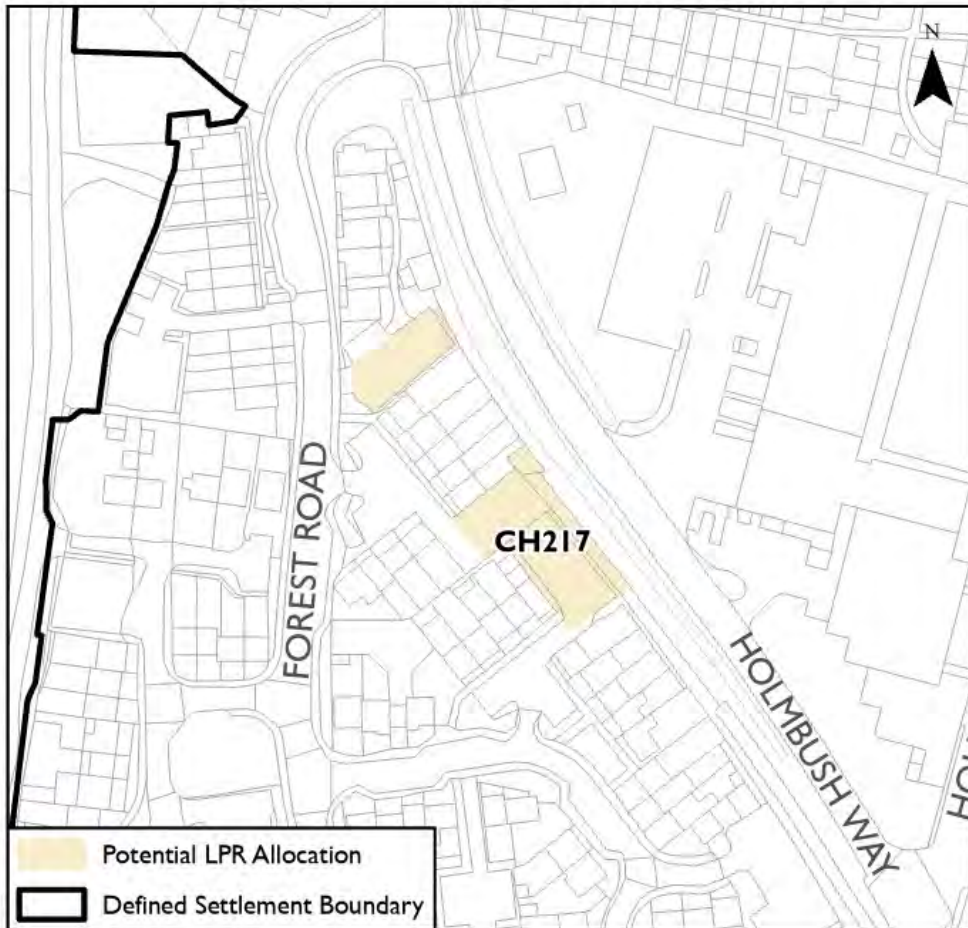
| | | | |
|-----------------------------|------|-------------------------------|---|
| Allocation | | Affordable Housing (Class C3) | |
| LAA Reference | | CH217 | |
| Settlement | | Midhurst | |
| Gross Site Area (ha) | 0.11 | Number of dwellings | 5 |

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 |

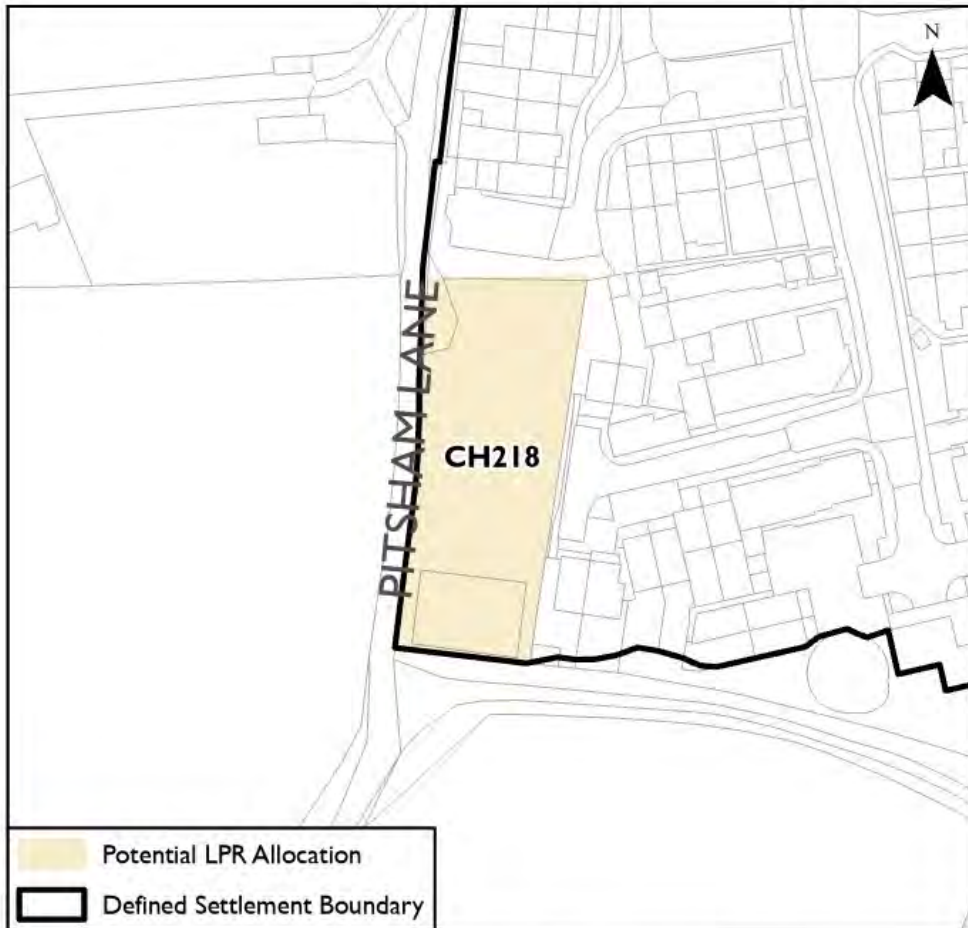
POLICY REQUIREMENTS

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:

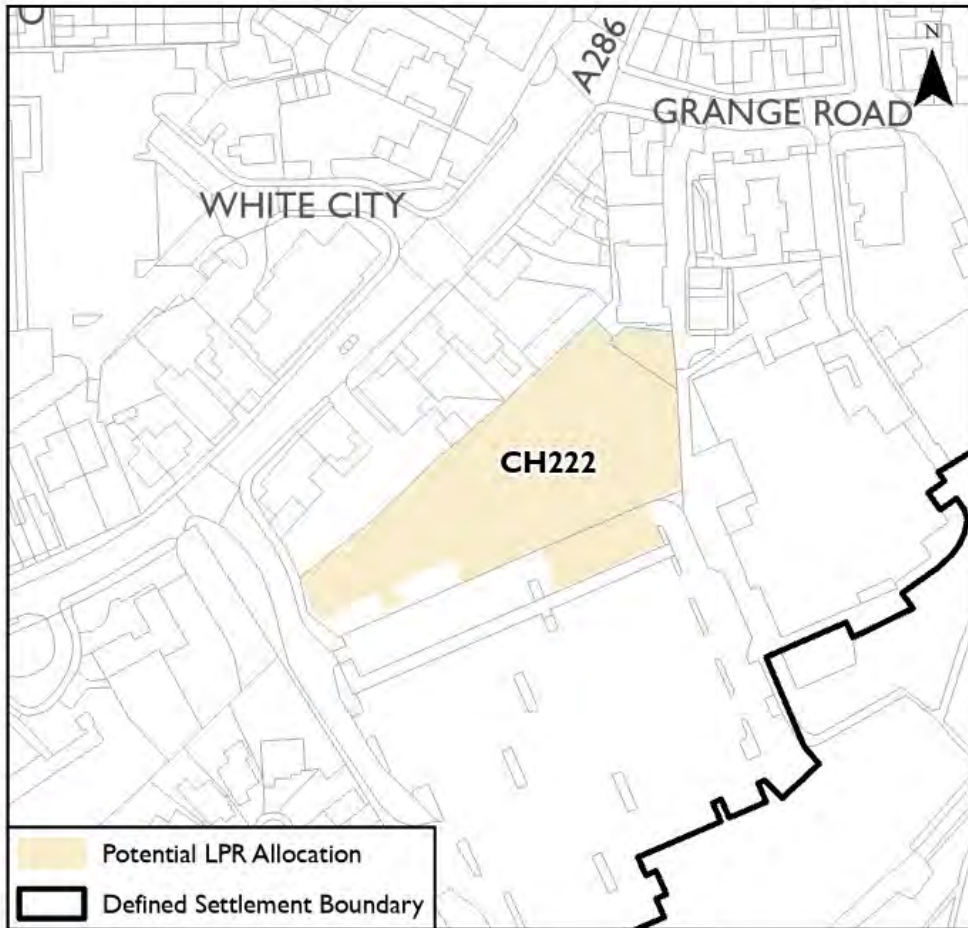
To deliver a sympathetic and well-integrated redevelopment of a previously developed site in the centre of Midhurst that respects the townscape and heritage significance of the surrounding area and its setting within the National Park, informed by a landscape led plan.

KEY MATTERS AND POLICY REQUIREMENTS:

- a) 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.
- b) 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.
- c) Development should not lead to a net loss in parking provision unless fully justified through a parking survey. Undercroft parking will not be supported.
- d) 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.

- e) Provide good acoustic design to address noise impacts associated with its town centre location.
- f) Follow a sequential approach by directing development away from areas of flood risk associated with surface water flooding with required flood mitigation measures.
- g) 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).
- 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) 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 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 |

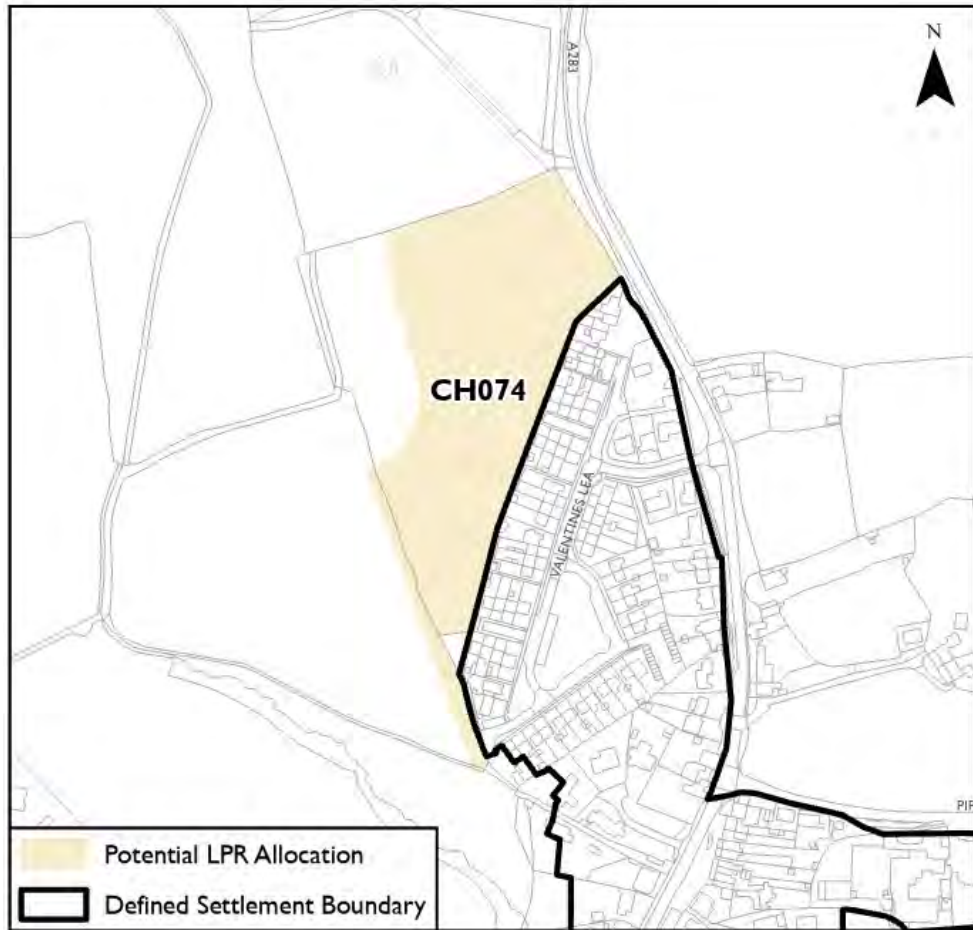
POLICY REQUIREMENTS**OBJECTIVES:**

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.

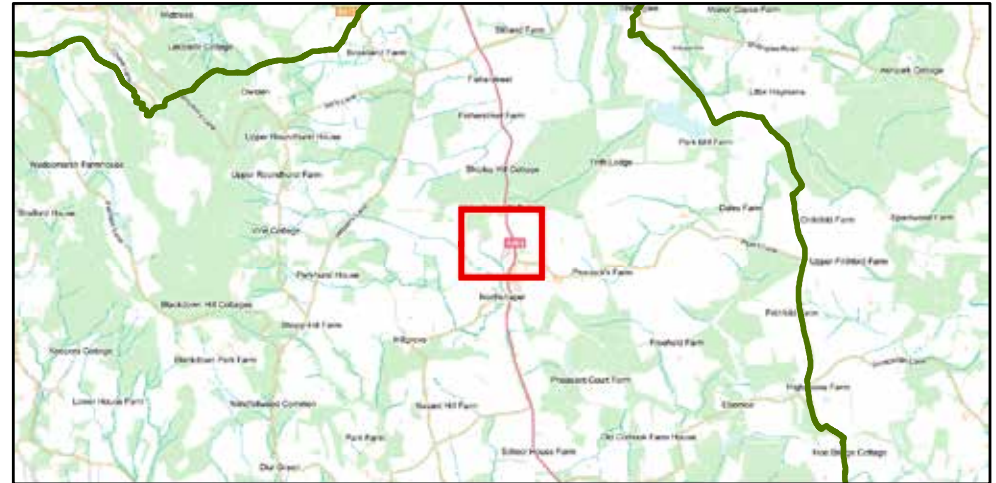
KEY MATTERS AND POLICY REQUIREMENTS:

- 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:**

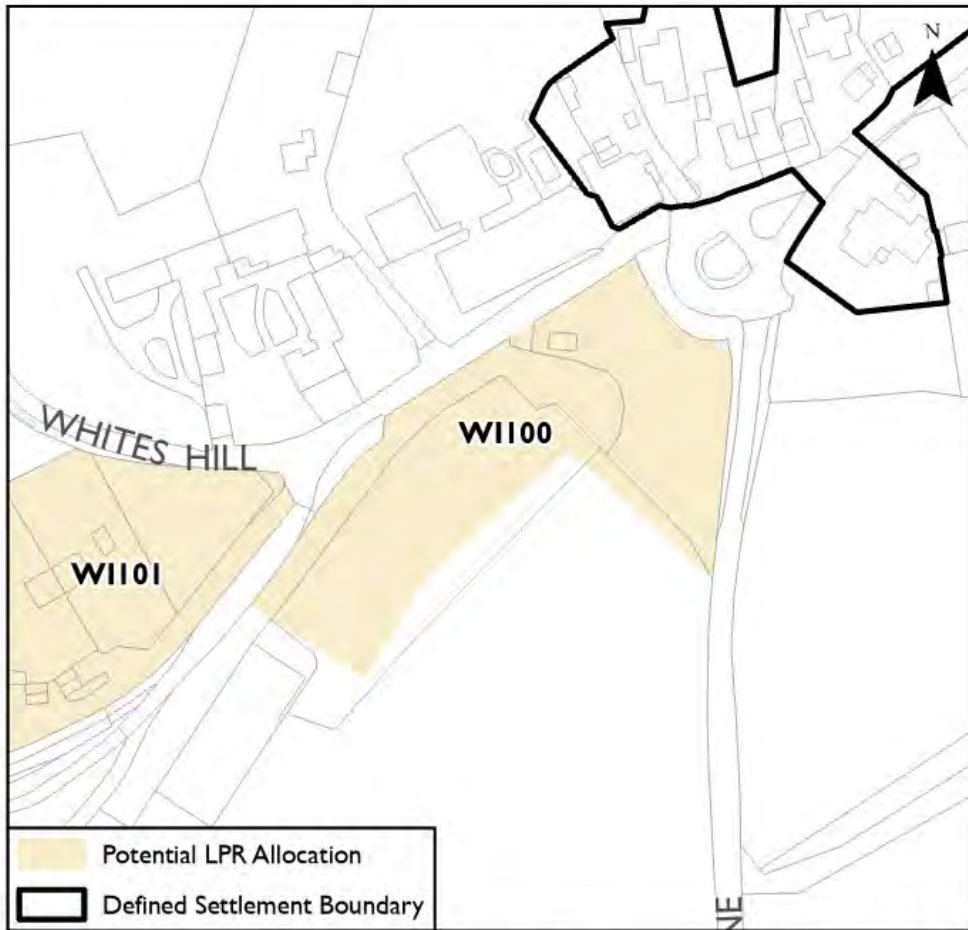
To deliver a sympathetic and well-integrated extension to Owslebury informed by a landscape led plan that respects its setting within the National Park and adjacent heritage assets.

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.

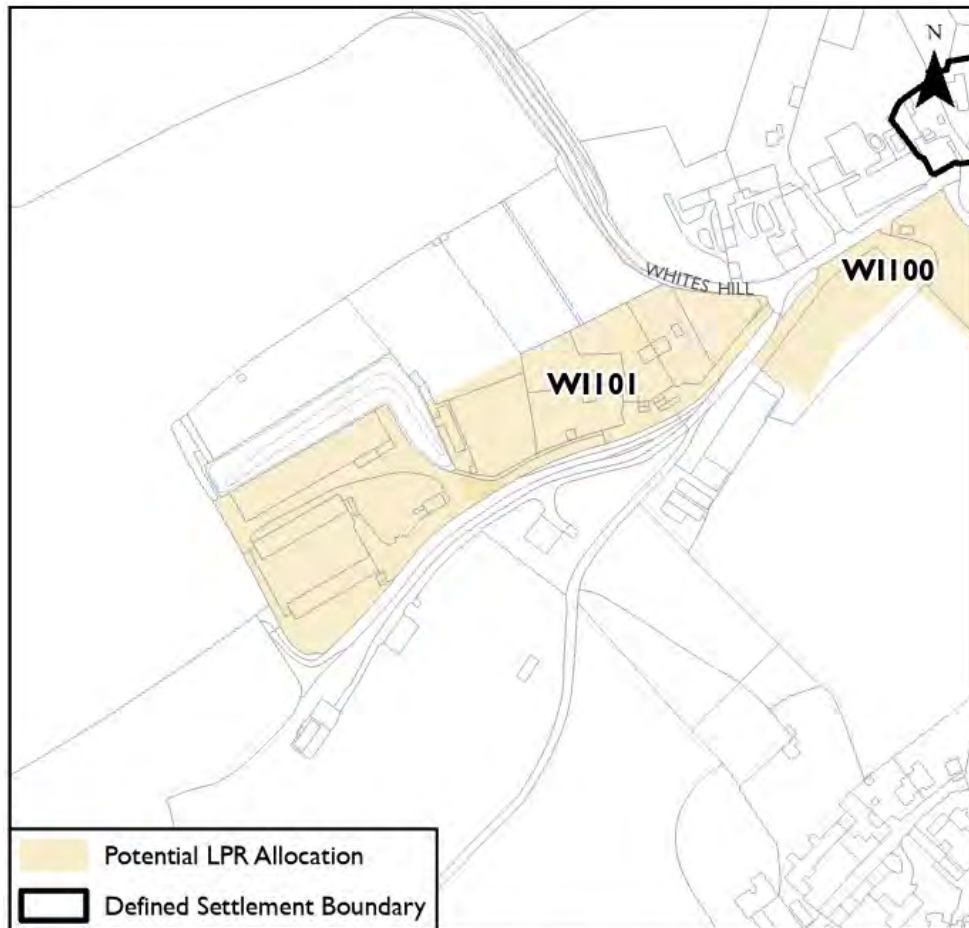
| | | | |
|-----------------------------|-----|--|---|
| Allocation | | Housing (Class C3) Employment (Class E(g)(i-iii)) | |
| LAA Reference | | WI101 | |
| Settlement | | Owslebury | |
| Gross Site Area (ha) | 1.6 | Number of dwellings / commercial floorspace | 5 dwellings 1,500 sqm employment space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

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.

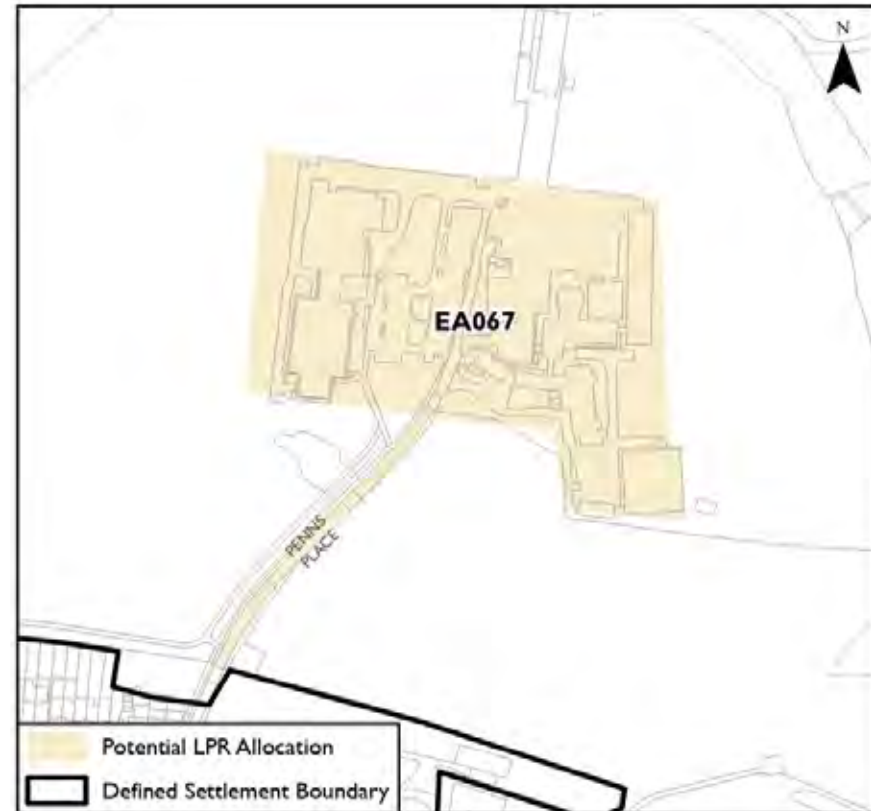
KEY MATTERS AND POLICY REQUIREMENTS:

- 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 reprovision 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 (NMU) 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 NMU 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.

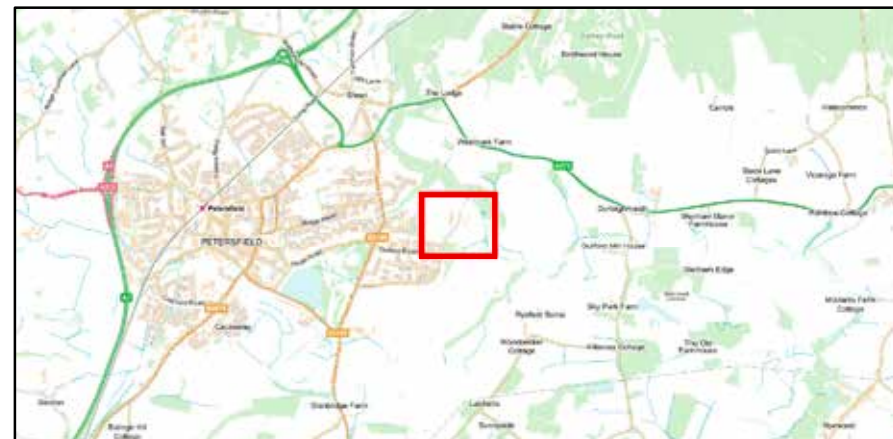
- h) Safeguard and enhance where possible existing trees and vegetation and seek to improve its green infrastructure function including nature recovery. Development should be planned in a way not to introduce future risk e.g. pressure to fell trees/ remove vegetation, due to overshadowing.
- i) Development 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.

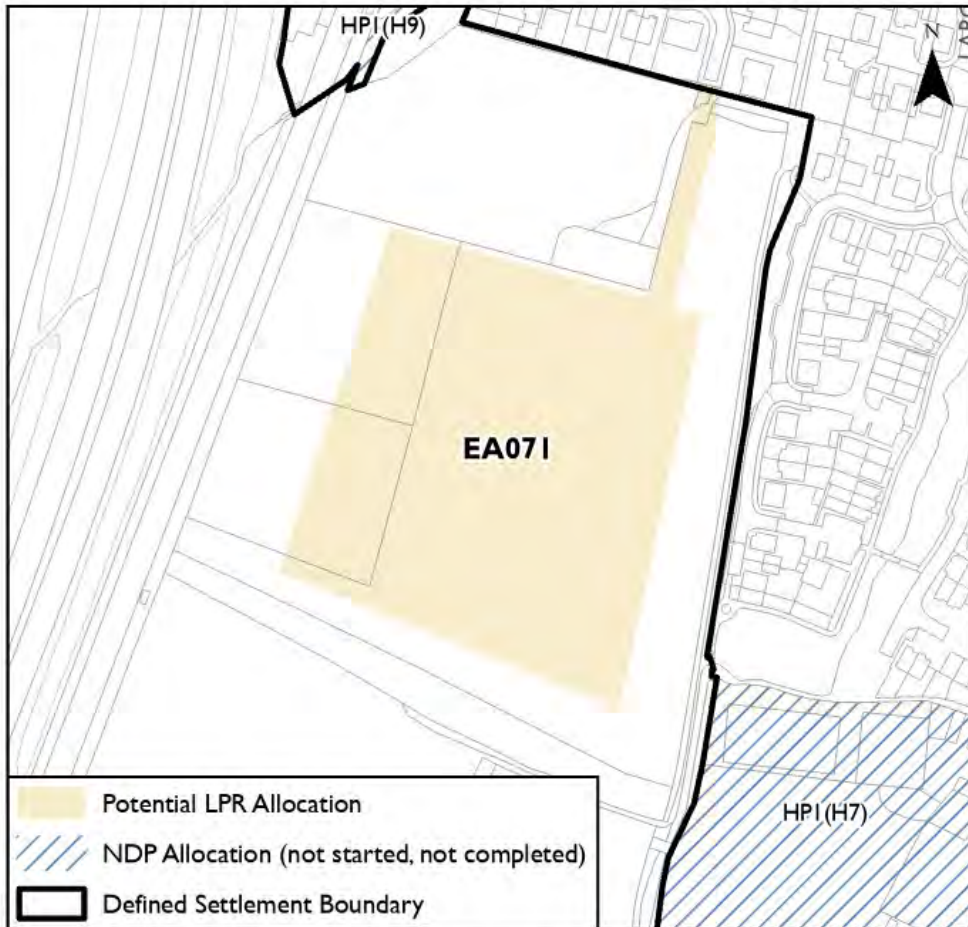
KEY MATTERS AND POLICY REQUIREMENTS:

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.

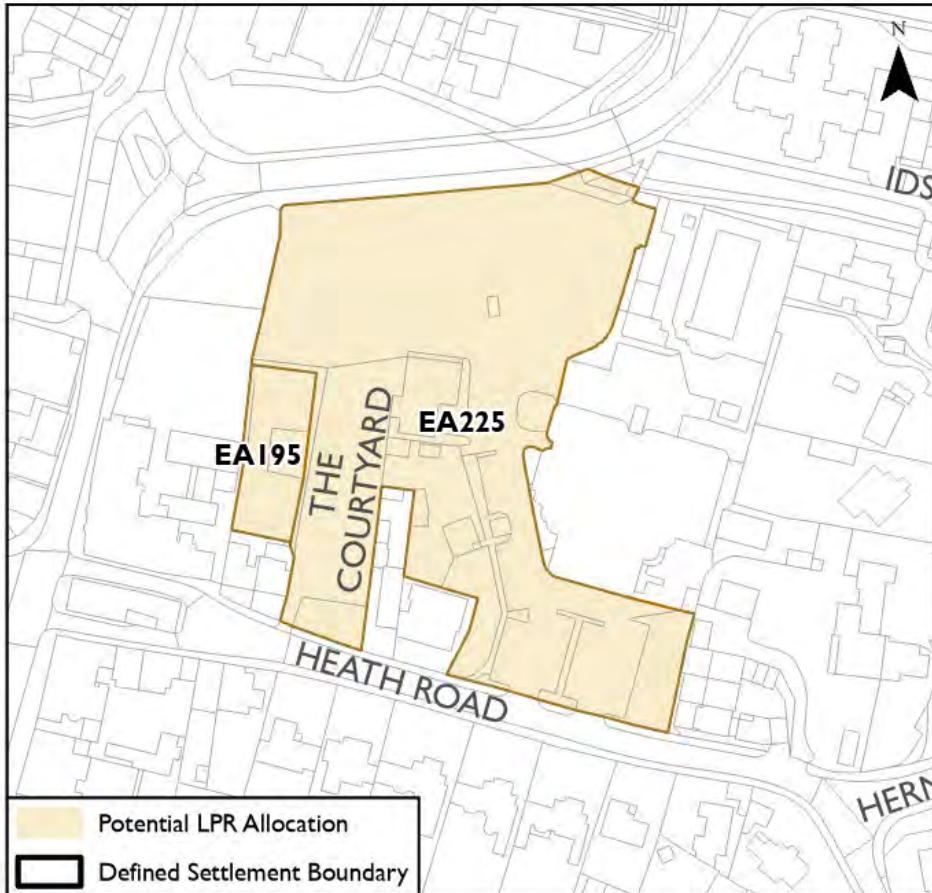
KEY MATTERS AND POLICY REQUIREMENTS:

- 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

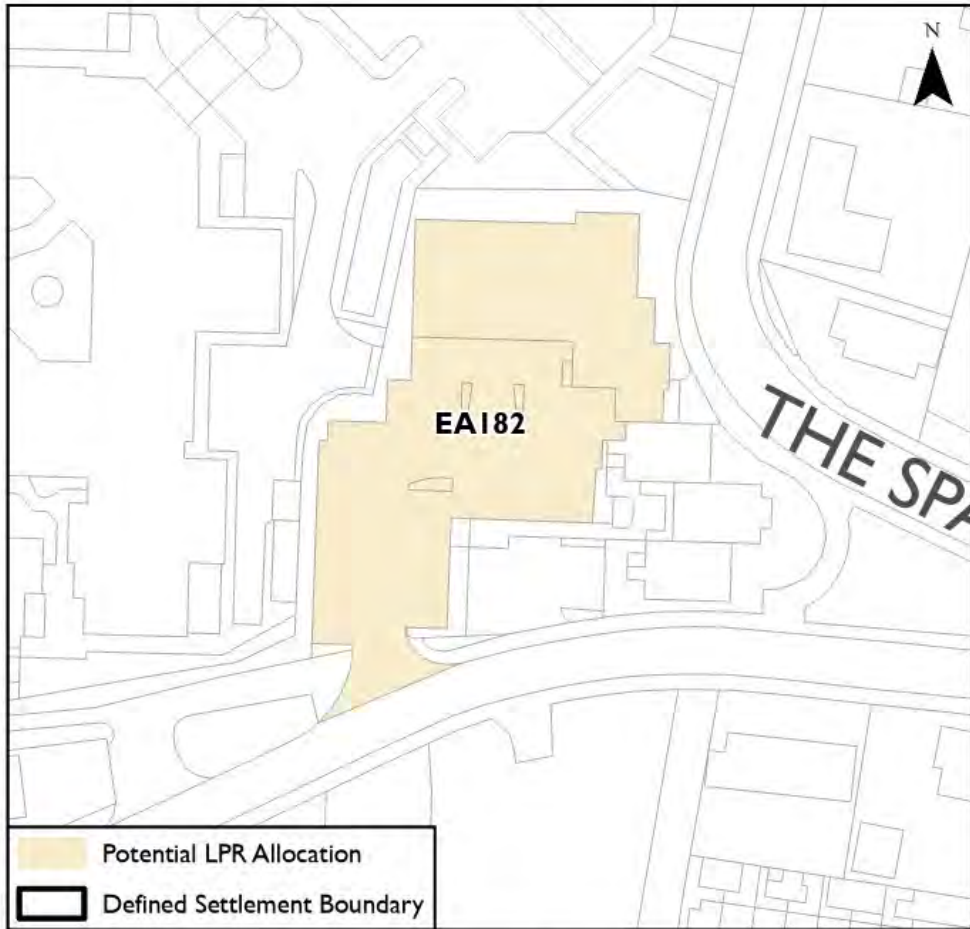
| | | | |
|-----------------------------|-----|----------------------------|----|
| Allocation | | Housing (Class C3) | |
| LAA Reference | | EA182 | |
| Settlement | | Petersfield | |
| Gross Site Area (ha) | 0.4 | Number of dwellings | 21 |

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 |

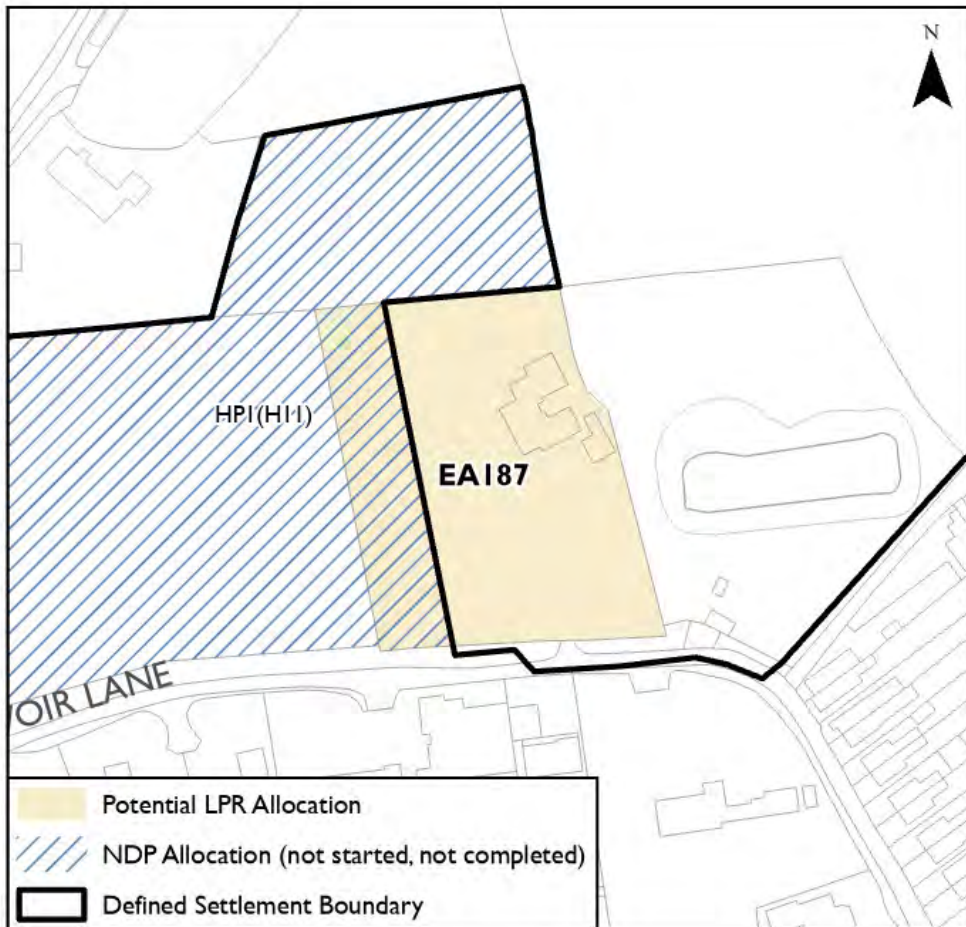
POLICY REQUIREMENTS

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:

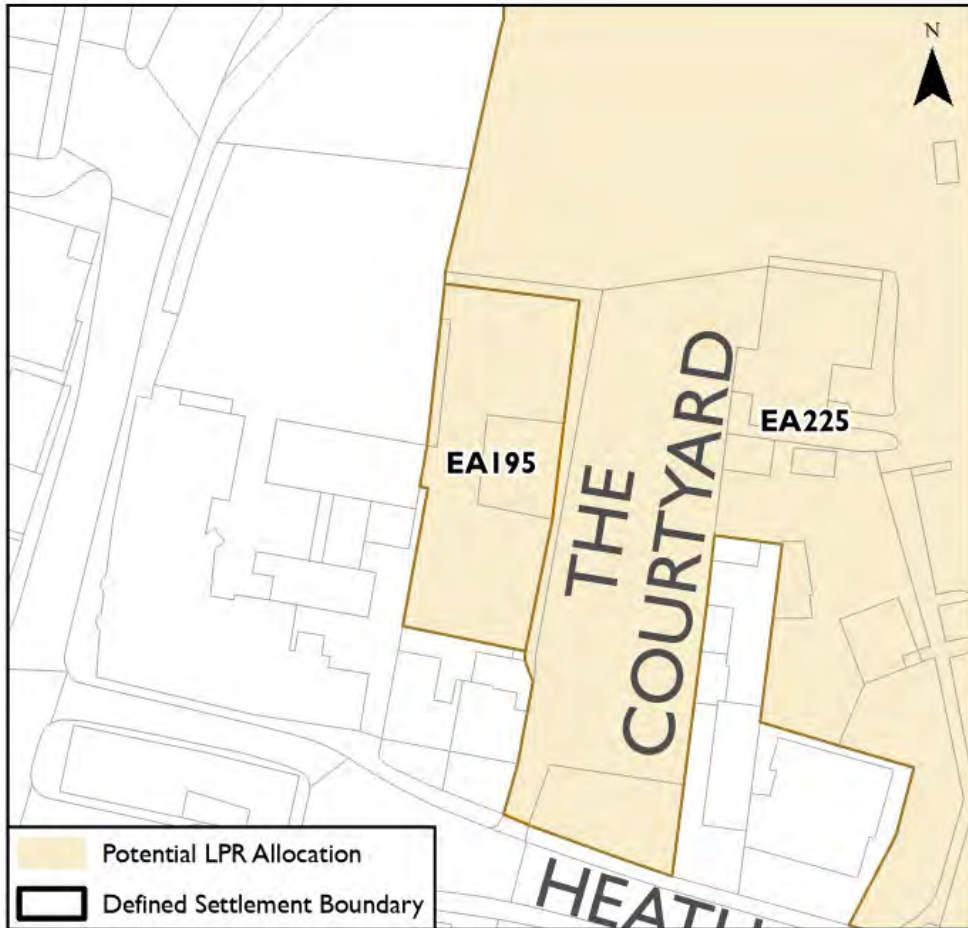
To deliver a sympathetic and well-integrated mixed-use redevelopment of a previously developed site in the centre of Petersfield, that respects the townscape character and heritage significance of the surrounding area; its setting within the National Park; and supports the Petersfield Neighbourhood Plan 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 |

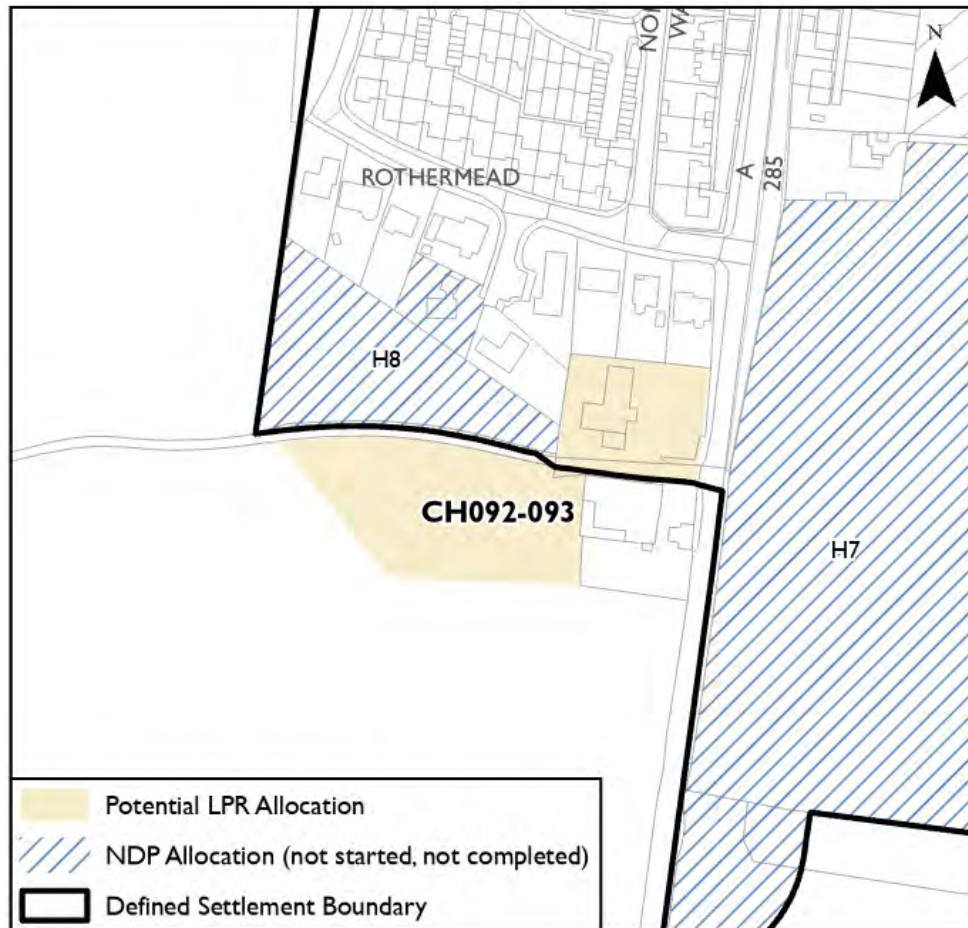
POLICY REQUIREMENTS**OBJECTIVES:**

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.

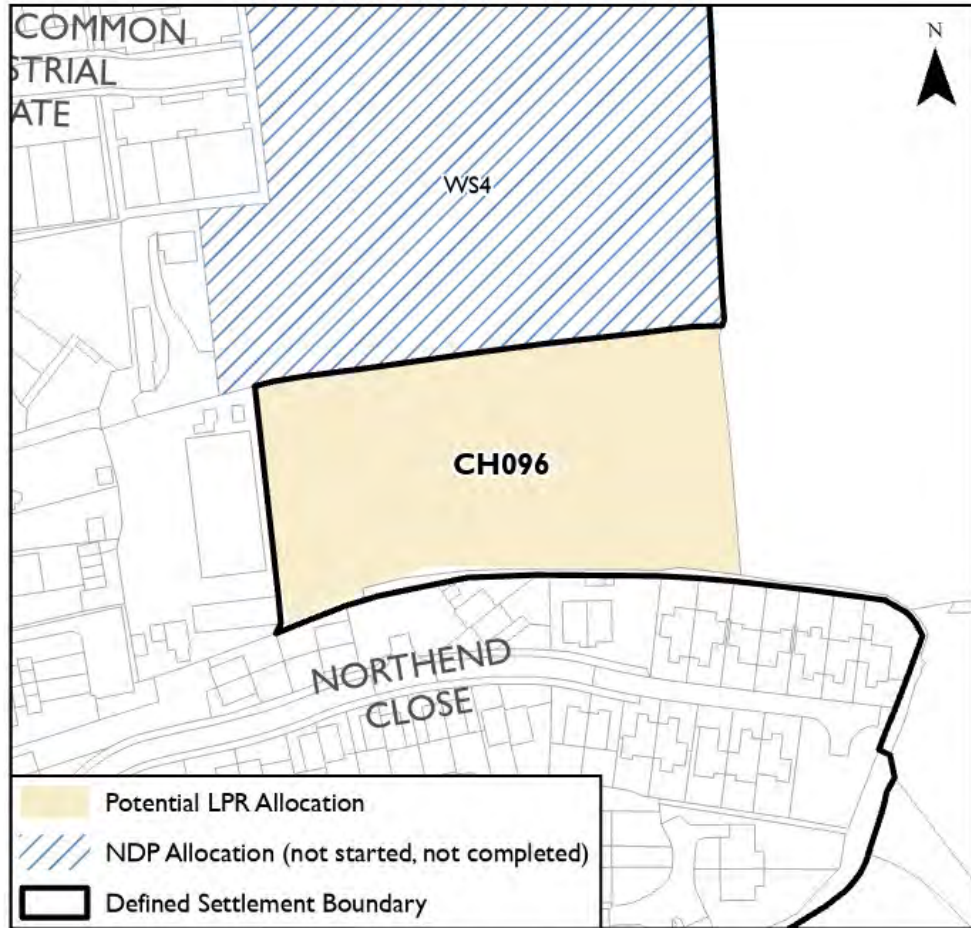
| | | | |
|-----------------------------|------------|----------------------------|----|
| Allocation | | Housing (Class C3) | |
| LAA Reference | | CH096 | |
| Settlement | | Petworth | |
| Gross Site Area (ha) | 0.6 | Number of dwellings | 18 |

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 |

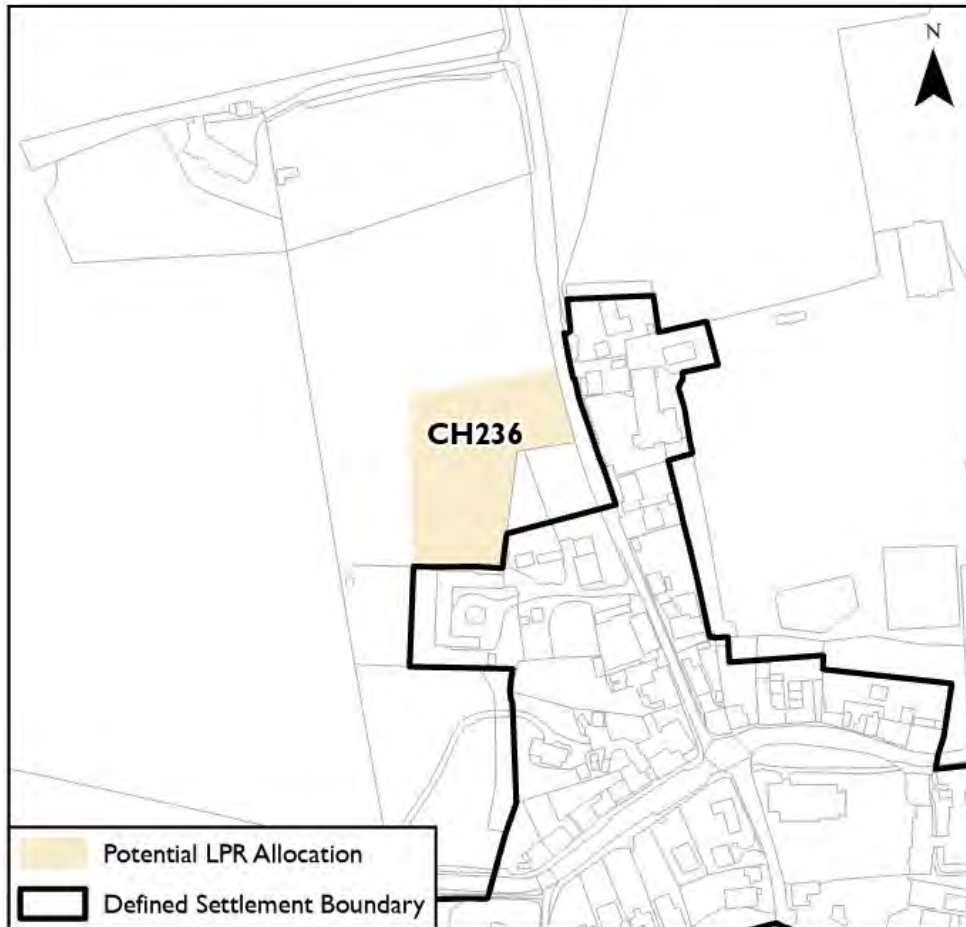
POLICY REQUIREMENTS**OBJECTIVES:**

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.

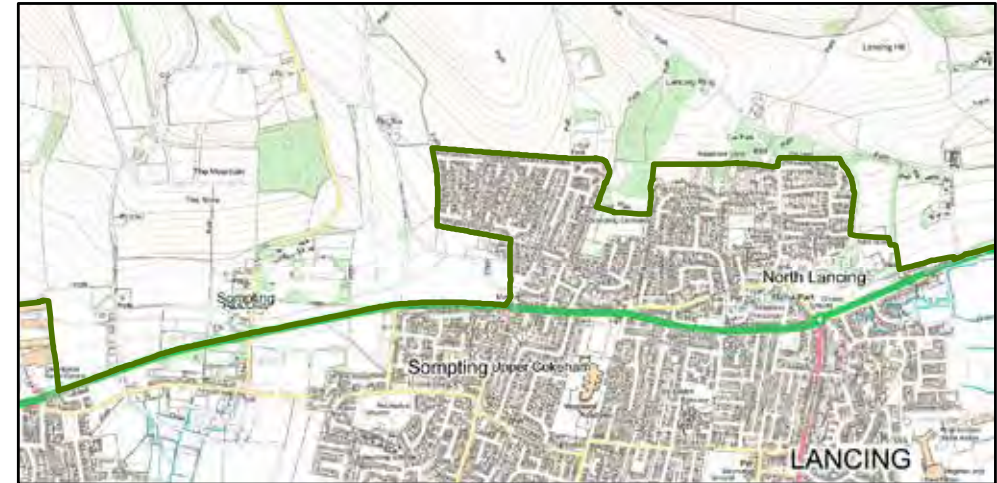
KEY MATTERS AND POLICY REQUIREMENTS:

- 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:

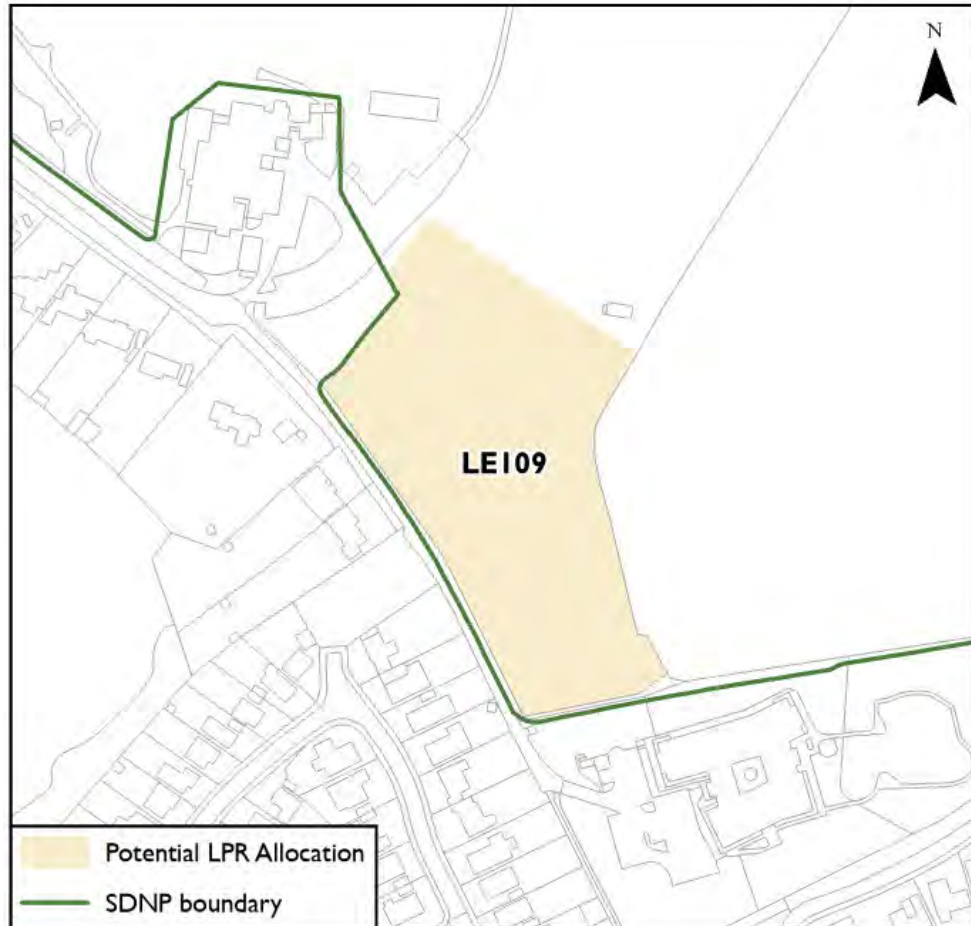
a)

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

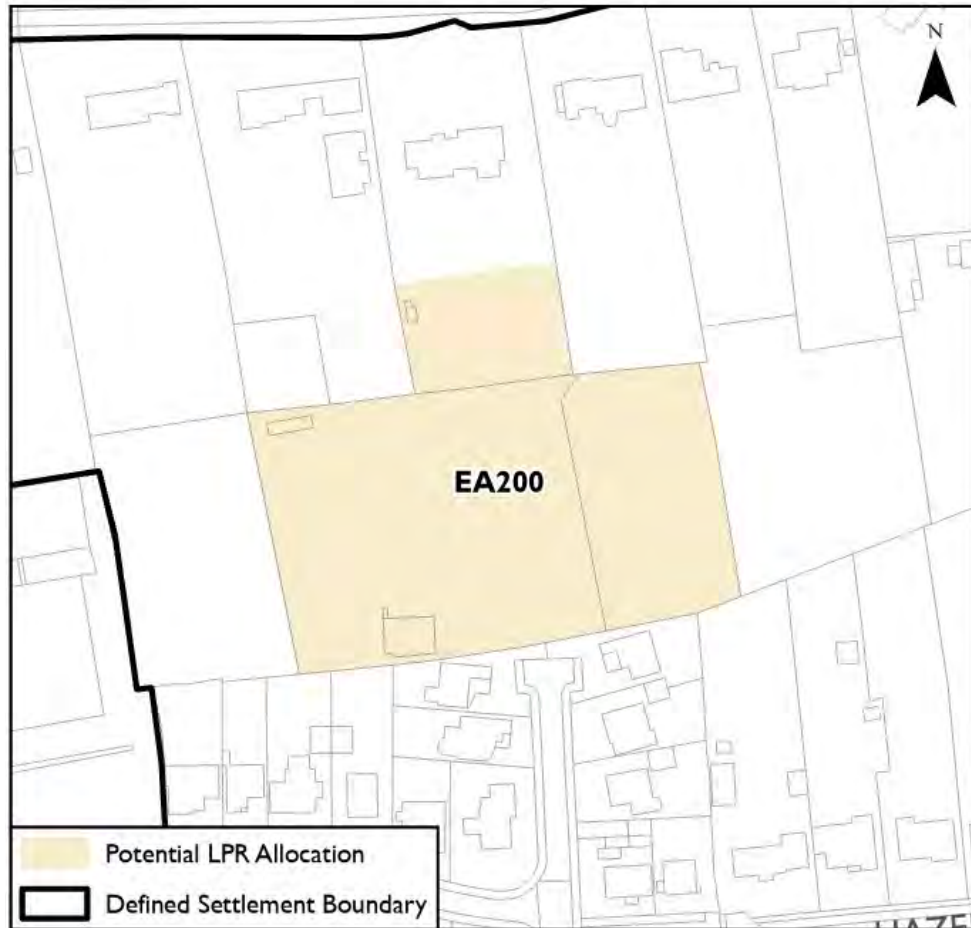
| | | | |
|-----------------------------|-----|----------------------------|---|
| Allocation | | Housing (Class C3) | |
| LAA Reference | | EA200 | |
| Settlement | | Sheet | |
| Gross Site Area (ha) | 0.4 | Number of dwellings | 8 |

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:

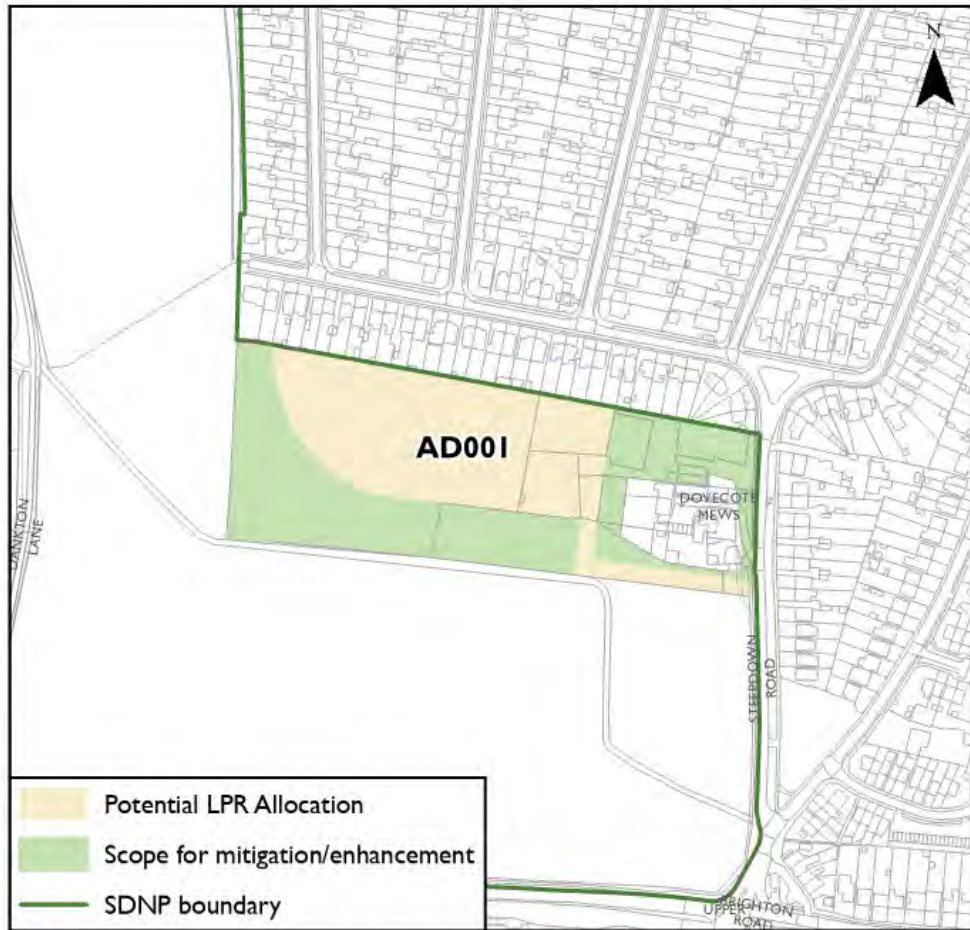
To deliver a sympathetic and well-integrated extension to Sompting, that respects its location as a prominent site on the eastern edge of the settlement and its setting within the National Park, informed by a landscape led masterplan.

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.



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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 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.

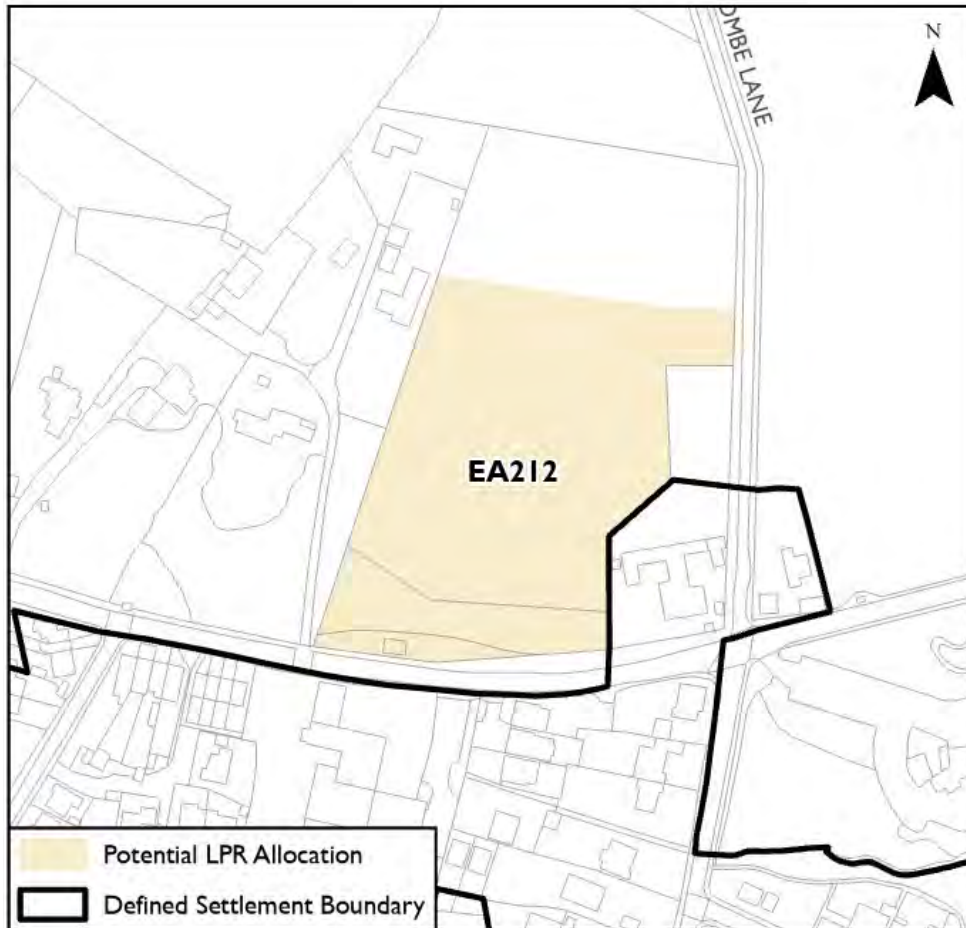
| | | | |
|-----------------------------|-----|----------------------------|-------|
| Allocation | | Housing (Class C3) | |
| LAA Reference | | EA212 | |
| Settlement | | Stroud | |
| Gross Site Area (ha) | 1.4 | Number of dwellings | 15-20 |

POLICY REQUIREMENTS**OBJECTIVES:**

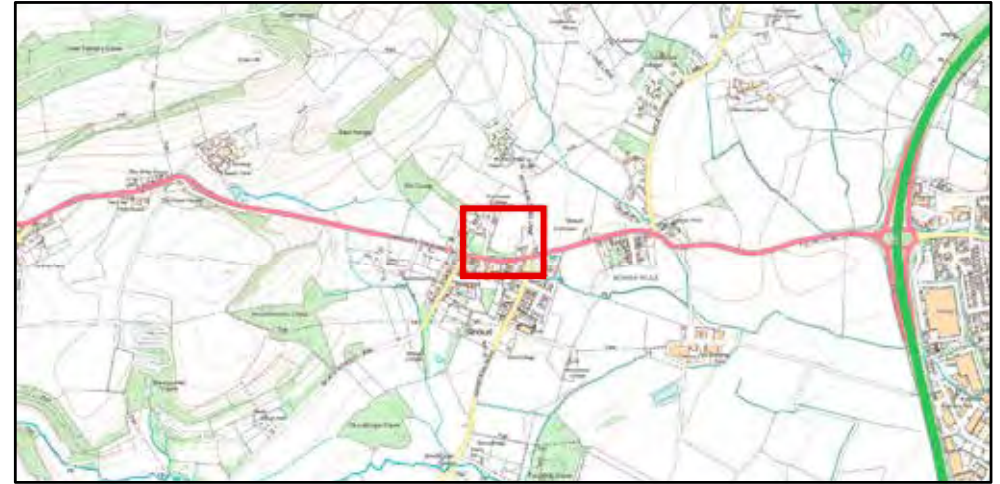
To deliver a sympathetic and well-integrated extension to Stroud, which respects its setting within the National Park, informed by a landscape led master plan.

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:**

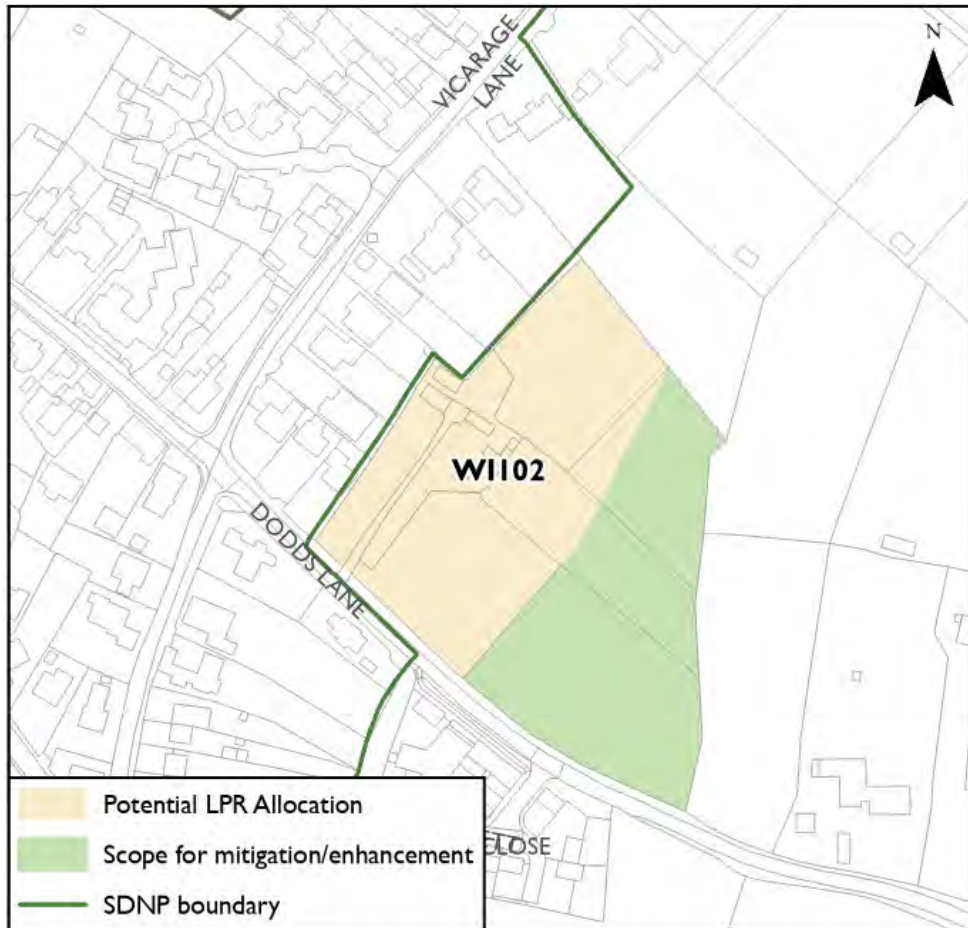
To deliver a sympathetic and well-integrated extension to Swanmore, that respects its location as a prominent site on the eastern edge of the settlement and its setting within the National Park, informed by a landscape led masterplan.

KEY MATTERS AND POLICY REQUIREMENTS:

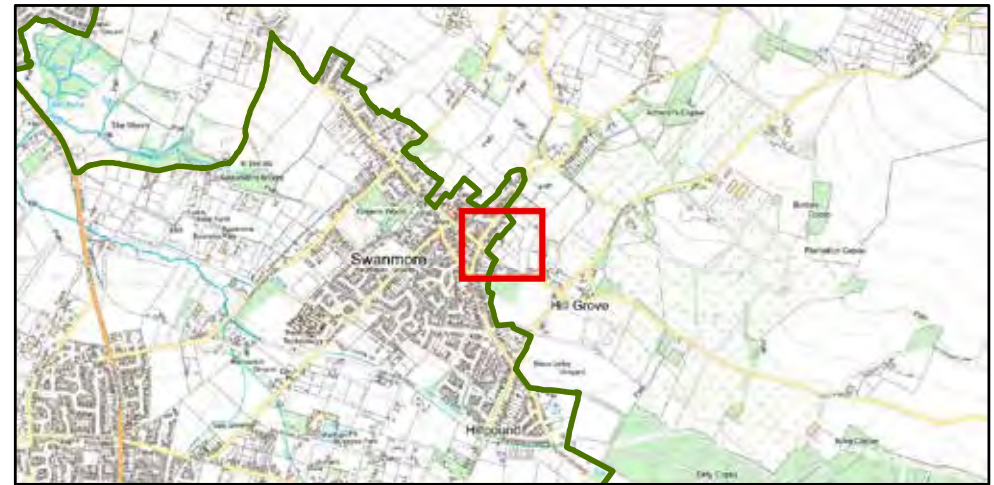
- a)
- i. This site is classified by the South Downs National Park Authority (SDNPA) as a Park 'boundary site', defined as being located within or almost entirely within the Park, whereas the settlement it adjoins and would primarily provide for is outside or almost entirely outside of the Park.
 - ii.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

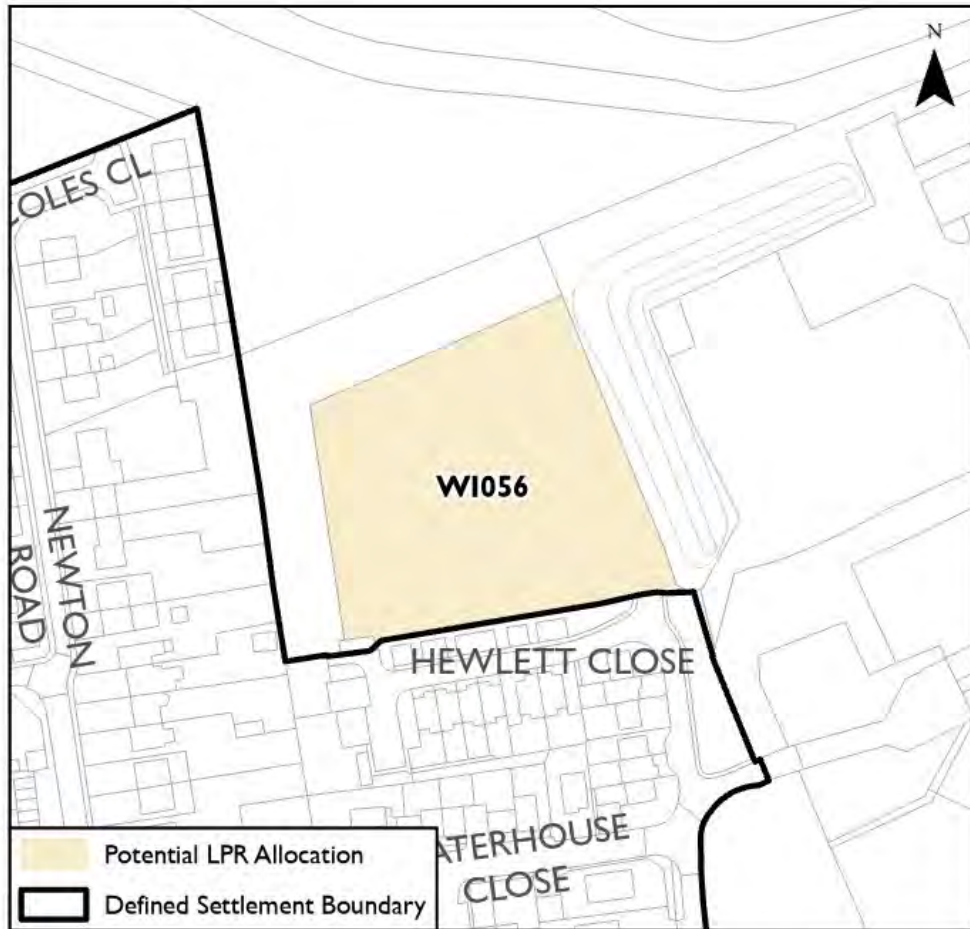
| | | | |
|-----------------------------|-----|----------------------------|----|
| Allocation | | Housing (Class C3) | |
| LAA Reference | | WI056 | |
| Settlement | | Twyford | |
| Gross Site Area (ha) | 0.5 | Number of dwellings | 15 |

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

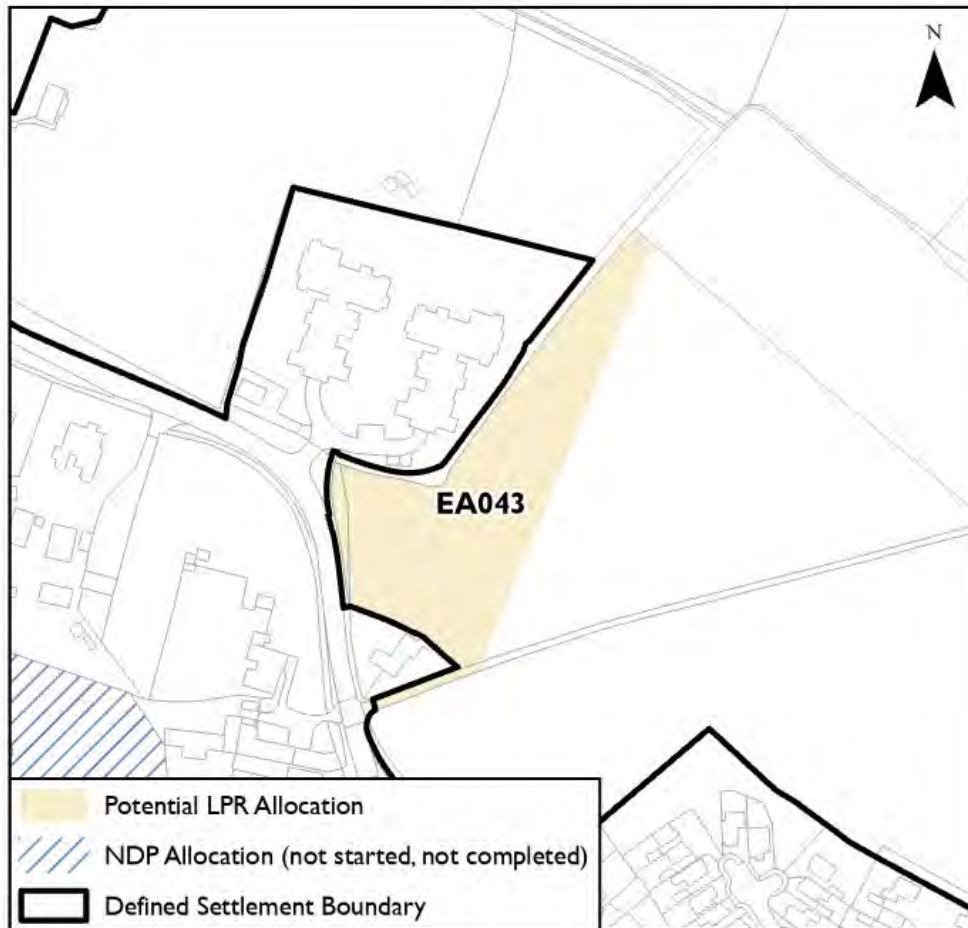
OBJECTIVES:

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.

A

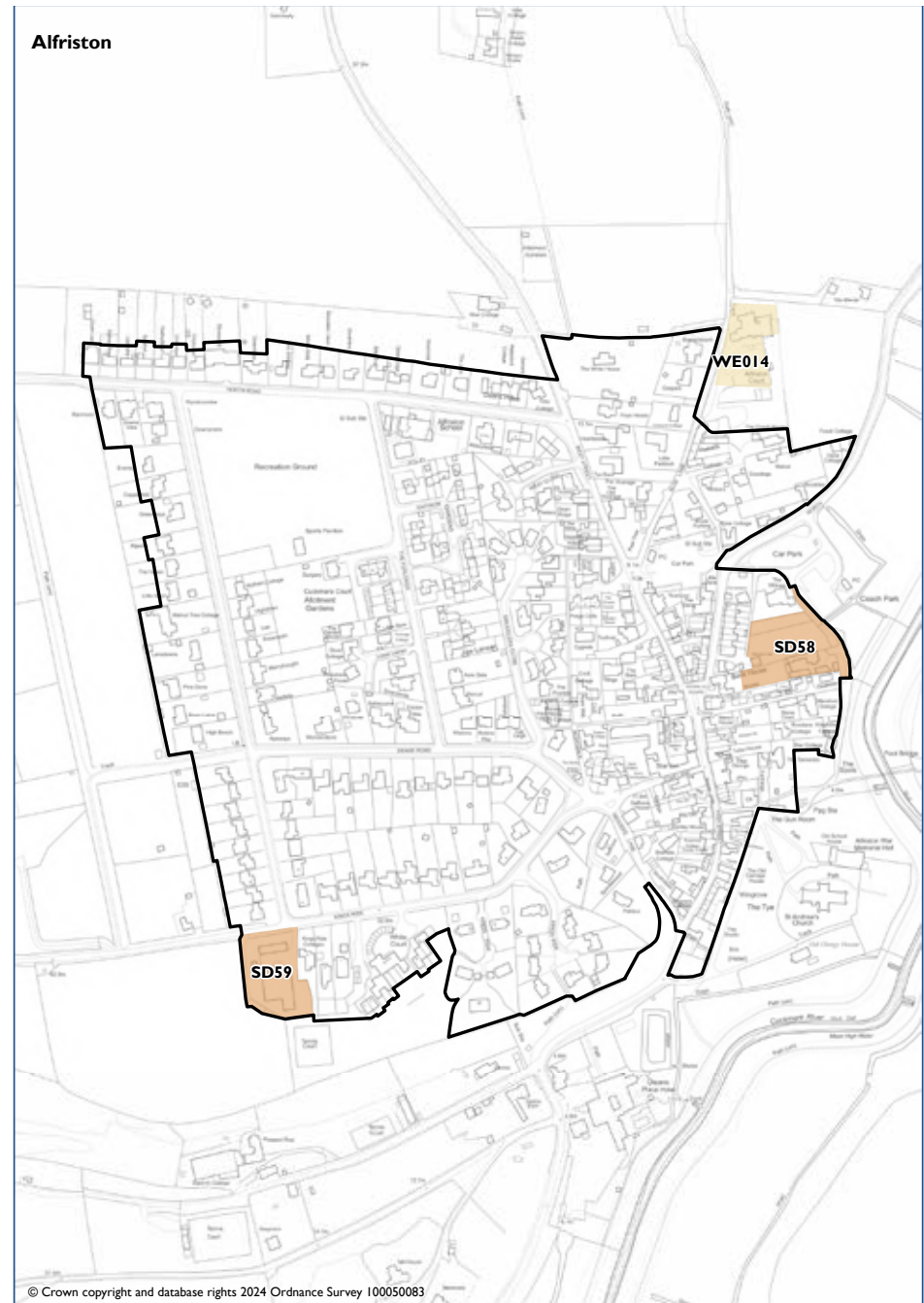
SETTLEMENT MAPS

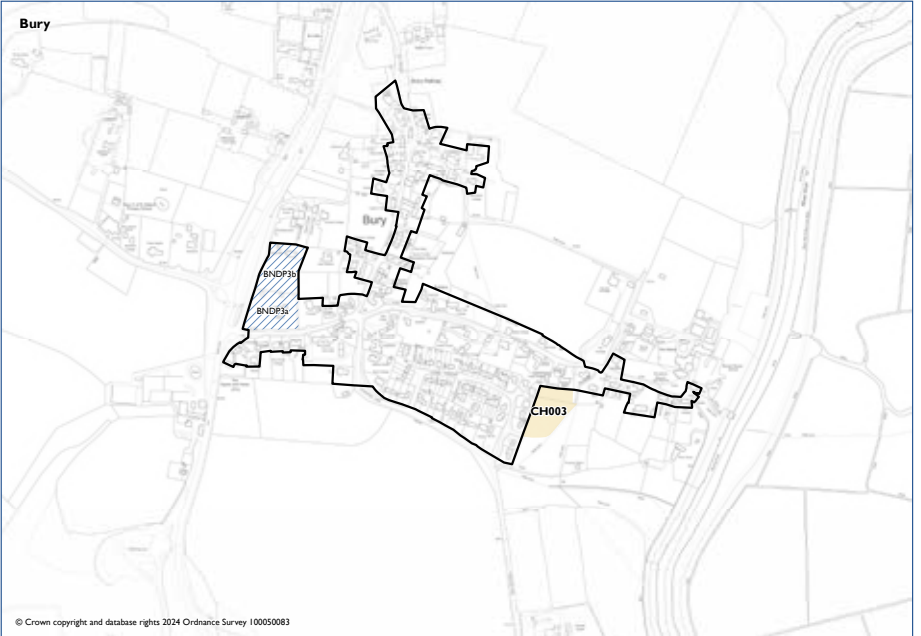
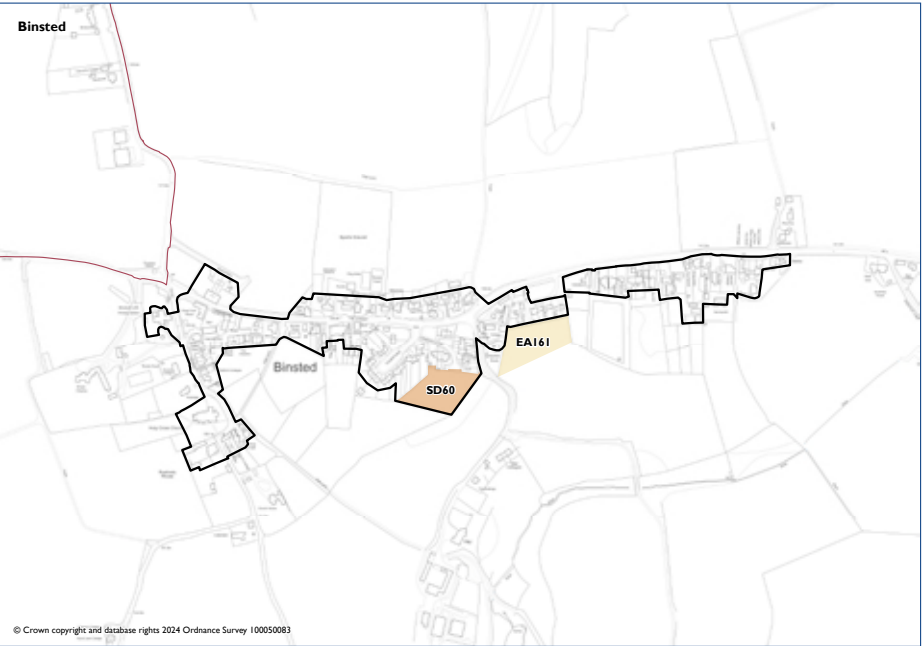
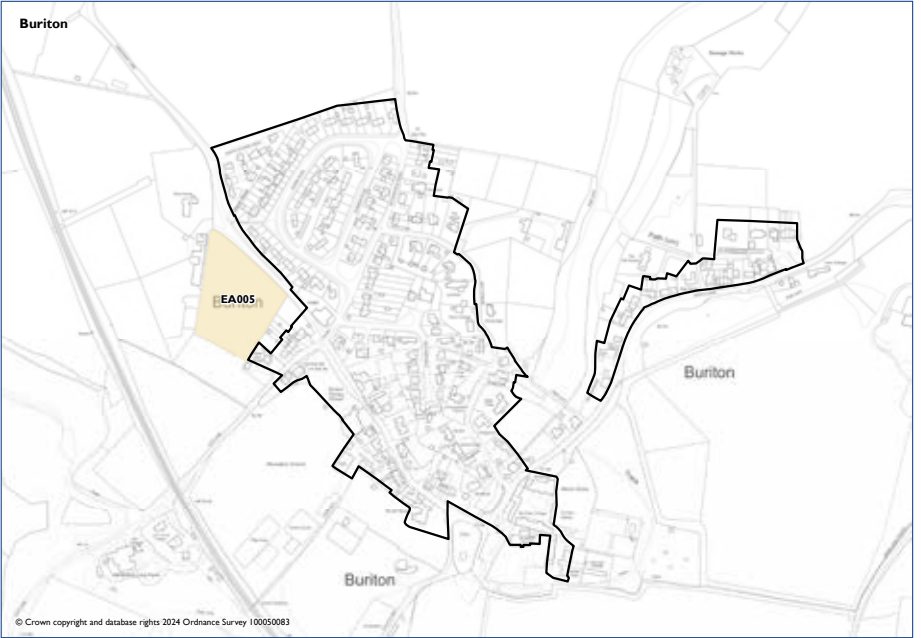
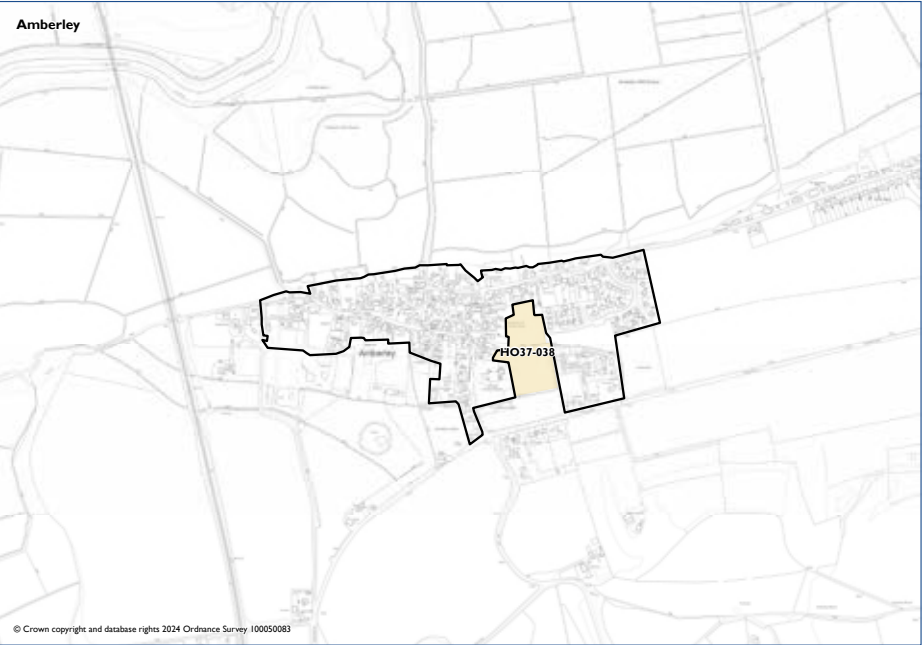


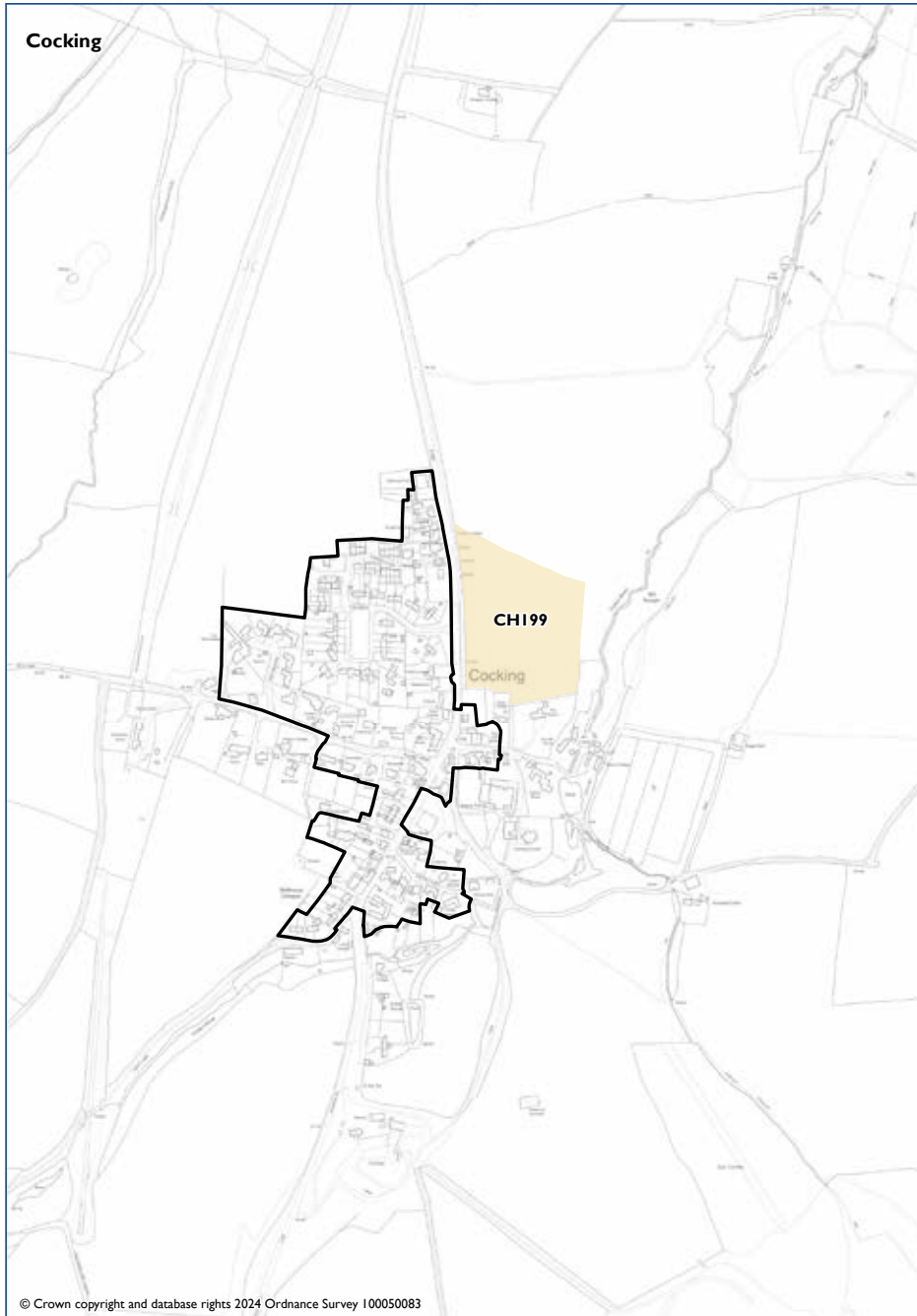
The following are maps of every settlement which has **new allocations** proposed, showing existing Local Plan and Neighbourhood Plan allocations alongside the proposed new ones to help people understand the whole picture for their communities.

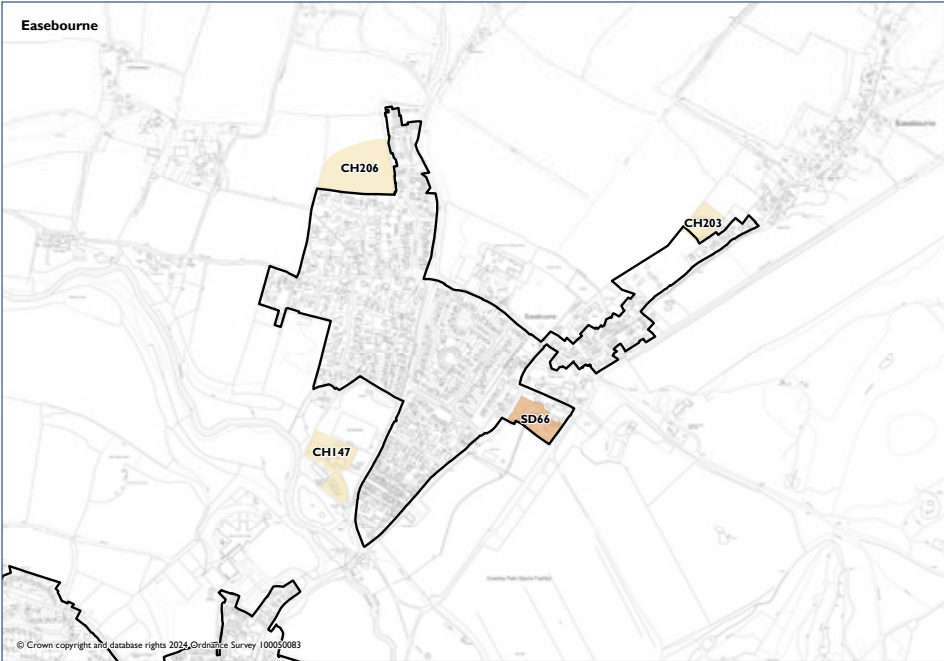
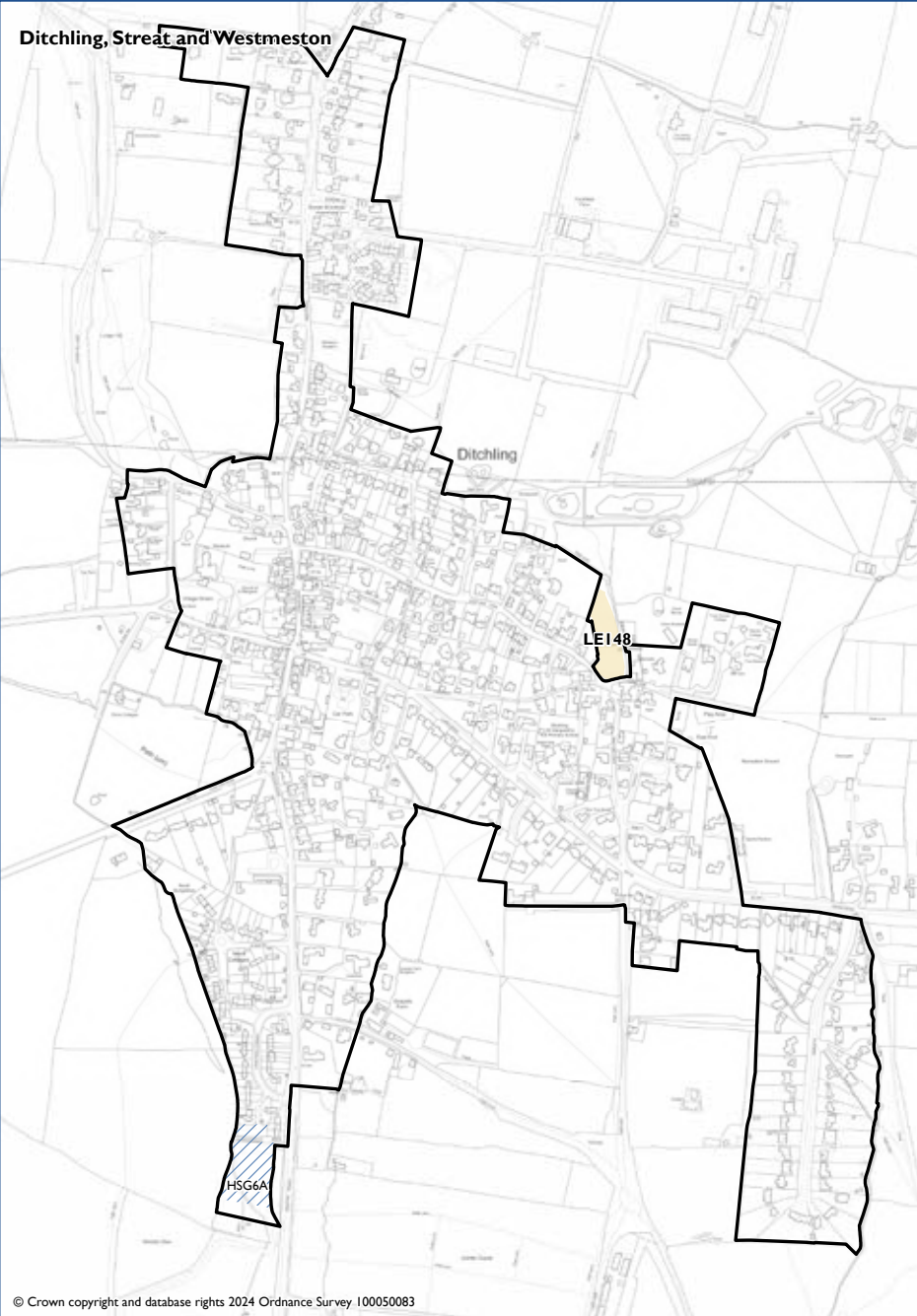
For settlements where **no new allocations** are proposed please refer to the existing Policies Map at <https://sdnpa.maps.arcgis.com/apps/webappviewer/index.html?id=41bc8fd8adc34c2e8abd2c4fed013f68>

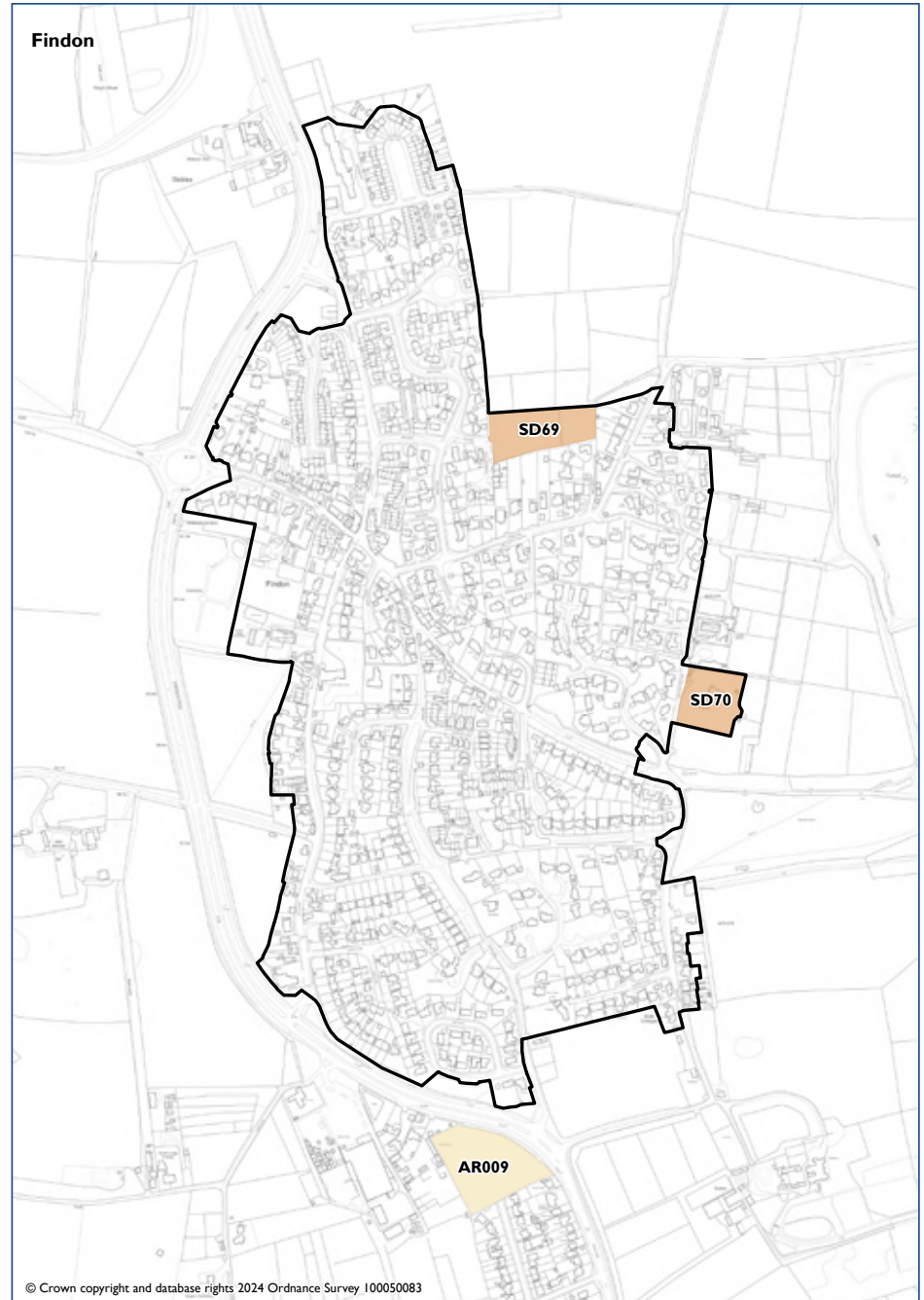
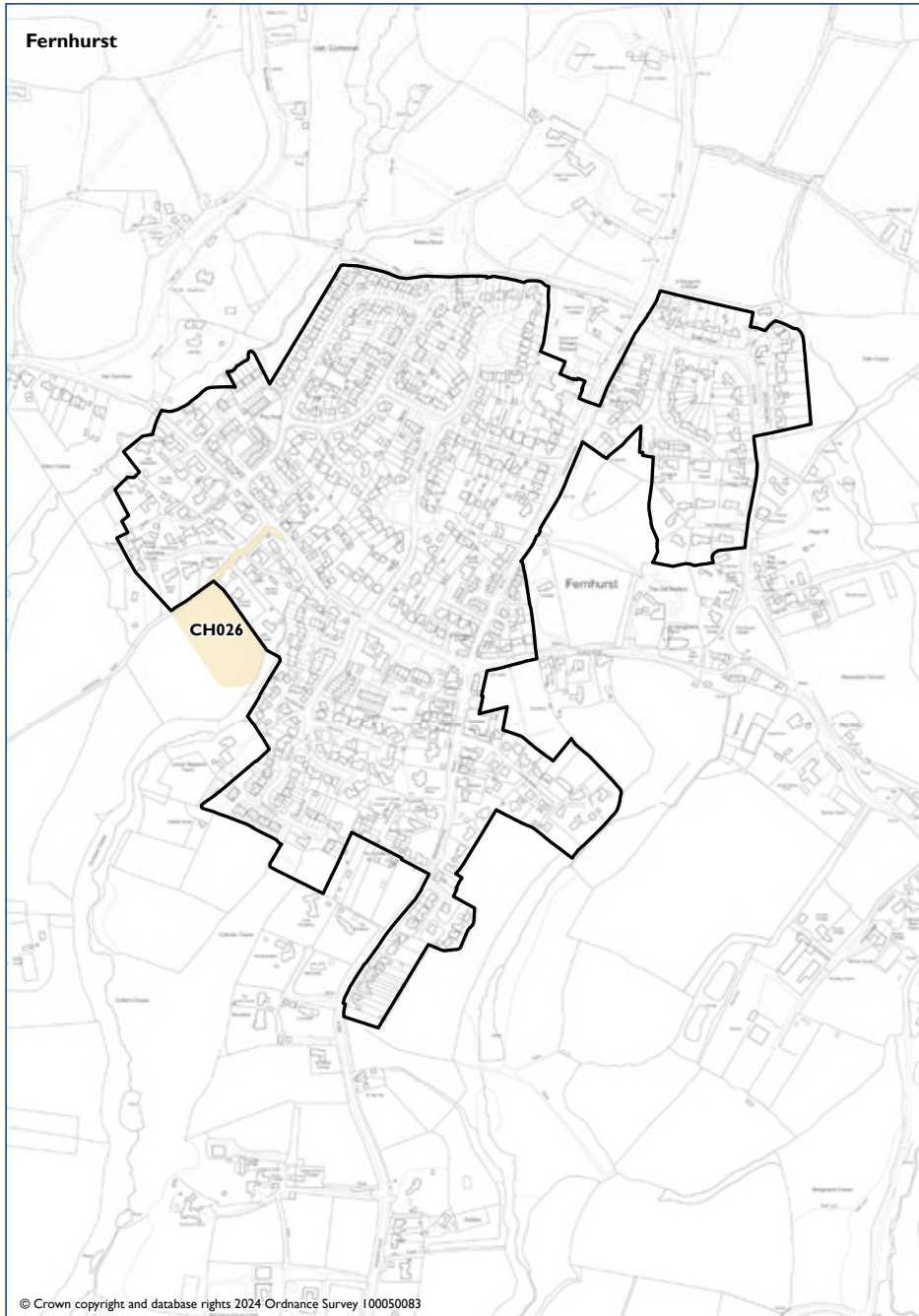
- Potential LPR Allocation
- SDLP 2019 Allocation (not started/completed)
- Scope for mitigation/enhancement
- Site Access
- NDP Allocation (not started, not completed)
- Settlement Boundary - SDLP
- SDNP boundary

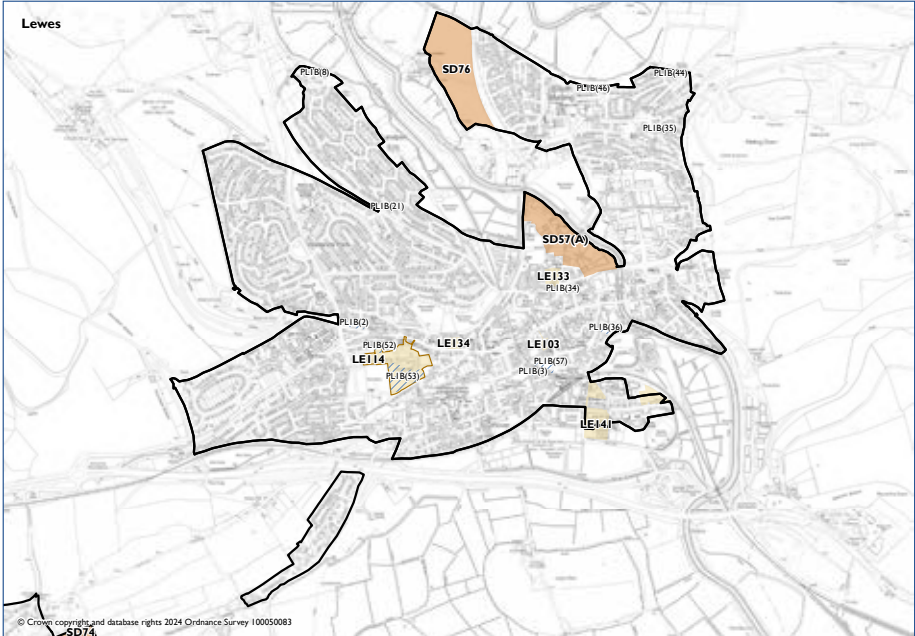
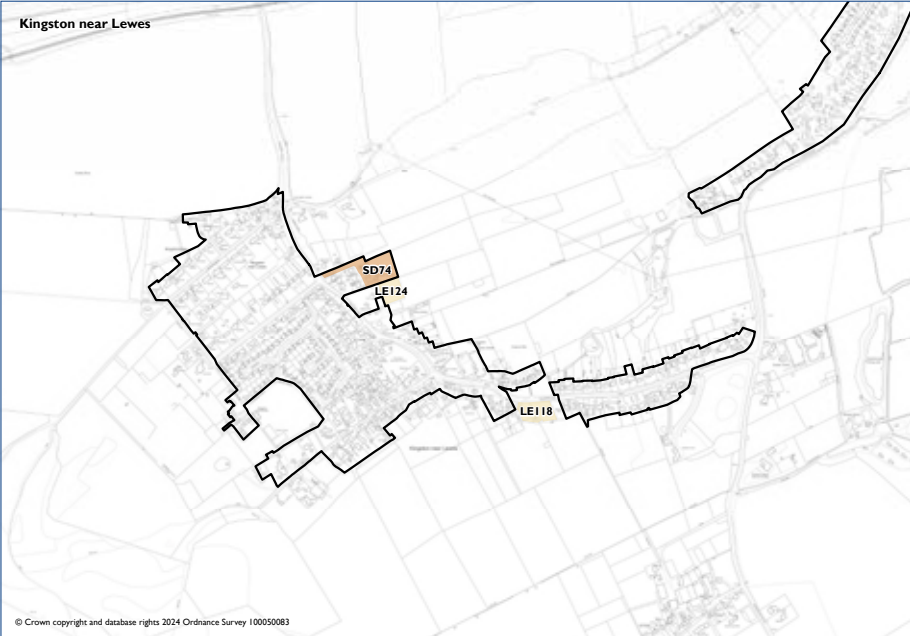
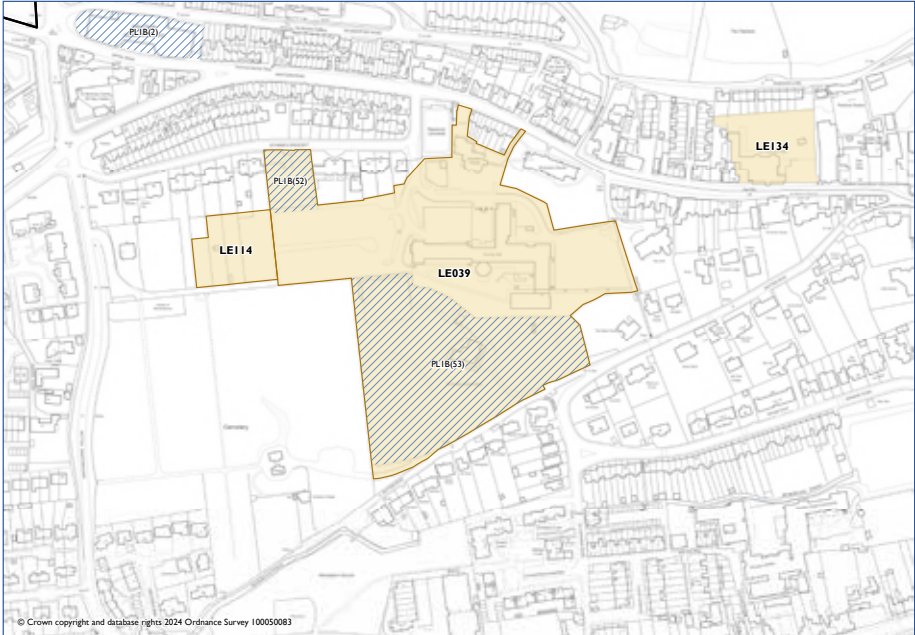
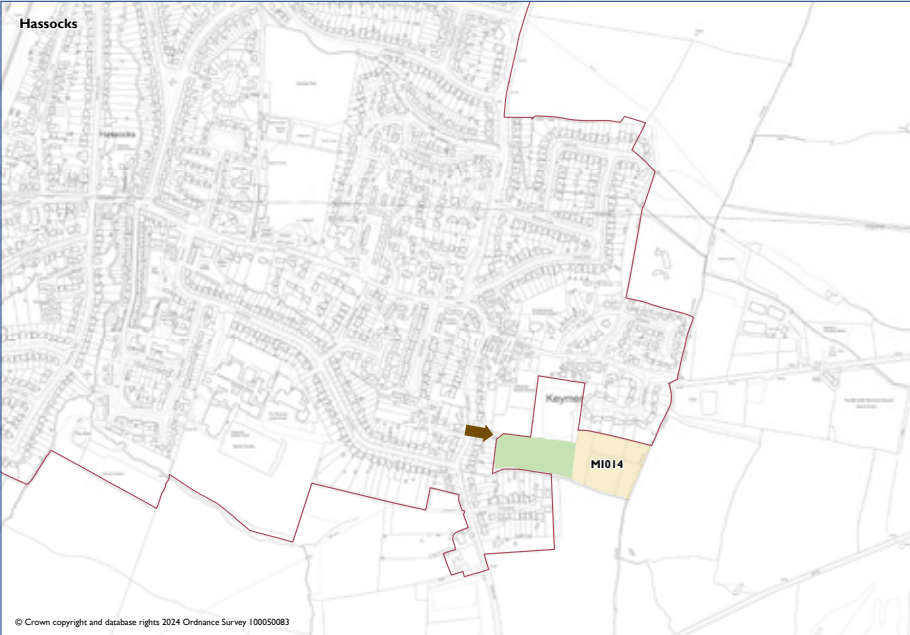


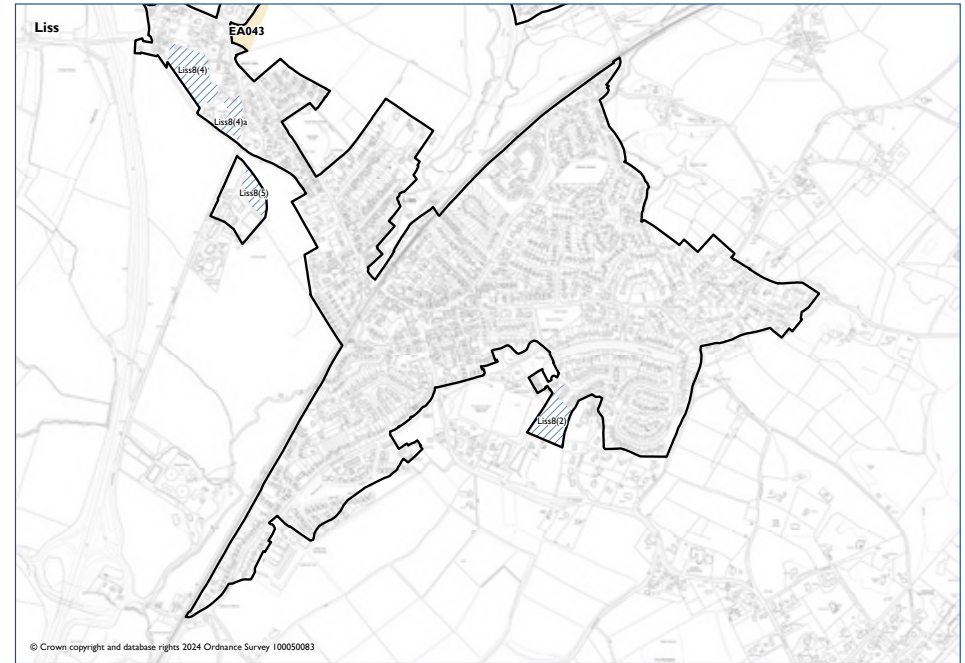
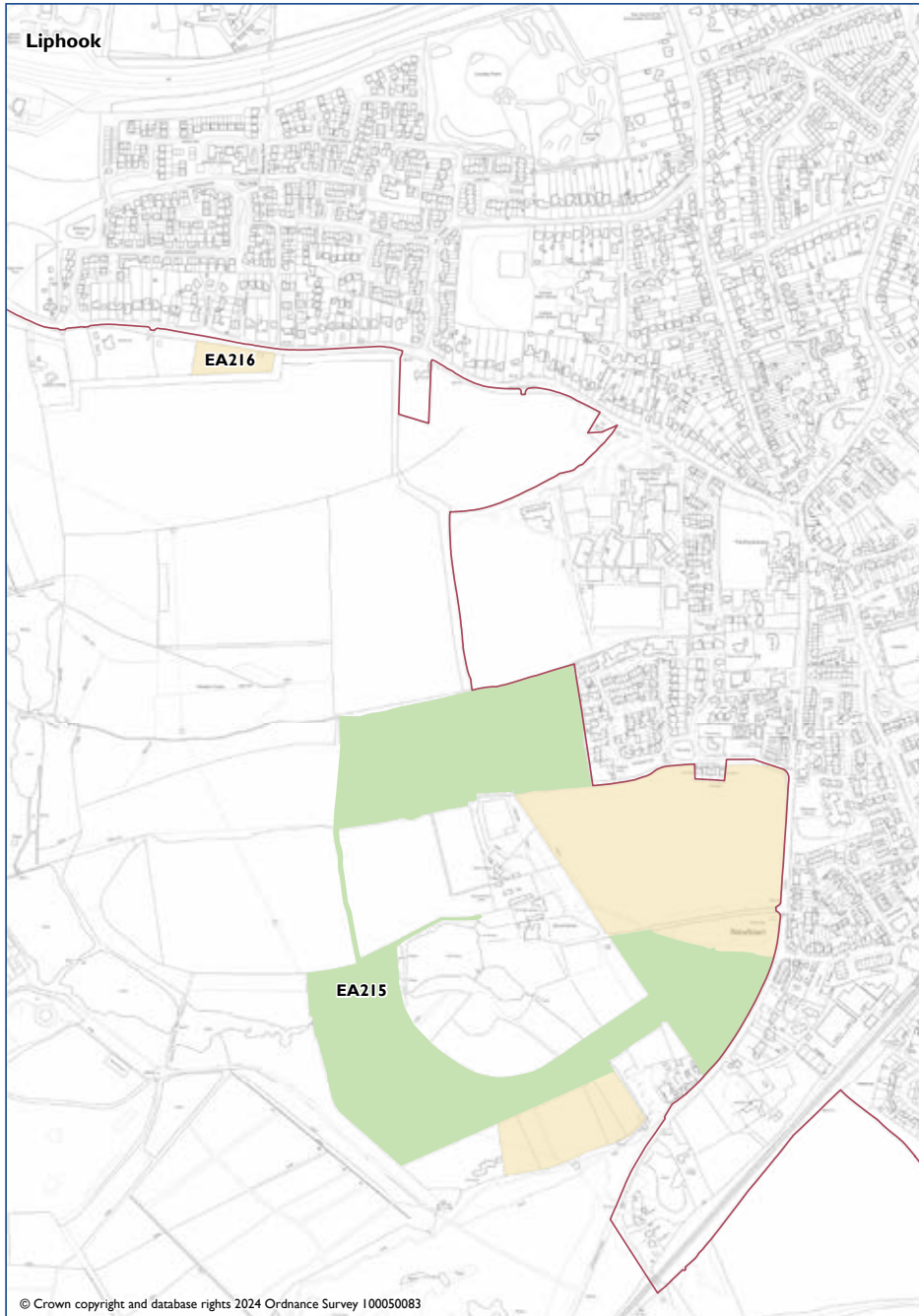


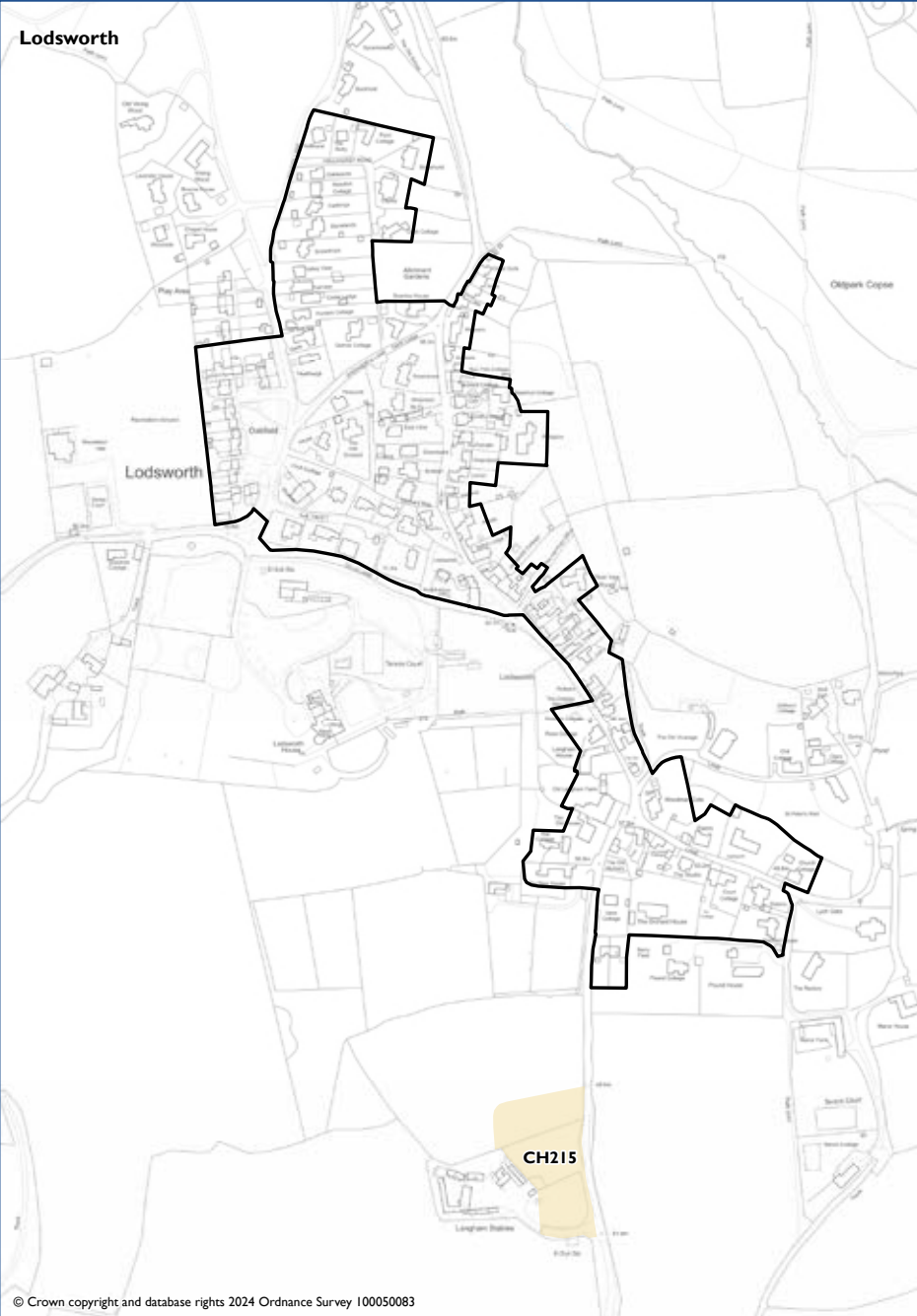




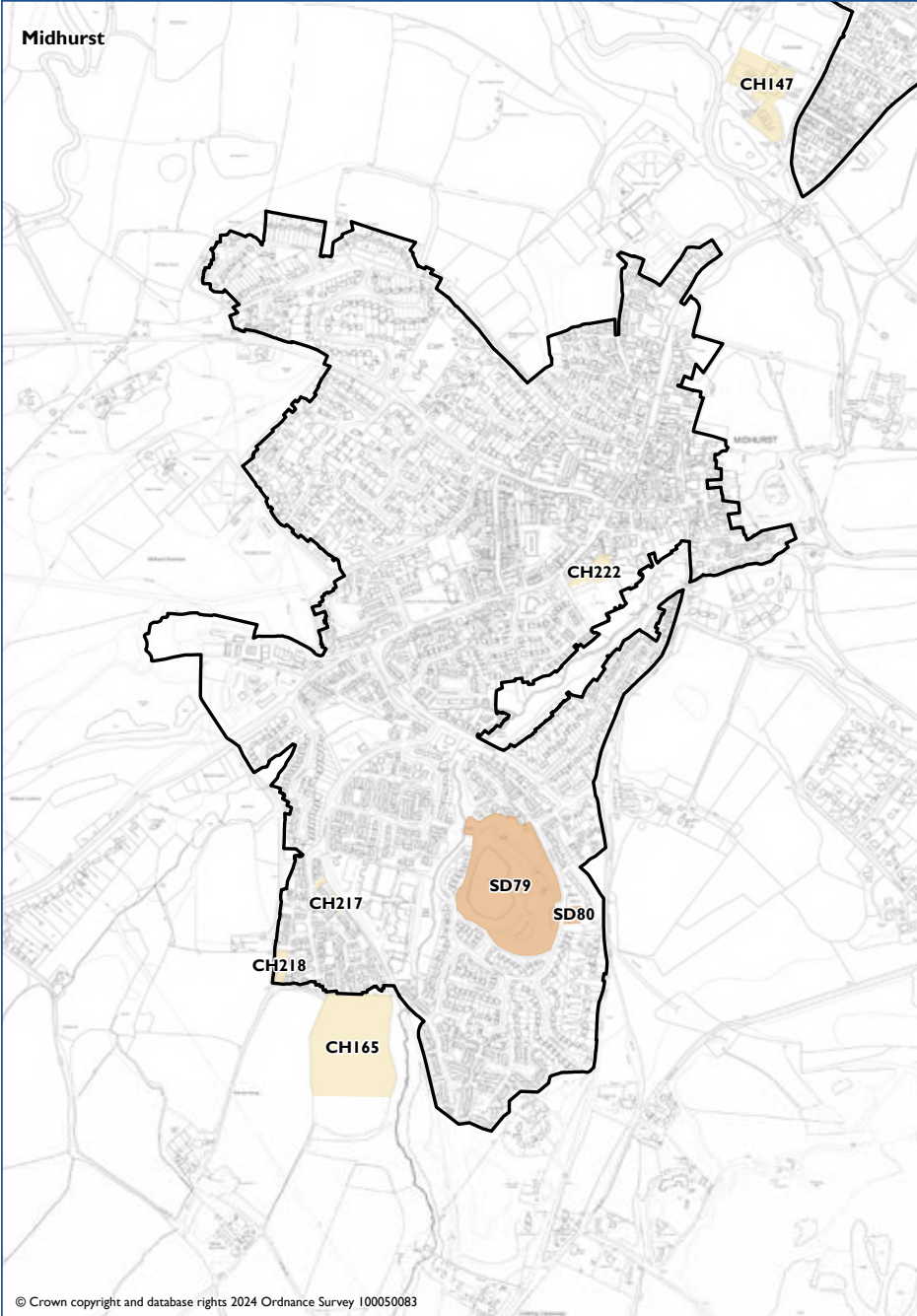




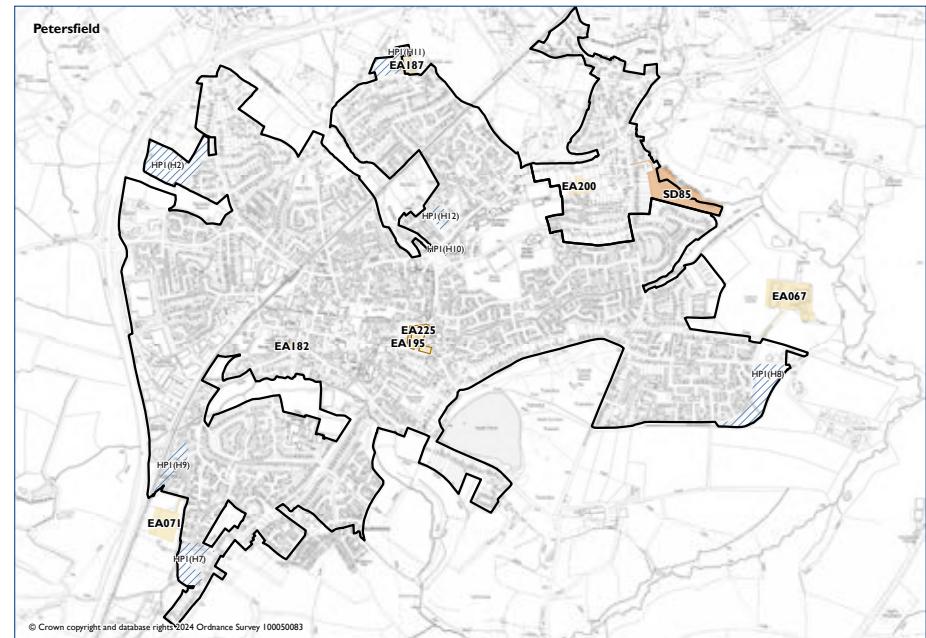
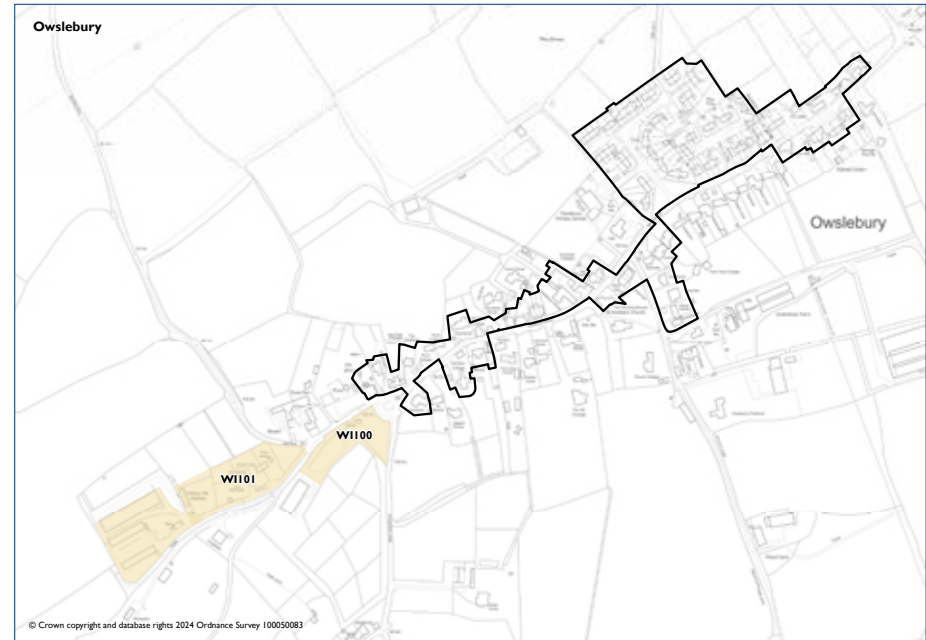
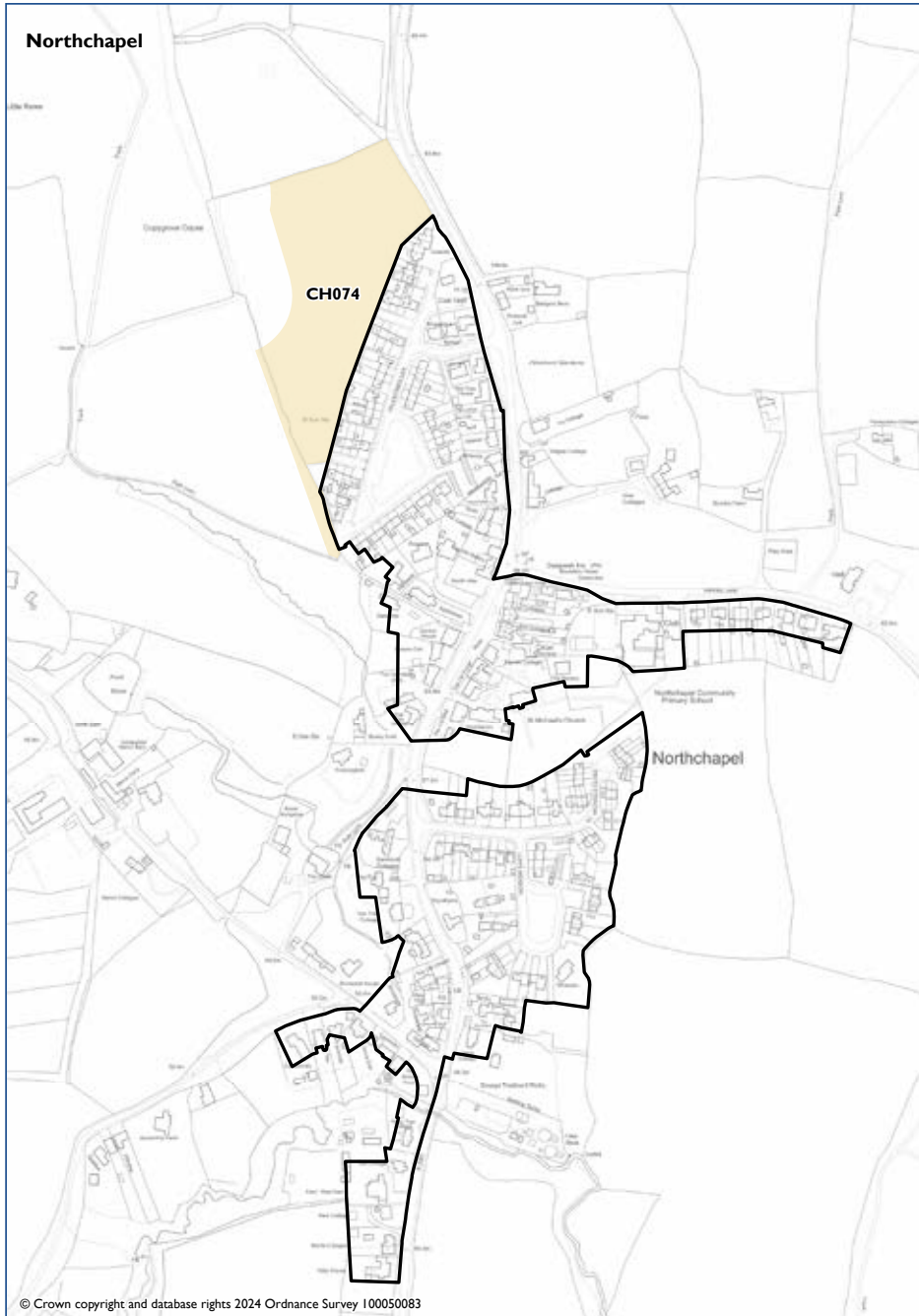


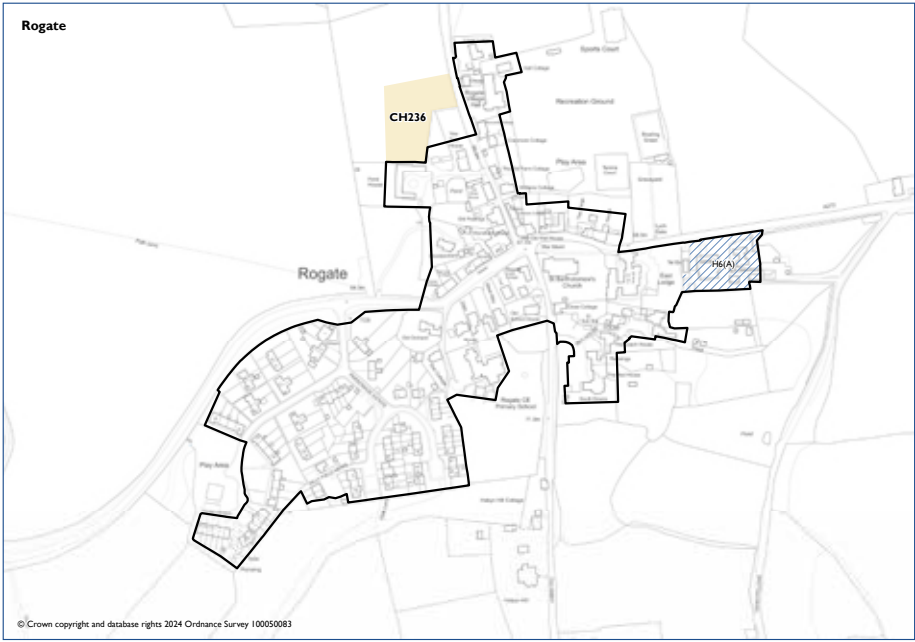
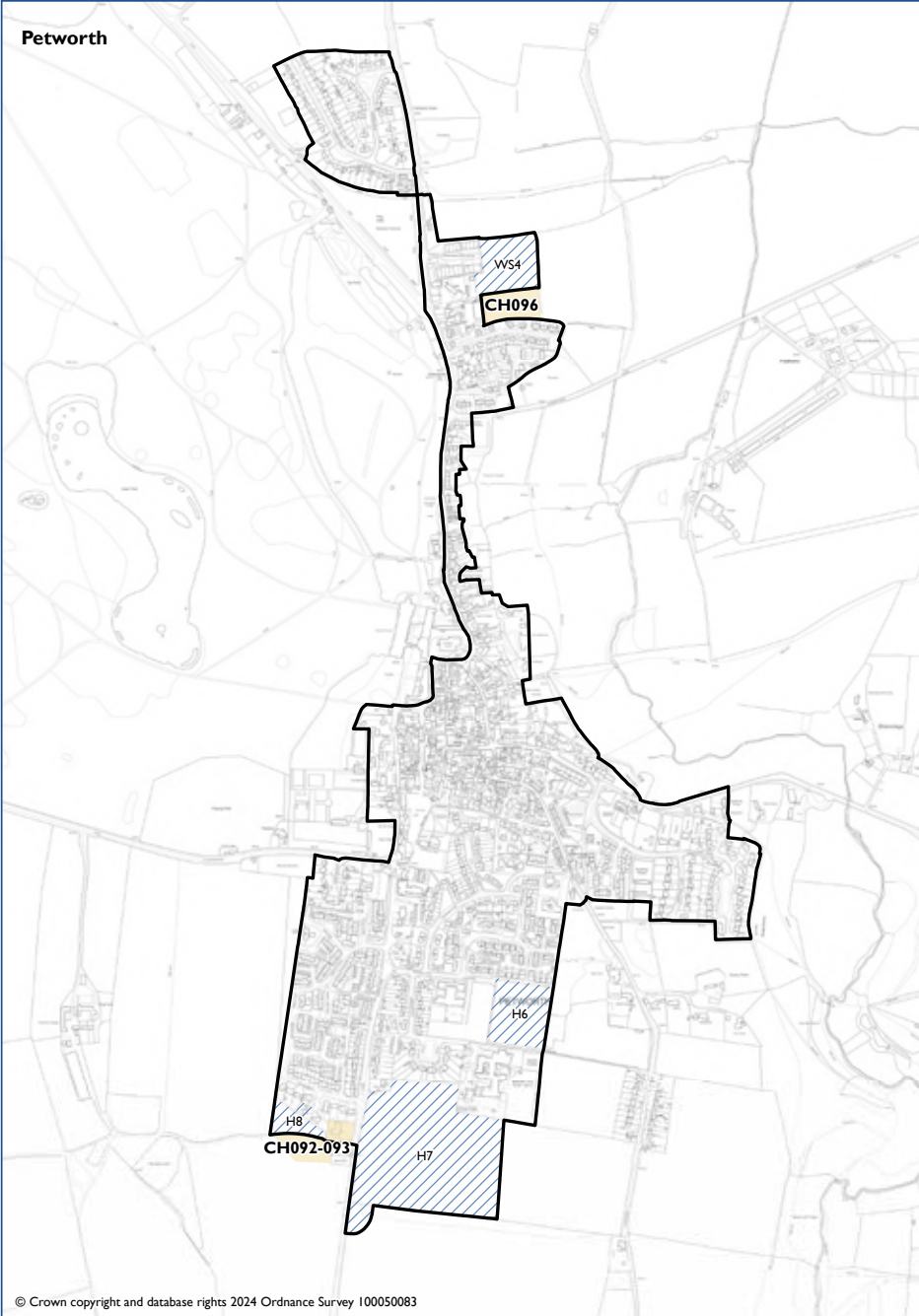


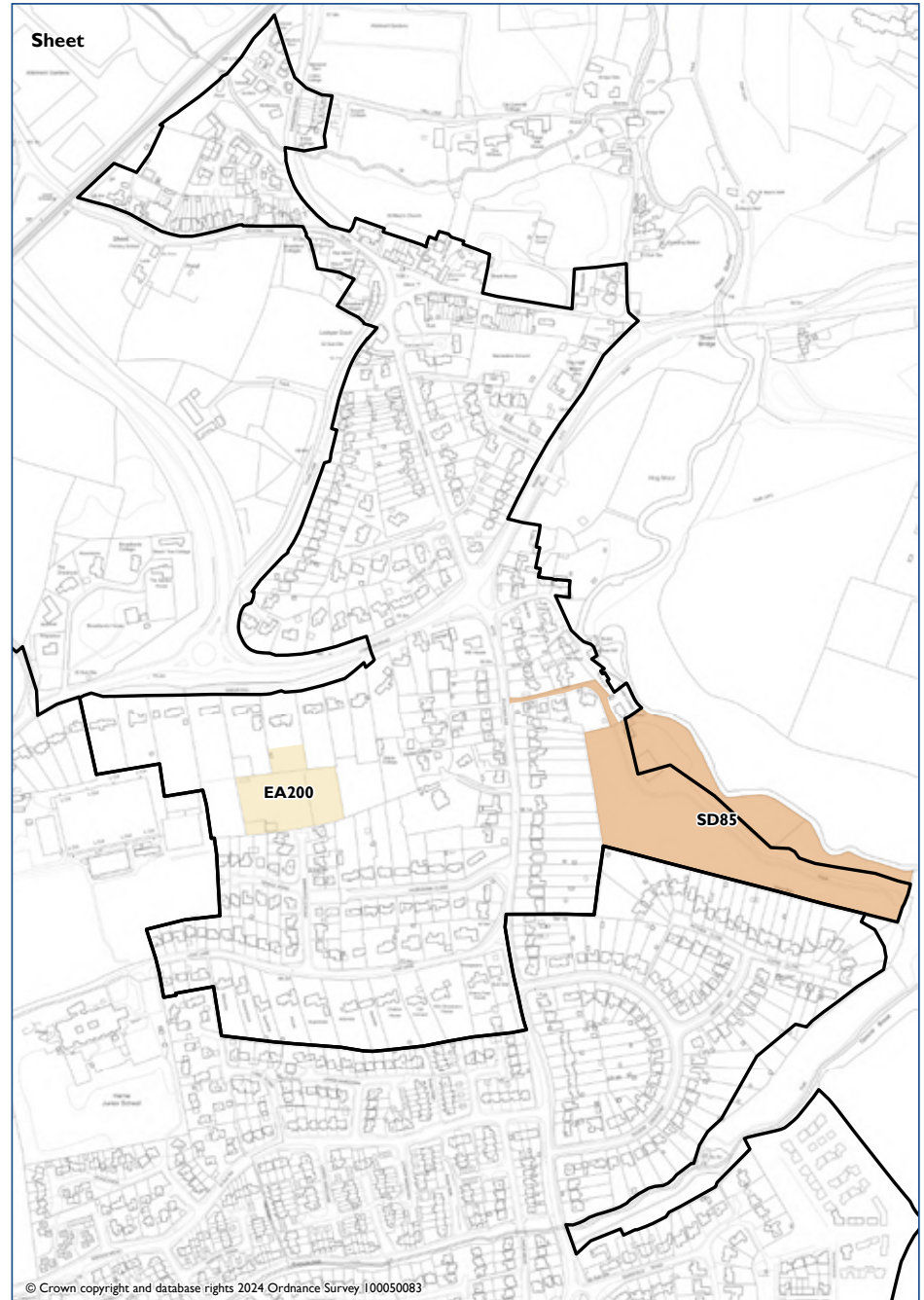
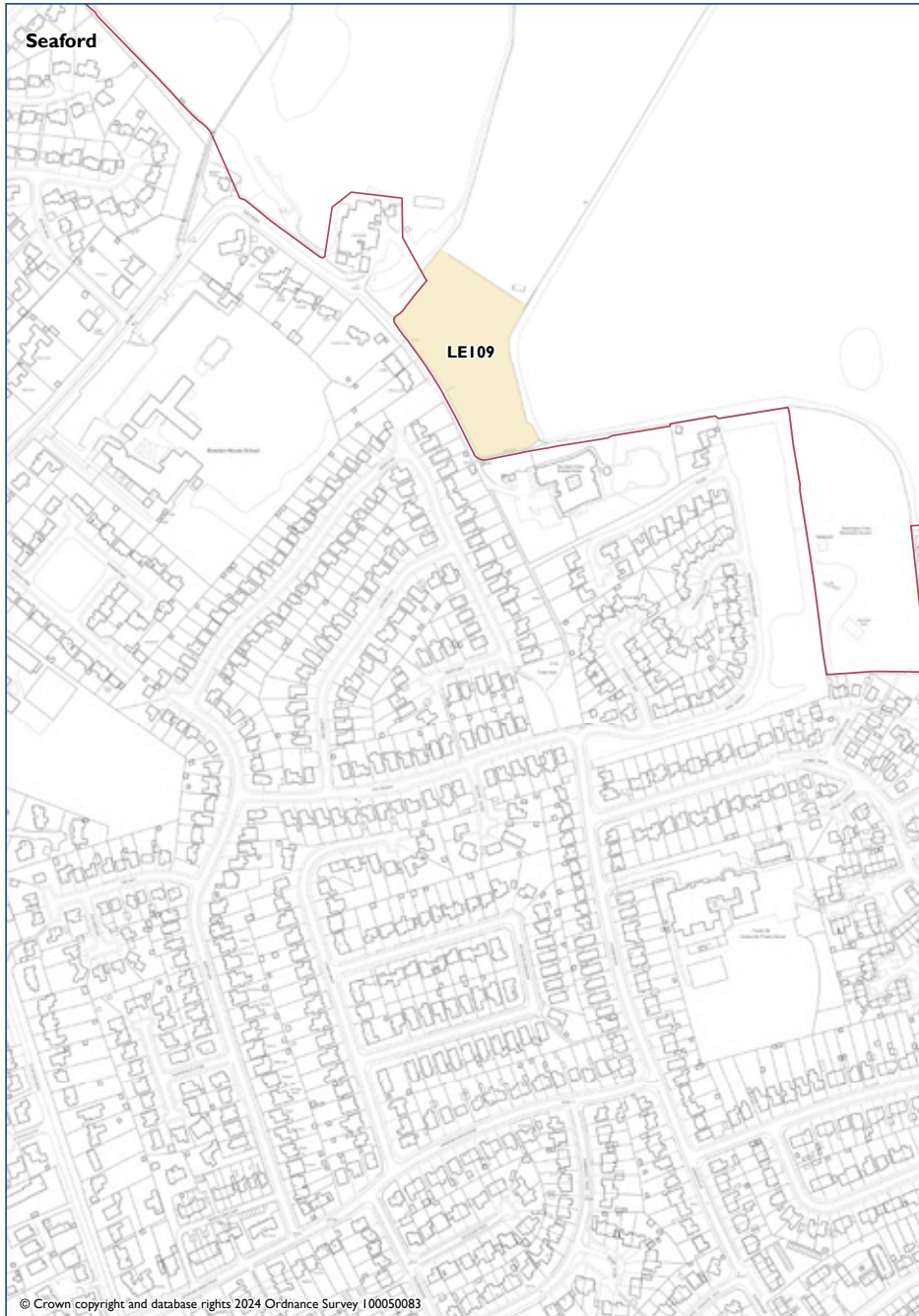
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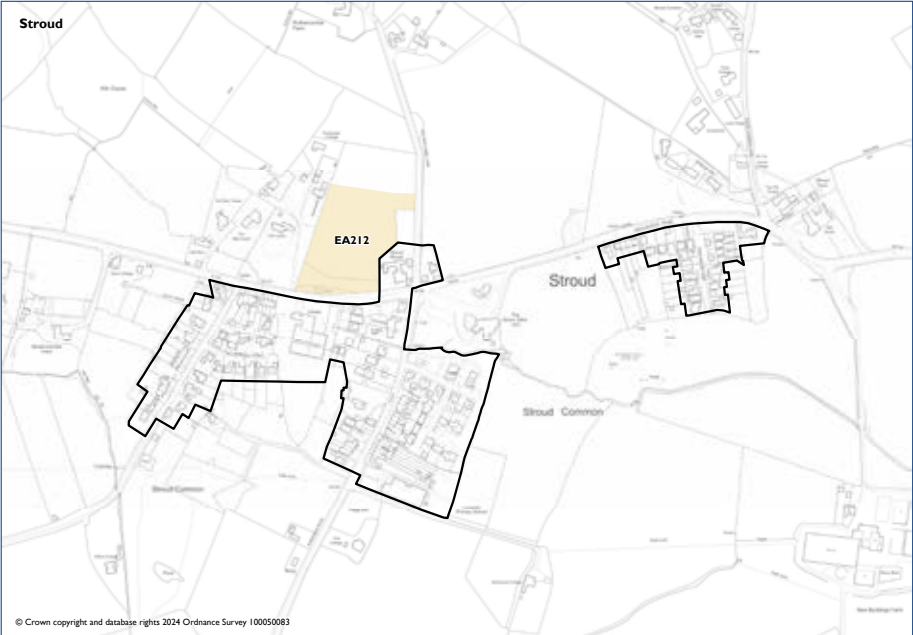
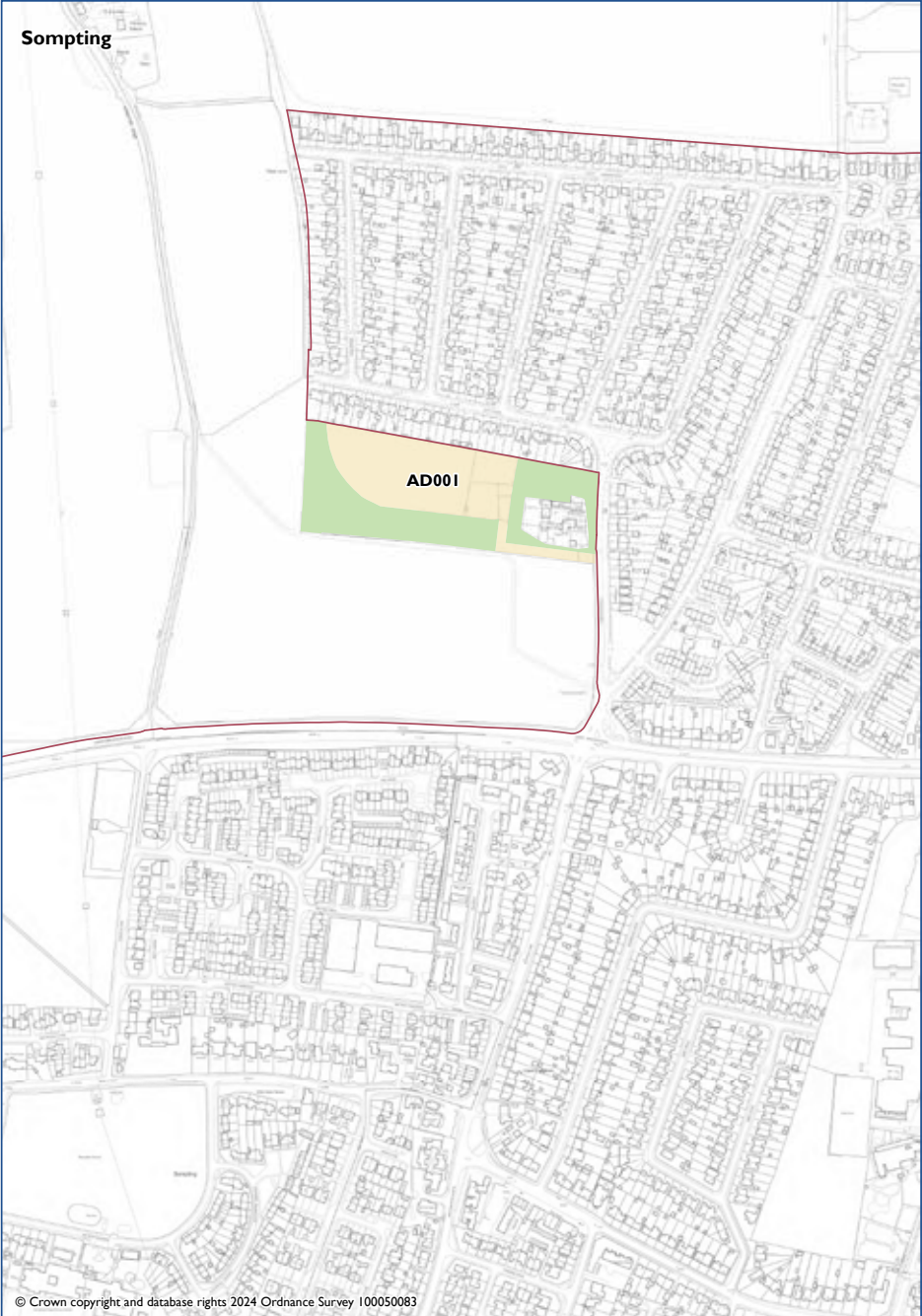


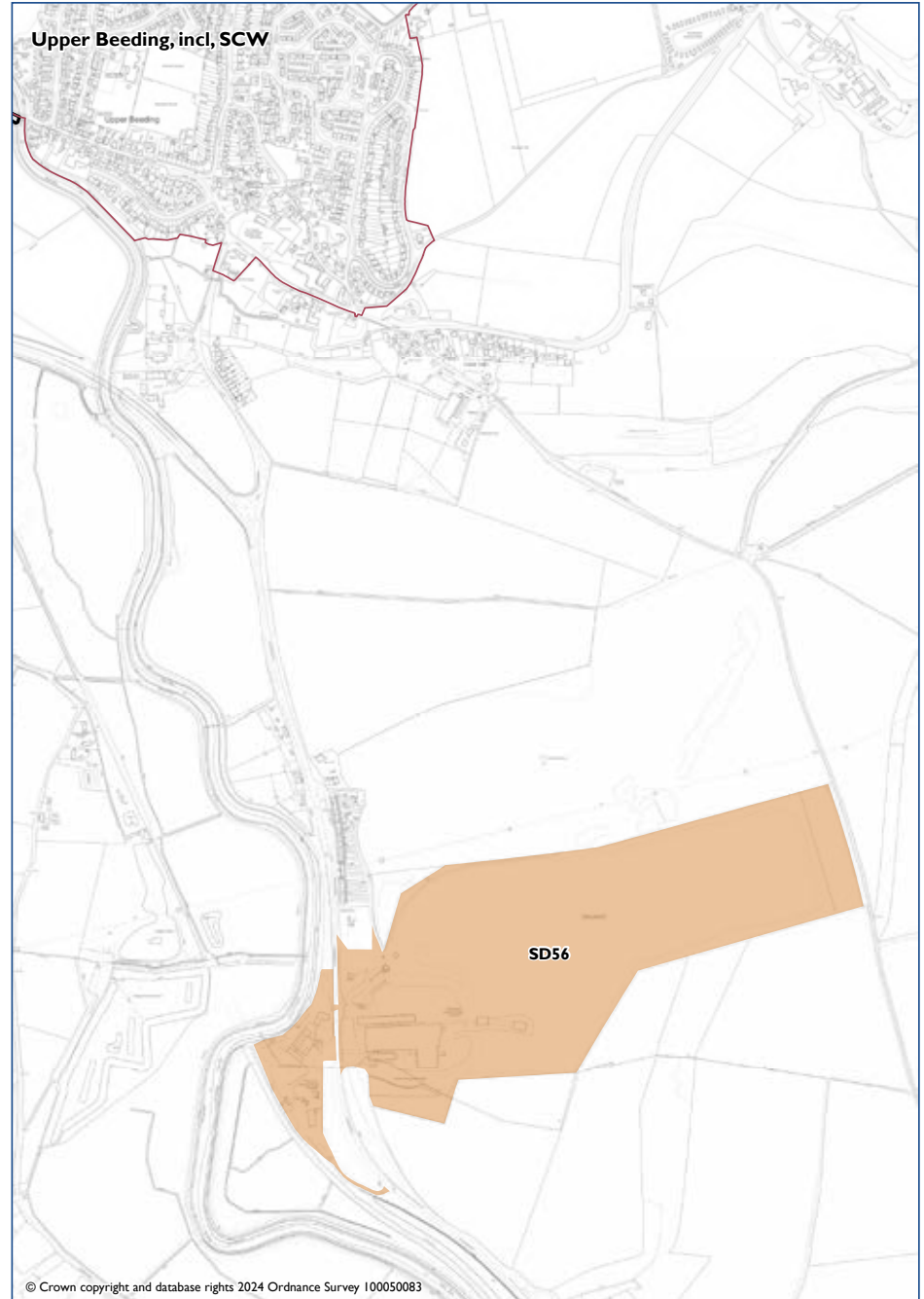
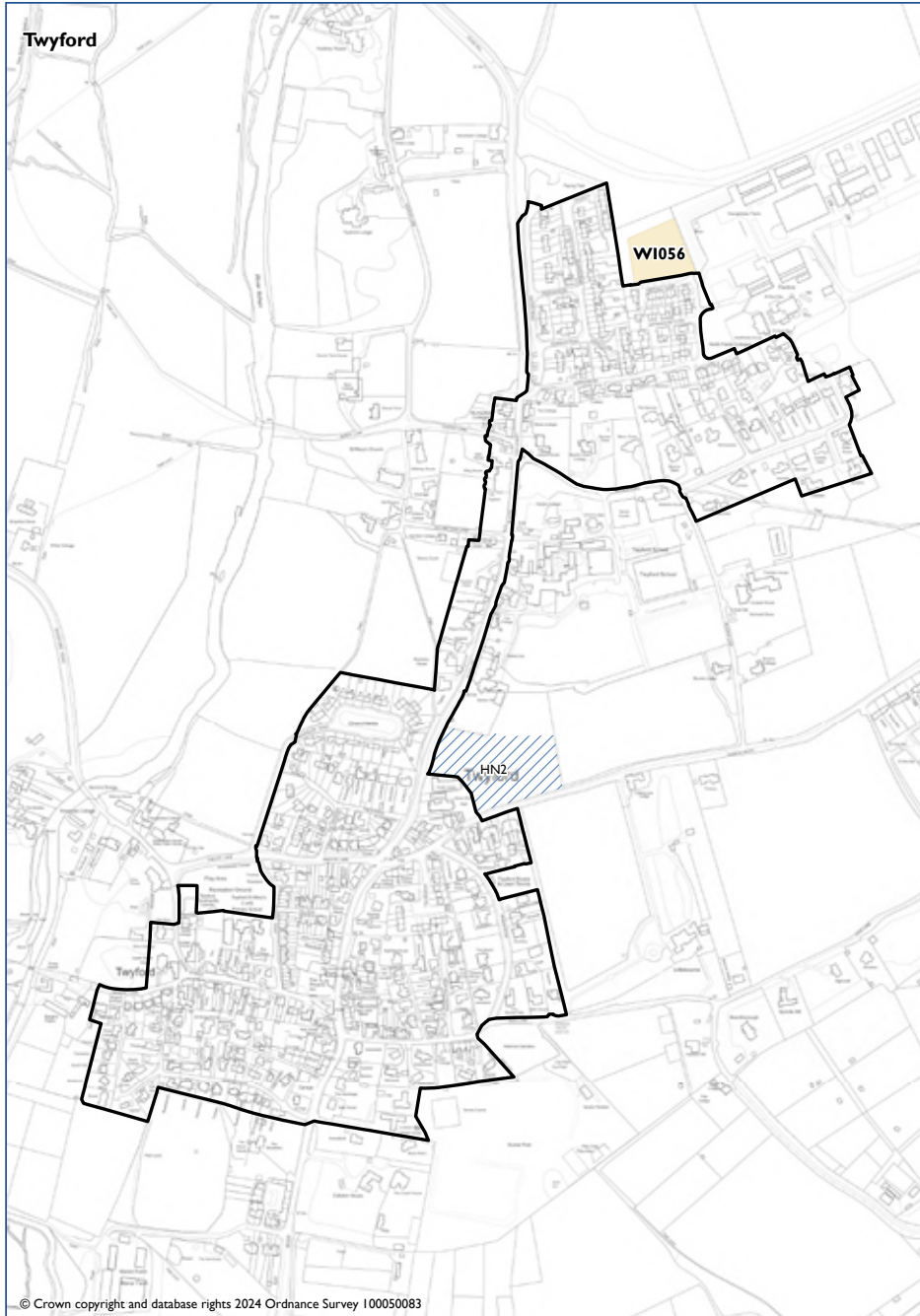
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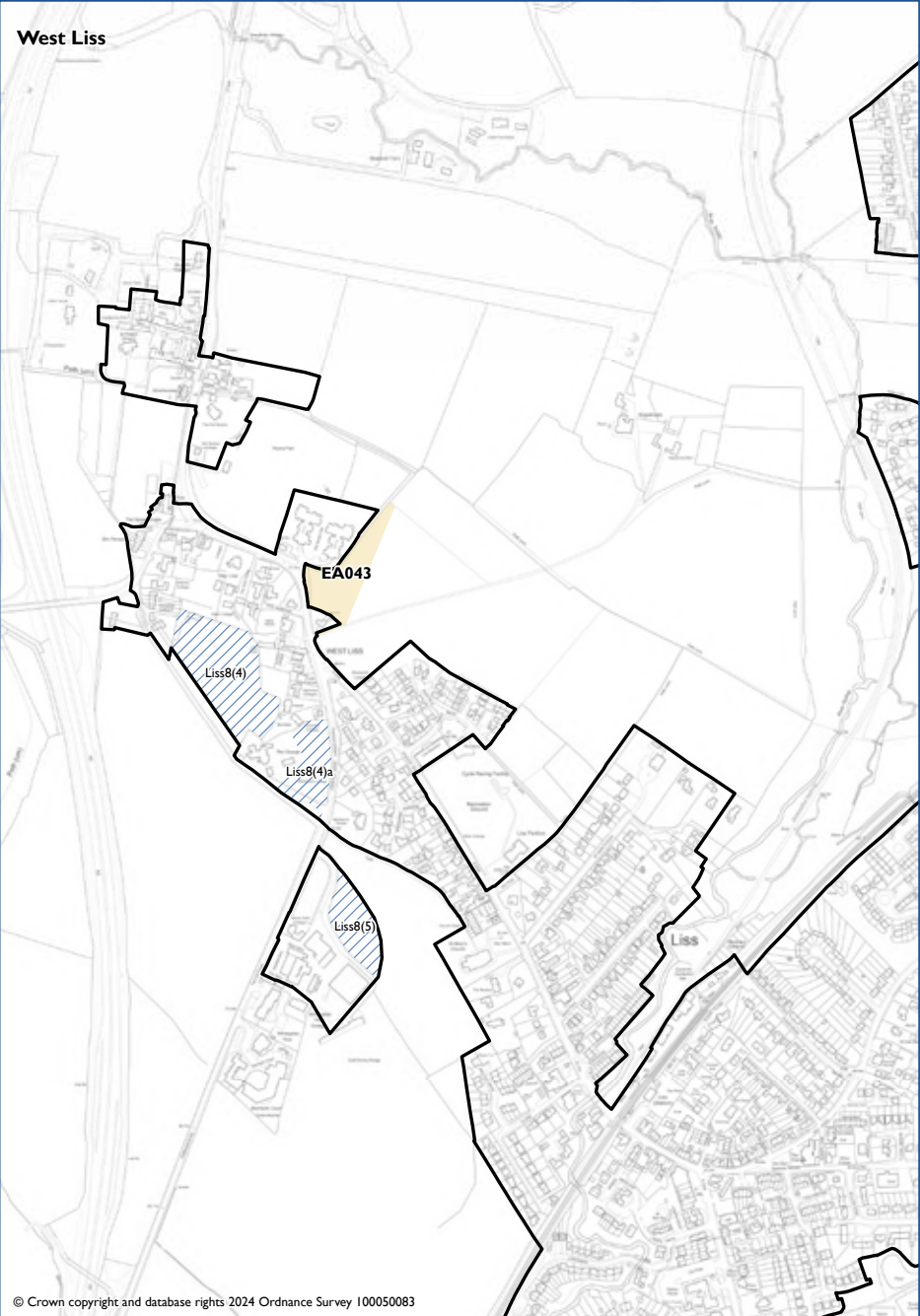












**B**

INDEX OF PROPOSED NEW ALLOCATIONS BY COUNTY, DISTRICT AND PARISH

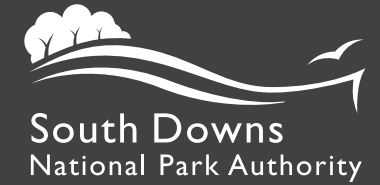
| | LAA Reference | Site address | County Division | District Ward | Parish |
|----------------------------------|---------------|---|------------------------------|--------------------------|---------------------|
| Winchester, Hampshire | WI102 | Land north of Dodds Lane, Swanmore https://w3w.co/grounding.since.braced | Meon Valley | Central Meon Valley | Swanmore |
| | WI100 | Land at Old Green Farm, Owslebury https://w3w.co/initial.clutter.shepherds | Bishops Waltham | Upper Meon Valley | Owslebury |
| | WI101 | Land at Whites Hill Farm, Owslebury https://w3w.co/flown.expose.brisk | Bishops Waltham | Upper Meon Valley | Owslebury |
| | WI056 | Land north of Hewlett Close, Twyford https://w3w.co/kept.career.sling | Bishops Waltham | Colden Common & Twyford | Twyford |
| East Hampshire, Hampshire | EA200 | Land off Merryfield Road, Sheet https://w3w.co/punctual.control.expensive | Petersfield Hangers | Froxfield, Sheet & Steep | Sheet |
| | EA071 | Land south of Paddock Way, Petersfield https://w3w.co/encrusted.charge.games | Petersfield Butser | Petersfield Causeway | Petersfield |
| | EA182 | Land at Drum Court, The Spain, Petersfield https://w3w.co/flies.plump.scoring | Petersfield Butser | Petersfield St Peters | Petersfield |
| | EA225 | Land at Festival Hall, Petersfield https://w3w.co/trusts.objective.fenced | Petersfield Hangers | Petersfield St Peters | Petersfield |
| | EA195 | The Courtyard, Heath Road, Petersfield https://w3w.co/altering.mashing.garlic | Petersfield Hangers | Petersfield St Peters | Petersfield |
| | EA187 | Windward, Reservoir Lane, Petersfield https://w3w.co/back.clattered.unwraps | Petersfield Hangers | Petersfield St Peters | Petersfield |
| | EA067 | Land at Penns Place, Petersfield https://w3w.co/exporters.wharfs.perplexed | Petersfield Hangers | Petersfield Heath | Petersfield |
| | EA043 | Land at Farnham & Station Roads, West Liss https://w3w.co/friction.closet.unfilled | Petersfield Hangers | Liss | Liss |
| | EA212 | Land north of Winchester Road, Stroud https://w3w.co/tumblers.hugs.allows | Petersfield Hangers | Buriton & East Meon | Stroud |
| | EA216 | Land at Westlands, Liphook https://w3w.co/midwinter.albatross.encroach | Liphook, Headley & Grayshott | Bramshott & Liphook | Bramshott & Liphook |

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|------------------------------------|--------------------|--|------------------------------|-----------------------------|---------------------|
| | EA215 | Land west of Liphook/ Land at Westlands Park, Liphook | Liphook, Headley & Grayshott | Bramshott & Liphook | Bramshott & Liphook |
| | EA161 | Land south of Lovell Gardens, Binsted https://w3w.co/giants.requiring.spoke | Alton Rural | Binsted, Bentley & Selborne | Binsted |
| | EA005 | Land at Greenways Lane and Kiln Lane, Buriton https://w3w.co/hurry.hiker.dignify | Petersfield Butser | Buriton & East Meon | Buriton |
| Chichester, West Sussex | CH215 | Land West of The Street, Lodsworth https://w3w.co/tiny.destined.triangles | Rother Valley | Easebourne | Lodsworth |
| | CH026 | Land at Hawksfold, Fernhurst https://w3w.co/depth.whistling.wrist | Rother Valley | Fernhurst | Fernhurst |
| | CH092/CH093 | Land at Rotherbridge Lane. Petworth (Parcel 1 CH092: Land to the rear of Rothermead) https://w3w.co/gangs.morphing.cyber (Parcel 2 CH093: Land west of Station Road) https://w3w.co/taking.empty.verve | Petworth | Petworth | Petworth |
| | CH096 | Land north of Northend Close, Petworth https://w3w.co/options.circles.blockage | Petworth | Petworth | Petworth |
| | CH074 | Land west of Valentines Lea, Northchapel https://w3w.co/jubilant.traded.provider | Petworth | Loxwood | Northchapel |
| | CH236 | Land west of Village Hall, Rogate https://w3w.co/stung.outreach.bliss | Midhurst | Harting | Rogate |
| | CH203 | Land at former Easebourne School https://w3w.co/rafters.amaze.passages | Rother Valley | Easebourne | Easebourne |
| | CH206 | Land west of Budgenor Lodge, Easebourne https://w3w.co/sang.slate.custodial | Rother Valley | Easebourne | Easebourne |
| | CH147 | Midhurst Community Hospital and 1-2 Rotherfield Mews https://w3w.co/loved.buzzards.elevate | Rother Valley | Easebourne | Easebourne |
| | CH165 | Land east of Pitsham Lane, Midhurst https://w3w.co/perplexed.rural.evenings | Rother Valley | Midhurst | Cocking |

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|--|-----------------------|--|-------------------------------|------------------------------------|----------|
| | CH222 | Land adjacent to The Grange Car Park, Midhurst https://w3w.co/liberated.gains.crest | Midhurst | Midhurst | Midhurst |
| | CH218 | Former Bus Depot, Pitsham Lane, Midhurst https://w3w.co/disengage.adopting.smashes | Midhurst | Midhurst | Midhurst |
| | CH217 | Land at Forest Road, Midhurst North Parcel: https://w3w.co/nags.stove.engage South Parcel: https://w3w.co/kebab.lateral.blemishes | Midhurst | Midhurst | Midhurst |
| | CH199 | Land east of A286 and north of Mill Lane, Cocking https://w3w.co/shiny.ballooned.fans | Rother Valley | Midhurst | Cocking |
| | CH003 | Land East of Coombe Crescent, Bury https://w3w.co/outlast.mailbox.workloads | Rother Valley | Fittleworth | Bury |
| Arun, West Sussex | AR009 | Former Allotments north of The Quadrangle, Findon https://w3w.co/renewals.fewest.buildings | Angmering & Findon | Angmering & Findon | Findon |
| Adur, West Sussex | AD001 | Land off Steepdown Road, Sompting https://w3w.co/gums.guitar.index | Sompting & North Lancing | Cokeham | Sompting |
| Horsham, West Sussex | HO37_HO38_HO39 | East Street Farm, Amberley https://w3w.co/ranks.dusts.chromatic | Storrington | Pulborough, Coldwaltham & Amberley | Amberley |
| Mid Sussex, West Sussex | MI014 | Land east of Lodge Lane, Hassocks https://w3w.co/extent.crossword.bulk | Hassocks & Burgess Hill South | Hassocks | Hassocks |
| Lewes and Eastbourne, East Sussex | LE109 | Land at Seaford Golf Club, Firlie Road, Seaford https://w3w.co/toads.steps.king | Seaford North | Seaford North | Seaford |
| | LE124 | Audiburn Farm, Ashcombe Lane, Kingston https://w3w.co/boots.global.debit | Ouse Valley West & Downs | Kingston | Kingston |
| | LE118 | Land at Beaumont, Wellgreen Lane, Kingston https://w3w.co/itself.banks.powder | Ouse Valley West & Downs | Kingston | Kingston |
| | LE090 | Land at Beechwood Lane, Cooksbridge https://w3w.co/surpasses.launch.woke | Chailey | Chailey, Barcombe & Hamsey | Hamsey |

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| | LE148 | Land rear 71 East End Lane, Ditchling https://w3w.co/reservoir.wedge.goodness | Ouse Valley West & Downs | Ditchling & Westmeston | Ditchling |
| | LE141 | East Sussex College, Mountfield Road, Lewes https://w3w.co/poker.cuter.dumpling | Lewes | Lewes Priory | Lewes |
| | LE103 | Land behind the White Hart, 55 High Street, Lewes https://w3w.co/redeeming.reach.fidgeted | Lewes | Lewes Priory | Lewes |
| | LE133 | Springman House, 8 North Street, Lewes https://w3w.co/poppy.reflector.chefs | Ringmer & Lewes Bridge | Lewes Castle | Lewes |
| | LE039 | County Hall, St Anne's Crescent, Lewes https://w3w.co/educated.iteration.wished | Lewes | Lewes Priory | Lewes |
| | LE114 | Land at the rear of 49-55 St Anne's Crescent https://w3w.co/debate.aware.chart | Lewes | Lewes Priory | Lewes |
| | LE134 | The Shelleys Hotel, 136 High Street, Lewes https://w3w.co/economies.flukes.directive | Lewes | Lewes Castle | Lewes |
| Wealden, East Sussex | WE014 | Alfriston Court, Sloe Lane, Alfriston https://w3w.co/reds.inversely.tomato | Willingdon & South Downs | South Downs | Alfriston |

SOUTH DOWNS NATIONAL PARK



SOUTH DOWNS LOCAL PLAN REVIEW: First Public Consultation (Regulation 18) January 2025

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