

South Downs National Park Authority
Authority Monitoring Report
01 April 2023 to 31 March 2024

April 2025

Executive Summary

This is the tenth Authority Monitoring Report (AMR) produced by the South Downs National Park Authority (SDNPA) and it is the fifth AMR to be produced since the adoption of the South Downs Local Plan (SDLP) in July 2019.

The AMR reports on several planning documents including the SDLP, neighbourhood development plans and adopted and emerging waste and minerals plans. The AMR reports on the financial year 2023-24, which is the tenth year of the 2014-2033 plan period for the SDLP.

The AMR reports progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme (LDS). This year, the review of the South Downs Local Plan progressed in accordance with the timetable set out in the LDS that was approved at the December 2022 National Park Authority. Various evidence base studies were either progressed or completed to keep the work on track. A key piece of work was the Land Availability Assessment (LAA) with the work of visiting and assessing sites being completed. Members were kept informed of work during the year, including potential sites and policy amendments, and steered the direction of travel. In November 2024 Planning Committee and National Park Authority determined that the Local Plan Review could go to the Regulation 18 Consultation in the period January to March 2025.

This report considers the performance of adopted Local Plan policies across the National Park and all the indicators are listed in Appendix 1. An output is set out for each indicator followed by a brief commentary highlighting the key findings of the output and relating these back to local and Government policies. Monitoring is provided on housing provision. Here are a number of headline findings highlighted in the 2023/24 AMR:

A Thriving, Living Landscape

- Biodiversity Net Gain was achieved (average 34% Habitat and 66% Hedgerow, with a 56% gain in Watercourse in one application)
- Habitat creation at Iford Estate, Lewes and Wiston Estate, Steyning secured during reporting period for Biodiversity offsetting

People Connected with Places

- 65 camping pitches permitted
- A total of 115 net units of visitor accommodation were permitted

Towards a Sustainable Future

- A net total of 2,147 dwellings have planning permission but are unbuilt
- Of these 541 are defined as affordable homes
- 143 dwellings were completed in 2023/24 in the National Park, of which 31 were affordable
- We have a 5.9-year supply of deliverable housing sites
- 6,347m² net total of employment floorspace was completed in 2023/24
- Agricultural buildings were repurposed to provide 3,813m² of new employment floorspace

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I. Introduction

- I.1 The South Downs was established as a National Park in 2010. The South Downs National Park Authority (SDNPA) became the local planning authority for the National Park in 2011. The National Park contains over 1,600km² of England's most iconic lowland landscapes stretching from Winchester in the west to Eastbourne in the east. It is also home to over 113,339 residents and features over 8,000 small businesses. This AMR helps to monitor how effective the National Park Authority has been on delivering on its purposes and duty through the exercise of its planning function.
- I.2 The Authority Monitoring Report (AMR) is an annual document produced in each year of the Plan Period. It reports on the progress of planning policy making and on the effectiveness of adopted planning policies in influencing patterns and levels of development.
- I.3 This AMR reports on the monitoring year April 2023 to March 2024, but provides pragmatic updates where appropriate up to December 2024.
- I.4 The statutory requirements of monitoring reports are set out in the Town & Country Planning (England) Regulations (2012) and include the following:
 - An update on progress on plan preparation against the Local Development Scheme.
 - The number of net additional dwellings delivered against any Local Plan requirements that apply to any specific part of our area.
 - Reporting on activities relating to self-build.
 - An update on neighbourhood development orders and neighbourhood development plans.
 - Activities we have carried out to meet our Duty to Co-operate with other bodies.
- I.5 This year, the review of the South Downs Local Plan progressed in accordance with the timetable set out in the Local Development Scheme that was approved at the December 2022 National Park Authority. Various evidence base studies were either progressed or completed to keep the work on track for the Regulation 18 consultation in the period January to March 2025. A key piece of work was the Land Availability Assessment (LAA) with the work of visiting and assessing sites being completed. Members were kept informed of work during the year, including potential sites and policy amendments, and steered the direction of travel. In November 2024 Planning Committee and National Park Authority determined that the Local Plan Review could go to the Regulation 18 Consultation in the period January to March 2025.
- I.6 To meet the requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) we monitor the housing developments expected to come forward over the next fifteen years, commercial developments and the number of Gypsy and Traveller pitches in our area. We also monitor the impacts of Local Plan policies to assess their effectiveness and identify any cases where certain policies are failing to deliver and may require action. In line with the National Park purposes and duty, SDNPA have determined the importance of monitoring specific matters that are key for the South Downs including visitor accommodation, tourism, farm diversification and nature recovery.
- I.7 Most of the indicators come from Figure 10.2: Monitoring and Implementation Framework of the Local Plan. Further indicators have been added as appropriate.

I.8 Please refer to the glossary in the South Downs Local Plan at [Glossary.pdf](#) for an explanation of the technical terms used in this report.

2. Progress against the Local Development Scheme

Local Development Scheme: Progress on Implementation

- 2.1 This section of the Authority Monitoring Report (AMR) reviews the progress made on development plan documents produced by the National Park Authority (NPA) in relation to the timetable and milestones set out in the Local Development Scheme (LDS). This AMR focuses on progress made during the reporting year April 2023 to March 2024, but also provides factual updates up to December 2024.
- 2.2 In December 2022, the Authority approved a new LDS, replacing the previous LDS dated May 2022. In November 2024 a further update was approved (Version 9). The changes related to the Village Design Statements being progressed as Supplementary Planning Documents. The timelines in the LDS are set out in Appendix 2 of this document.

Local Plan Review

- 2.3 The South Downs Local Plan (SDLP) was adopted by the NPA on 02 July 2019. It is a legal requirement and stated in paragraph 34 of the National Planning Policy Framework (NPPF) December 2024, that local plans should be reviewed and updated as necessary every five years.
- 2.4 The decision was made by the Authority to start work on the Local Plan Review in May 2022. A further decision was made by the Authority in December 2022 to incorporate the work on the Shoreham Cement Works into the Local Plan Review (LPR) and the LDS was updated to reflect this change.
- 2.5 A Call for Sites was then launched resulting in the submission of around 300 new sites. Together with the around 540 sites previously submitted these were reviewed by officers through the Land Availability Assessment. The Authority has also published a Housing and Economic Development Needs Assessment (HEDNA); other evidence base studies; and an Integrated Impact Assessment and Habitats Regulations Assessment. From 20th January to 17th March 2025 the NPA carried out a Regulation 18 consultation on the Local Plan Review in accordance with the LDS and Statement of Community Involvement (also updated in November 2024).

Neighbourhood Development Plans (NDPs)

- 2.6 As at the end of December 2024 there are 62 NDPs in various stages of development across the National Park. A map showing the designated Neighbourhood Areas can be seen at figure 1. The designated Neighbourhood Areas cover a range of settlement types from the National Park's market towns including Petersfield, Petworth and Lewes, to small villages of only 200 people such as Clapham, and Neighbourhood Forums such as Coldean in Brighton & Hove.
- 2.7 At the end of December 2024, 45 NDPs had been made by the South Downs National Park Authority (SDNPA) and are now part of the development plan for the National Park. This includes Rowlands Caste (made in November 2023); Rottingdean (made in March 2024); and Bramshott & Liphook NDP (made in December 2024). Petersfield NDP was updated with minor modifications on 26 September 2024.

- 2.8 The National Park Authority encouraged all town and parish councils to work collaboratively with the Authority to plan for their communities and input evidence to the Local Plan Review through the production of Parish Priorities Statements (PPS). These give communities the chance to influence development in their area without the significant resource commitment required for an NDP. PPS are an opportunity for town and parish councils to set out the principal needs and prevailing views of their local community. 43 PPS have been submitted and are available to view on the SDNPA website. In March 2024 Planning Committee resolved to have regard to these PPS in preparing the Local Plan Review.

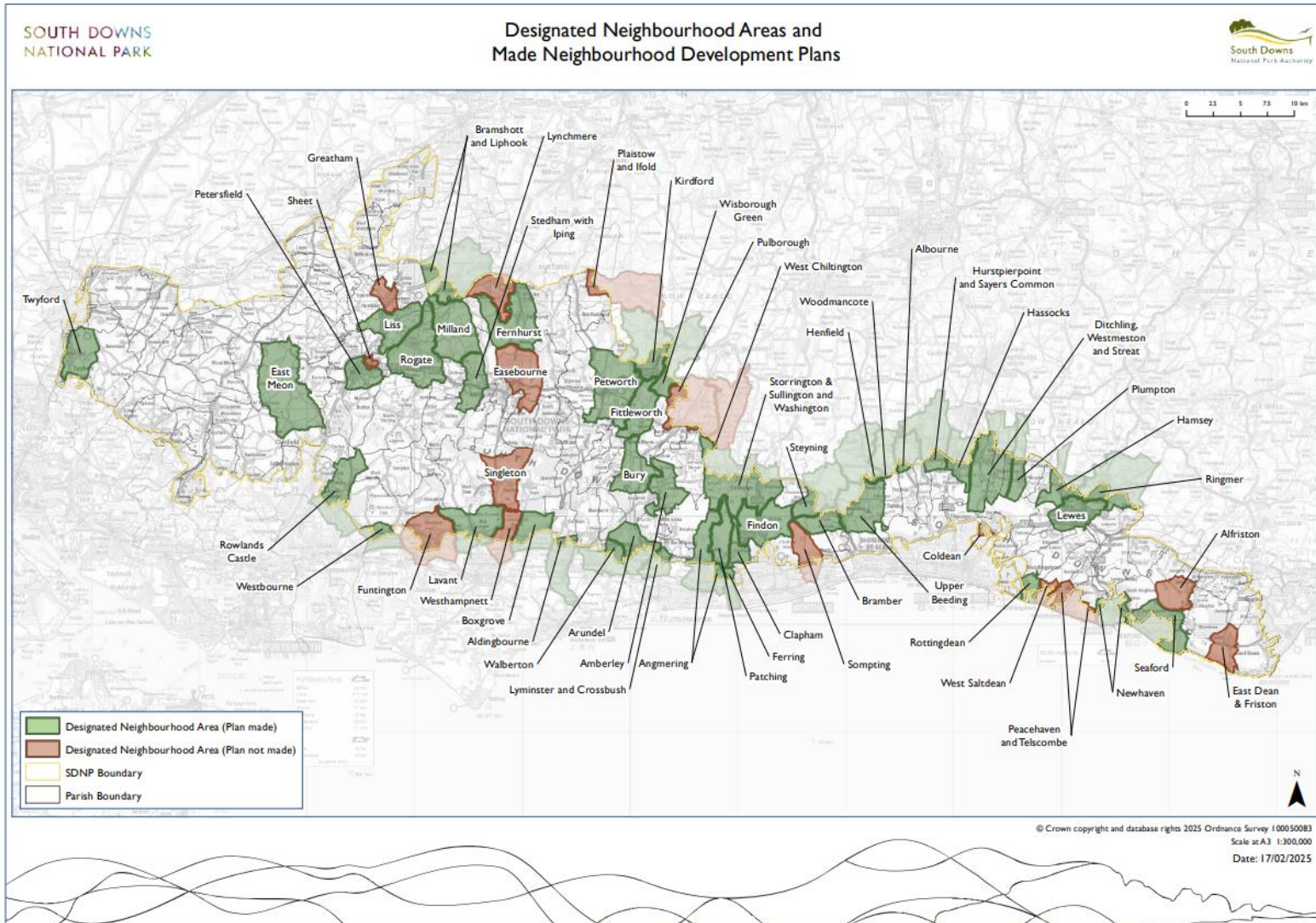


Figure 1: Designated Neighbourhood Areas and Made Neighbourhood Development Plans in the National Park, December 2024

Supplementary Planning Documents

- 2.9 The LDS refers to one supplementary planning document (SPD) which is the Upham Village Design Statement. The first consultation on this document was carried out by the NPA between 28 May and 24 July 2024. The second consultation was carried out between 11 November and 23 December 2024. The Village Design Statement was adopted by the SDNPA and Winchester City Council in March 2025.
- 2.10 The Biodiversity Net Gain Technical Advice Note (TAN) was updated in March 2024 and February 2025 to reflect the introduction of statutory Biodiversity Net Gain under the Environment Act 2021 and Biodiversity Net Gain Regulations 2024.

Minerals and Waste

- 2.11 The SDNPA is responsible for planning for the future management of waste and production of minerals within the South Downs National Park (SDNP). We are working in partnership with the mineral and waste planning authorities in Hampshire, West Sussex, Brighton & Hove and East Sussex Councils, and have adopted the following joint local plans:
- a) East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
 - b) Hampshire Minerals and Waste Plan (2013)
 - c) West Sussex Waste Plan (2014)
 - d) East Sussex, South Downs and Brighton & Hove City Waste and Minerals Sites Plan (2017)
 - e) West Sussex Joint Minerals Plan (2018) including the Soft Sand Review (2021)
 - f) East Sussex, South Downs and Brighton & Hove Waste and Minerals Revised Policies (2024)
- 2.12 The SDNPA is working in partnership with Hampshire County Council, Portsmouth City Council, Southampton City Council and the New Forest NPA on a Partial Review of the Hampshire Minerals and Waste Plan., This Plan is currently at examination (the hearing sessions took place in February 2024).
- 2.13 The SDNPA continues to work closely with West Sussex County Council on Minerals and Waste matters. A 5-year assessment on the relevance and effectiveness of the Joint Minerals Plan was undertaken in 2023, when it was determined that a formal review of the Plan was not required. A 5-year assessment on the relevance and effectiveness of the Joint Waste Plan was undertaken in 2024, when it was determined that a formal review of the Plan was not required.
- 2.14 Progress on joint minerals and waste local plans and monitoring of already adopted plans will be reported in the Monitoring Reports produced by Hampshire County Council, East Sussex County Council and West Sussex County Council. [Read more on the subject.](#)

3. Duty to Cooperate

3.1 National Park Authorities are responsible for planning within their respective national parks. However, the districts, boroughs, city and county councils are responsible for other statutory functions including housing, transport and education. Partnership working and cooperation is therefore fundamental to the successful operation of the South Downs National Park Authority (SDNPA) given the responsibilities of these different organisations, the size of the National Park and the number of districts and boroughs it covers. The Duty to Cooperate is a fundamental part of cross-boundary planning, and the local planning authority's monitoring report gives details of what action they have taken during the period covered by the AMR. The highlights of this cross boundary working that took place within the monitoring year are set out below.

Cross boundary Themes

3.2 As reported in the 21/22 AMR, with the start of the Local Plan Review, the Authority considered it appropriate and timely to update its strategic cross-boundary themes. We wanted to ensure that they aligned with our corporate priorities relating to ReNature, Climate Action, and a National Park for All. There were also some practical updates in terms of terminology. The updated themes were agreed by Planning Committee in November 2024 as part of the Cooperation and Alignment Strategy appended to the Project Initiation Document for the Local Plan Review. The updated strategic cross-boundary themes are:

- Conserving and enhancing the **natural beauty, wildlife and cultural heritage** of the National Park and its setting.
- **Biodiversity restoration at all scales** and making nature bigger, better and more joined up.
- **Protection and mitigation of impacts on European designated nature sites** including water and nutrient neutrality.
- Mitigation and adaptation to **climate change**, including nature-based solutions.
- **Sustainable travel** into and across the National Park.
- The **local economy** and jobs particularly in land management and the visitor economy
- New **homes** including accommodation for Travellers, focusing on affordable homes for local communities.
- **Green and grey infrastructure** serving communities in and around the National Park.

3.3 These themes have been used as the basis for making representations on local plan consultations outside the National Park and identifying key areas of work throughout the last year.

Water Neutrality

3.4 Part of the South Downs National Park and surrounding area falls within the Sussex North Water Resource (Supply) Zone. This includes parts of the Chichester, Horsham and Arun areas of the SDNP. This area is served by groundwater abstraction near Pulborough. This has the potential to impact upon the Arun Valley, a Special Area of Conservation (SAC), Special

Protection Area (SPA) and Ramsar site. The hydrology (water quantity and its movement) of the area is essential to maintaining the habitat upon which the designation features/species rely on.

- 3.5 In September 2021, the Authority received advice from Natural England (NE) raising concerns about the Arun Valley designations. NE advise that it cannot be concluded that the existing abstraction within Sussex North Water Resource (Supply) Zone is not having an impact on the Arun Valley site, and developments within this zone must not add to this impact. Development proposals that would lead to a material increase in water demand will need to demonstrate 'water neutrality'. This means that there would be no increase in water consumption, demonstrated by a combination of water efficiency, water recycling and offsetting measures.
- 3.6 The SDNPA is working jointly with other affected Local Planning Authorities (Crawley Borough Council, Horsham District Council, Chichester District Council, Mid Sussex District Council and West Sussex County Council), Natural England and Southern Water on this issue. A study and strategy were commissioned by Crawley, Horsham and Chichester councils to support their plan making. SDNPA has worked closely with the commissioning authorities on this. The strategy, also known as the Part C report, has identified an approach for Local Plans to be water neutral. The strategy has been published and can be viewed on the [Crawley Borough Council website](#).
- 3.7 The Local Authorities and the SDNPA are working together on introducing a water offsetting scheme (Sussex North Offsetting Water Scheme or SNOWs) as envisaged by the Part C: Water Mitigation Strategy. This scheme, which commenced in March 2025, allows applicants, where accessing the scheme, to demonstrate water neutrality by offsetting any water utilised in a policy compliant scheme. The authorities have jointly appointed a Water Neutrality Project Manager to develop and manage this scheme which was aided by knowledge gained from an Offsetting Pilot undertaken by Crawley District. They will also record private offsetting measures to provide clarity and co-ordination and ensure there is no double-counting of measures.
- 3.8 Alongside this, the Local Authorities and the SDNPA have worked jointly on a Local Plan policy for Water Neutrality for all our Local Plans. This policy was included in the Crawley Local Plan which was adopted in October 2024.

Other Key Joint Working Topics

- 3.9 Nutrient Neutrality: The SDNPA continues to be part of the Partnership for South Hampshire (PFSH) Water Quality Working Group (WQWG), which is addressing the issue of nutrient neutrality in the Solent and River Itchen Catchments.
- Natural England has raised concerns about high levels of nutrients in the Solent and River Itchen water environment. It is Natural England's view that there is a likely significant effect on these internationally designated sites due to the increase in wastewater from new housing. Natural England advises that new proposals, which involve overnight accommodation have inevitable wastewater implications. Natural England therefore advises a nutrient neutral approach is taken stating '*the achievement of nutrient neutrality, if scientifically and practically effective, is a means of ensuring that development does not add to existing nutrient burdens.*'

- The WQWG includes Natural England, the Environment Agency, water companies, the Hampshire and Isle of Wight Wildlife Trust and local planning authorities (LPAs) which are part of PFSH, plus others within the wider affected area which includes the SDNPA. A temporary Strategic Environmental Planning Manager supported by two officers coordinate the progression of a strategic approach to the nutrient neutrality issue affecting the Solent and Itchen catchments. Achieving nitrate neutrality primarily involves agricultural land being taken out of use, reducing nitrates inputs to be 'offset' which allows a specific development to proceed that produces equivalent nitrates to those that are to be reduced. The River Itchen is also affected by phosphates, which primarily require mitigation in the form of upgraded wastewater treatment plants. The SDNPA is working with landowners, specialist organisations and other LPAs to facilitate effective offsetting solutions that deliver multiple benefits for nature recovery and climate action.
- 3.10 Ashdown Forest: The SDNPA has continued to work with the other affected authorities on the strategic cross boundary issue of air quality impacts on the Ashdown Forest Special Area of Conservation (SAC) arising from traffic associated with new development.
- The SDNPA set up and is an active member of the Ashdown Forest Working Group (AFWG). The purposes of the group are to work collaboratively on Ashdown Forest and share information arising from our Habitats Regulations Assessment (HRA) work.
 - Local Planning Authorities (LPAs) in the AFWG have jointly commissioned air quality monitoring for Ashdown Forest from AECOM, and a bespoke shared traffic model from Jacobs (as agreed at the AFWG meeting in October 2022). This work is now underway.
- 3.11 Wealden Heaths Phase II Special Protection Area (SPA): Joint working with Natural England and East Hampshire District continues to be undertaken to ensure a consistent approach is applied in relation to development within the 400m and 5km buffer zones surrounding the SPA. It should be noted that the limit in the 400m buffer zone for additional new dwellings has been reached.

Cross-boundary groups

- 3.12 The SDNPA is involved in the work of several cross-boundary groups, the largest and most significant of which to the National Park is the West Sussex and Greater Brighton Strategic Planning Board. This is made up of all the local planning authorities in West Sussex plus Brighton & Hove and Lewes. The National Park covers a large swathe of land running the full length of the sub-region.
- 3.13 Collaborative working among planning policy officers across East Sussex has been long-established through the Planning Liaison Group (chief planning officers) and the East Sussex Local Plan Managers Group. In addition, the East Sussex Strategic Planning Members Group (ESSPMG) was set up in 2013 to enhance and endorse cooperation at the political level. The group consists of the portfolio holders for planning assisted by officers from all local authorities in East Sussex, including SDNPA. The terms of reference for this group were updated in December 2023.
- 3.14 There has also been regular attendance at officer liaison meetings as follows:
- Hampshire & Isle of Wight Planning Officers Group (HIPOG).
 - Development Plans Group (DPG) (subgroup of HIPOG).

- Planning Research Liaison Group (PRLG) – (subgroup of HIPOG).
- Hampshire Alliance for Rural Affordable Housing (HARAH).
- Solent Recreation Mitigation Partnership (SRMP).
- Partnership for South Hampshire (PFSH) Water Quality Working Group (WQWG).
- Sussex North Water Resource (Supply) Zone officer groups (Water Neutrality Executive Board, Water Neutrality Lead Officer Group, Policy Working Group, Development Management Working Group, and Offsetting Working Group).
- West Sussex Planning Policy Officers Group (PPOG).
- East Sussex Local Plan Managers Group.

Consultations

3.15 Responses have been made to the following neighbouring authority planning consultations:

- Adur: 19/12/2024 Adur Local Plan “Key Issues” Consultation November 2024.
- Arun: 06/02/2024 Gypsy and Traveller Development Plan Document (G&T DPD) – Regulation 19 Consultation.
- Brighton & Hove: 23/01/2024 Brighton & Hove Local Plan Key Issues Consultation November 2024 to January 2025.
- Chichester: 16/03/2023 Chichester Local Plan Review 2035 – Regulation 19 Consultation. Statement of Common Ground 25/06/2024. 12/12/2024 Southbourne Allocation Development Plan Document (DPD) – Regulation 18 Consultation.
- Crawley: 05/05/2023 Crawley Borough Submission draft Local Plan 2024 – 2040: Duty to Cooperate (response to unmet needs request).
- Eastleigh: 11/02/2025 Eastleigh Borough Local Plan Review – Issues & Options Consultation.
- East Hampshire: 25/08/2023 East Hampshire Local Plan: Duty to Co-operate Provision of Traveller and Travelling Showpeople accommodation (response to unmet need request). Statement of Common Ground – 19/01/2024. 04/03/2024 Draft East Hampshire Local Plan 2040 (Regulation 18 Consultation).
- Horsham: 15/12/2023 Horsham District Plan – Addressing Housing and Gypsy & Traveller (response to unmet needs letter). 01/03/2024 Horsham District Local Plan 2023-2040 – Regulation 19 Consultation.
- Hastings: 10/05/2024 Hastings Borough Council - Duty to Cooperate request to consider unmet gypsy and traveller accommodation needs arising from Hastings.
- Havant: 13/03/2024 Havant Borough’s Emerging Local Plan – Duty to Cooperate (response to unmet housing needs request).
- Lewes: 02/02/2024 Consultation on Lewes Local Plan - 'Towards a Lewes Local Plan: Spatial Strategy and Policy Directions'. 09/04/2024 Lewes District Local Plan - Duty to Cooperate request to consider unmet development needs arising from Lewes District.

- Mid Sussex: 23/02/2024 Mid Sussex District Plan Review 2021-2039 (Regulation 19 Consultation). 22/07/2024 Statement of Common Ground.
- Waverley: 16/04/2024 Preparation of the new Waverley Borough Local Plan 2043.
- Wealden: 09/05/2024 Wealden District Draft Local Plan (Regulation 18 Consultation). 09/05/2024 Wealden District Council Local Plan - Duty to Cooperate (response to unmet needs request).
- Winchester: 25/08/2023 Winchester Local Plan: Duty to Co-operate Provision of Traveller and Travelling Showpeople accommodation (response to unmet need request). August 2024 signed a Statement of Common Ground. 10/10/2024 Winchester Local Plan 2020-2040 – Regulation 19 Consultation.

Minerals and Waste

- 3.16 The SDNPA is the Minerals and Waste Planning Authority for the National Park, and works closely with its County Council, adjacent National Park Authority and Unitary Authority partners to coordinate joint plan-making across the area. To date, the following have been prepared and adopted:
- East Sussex, South Downs and Brighton & Hove Waste & Minerals Local Plan (2013).
 - East Sussex, South Downs and Brighton & Hove Waste & Minerals Sites Plan (2017).
 - Hampshire Minerals & Waste Plan (2013).
 - West Sussex Waste Local Plan (2014).
 - West Sussex Joint Minerals Plan (2018) [Partial Review, 2021].
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Revised Policies (2024).
- 3.17 The SDNPA is a member of the South-East England Aggregate Working Party (SEEAWP). As part of its role in SEEAWP, the SDNPA has agreed Statements of Common Ground (SoCG) in relation to minerals planning in the South-East. This is to ensure a steady and adequate supply of minerals, whilst recognising the purposes and duty of the National Park. More specifically, the SDNPA signed an update to the South-East Soft Sand Position Statement in 2023. The updated position statement provides an agreed source of evidence and underpins the effective cooperation and collaboration in addressing the strategic cross-boundary matter, of soft sand supply. The position statement will also form the basis of any future SoCG.
- 3.18 The SDNPA is a member of the South-East Waste Planning Advisory Group (SEWPAG). Previously, the SEWPAG members all signed a strategic SoCG in relation to inert landfill. The SoCG sets out an agreed understanding of the continued, but decreasing, need for inert landfill in the South-East region.

4. Core Policies

Indicator **SDLPI: Added value**

Policy monitored: Core Policy SDI: Sustainable Development

Target:

- 4.1 Ensure that all planning applications deliver added value to the development proposed and the wider National Park purposes.

Output:

- 4.2 A decision was made in April 2020 to report and monitor the value added to all planning applications determined by the SDNPA and its host authorities. From summer 2020 case officers started consistently recording on the planning database the types of value added during the process of determining an application. This is the third year, 2023-24, with a full 12 months of added value recorded. Officers can record the category or categories of added value through their work on each application.
- 4.3 For 2023-24 the categories of added value were revised to align with the SDNPA's corporate priorities. The new categories are Corporate Priority (CP)1 Nature Recovery, CP2 Climate Action, CP3 National Park for all and DESLAN Design and Landscape Character. The revised categories are simpler, and the output helps to demonstrate more clearly value being added where the SDNPA seeks to fulfil its statutory purposes and duty.
- 4.4 For the purposes of assessing added value for this indicator only certain types of application were considered. The assessment focused on types such as full applications where there was consistently more scope for officers to add value. The applications included full, householder, removal or variation of condition and certain types relating to prior approval for example agricultural buildings. Some development types were excluded in the assessment of added value, for example tree preservation order permissions or tree(s) in a conservation area. Development types were excluded on the basis there was less opportunity to add value in many of these cases.

Commentary:

- 4.5 As outlined above, for those development types included in the assessment there were 662 applications where added value was filled in by the case officer. This is 57% of all the applications for development types included in the assessment. These 662 applications resulted in 1,134 records for added value. For some applications more than one type of added value was recorded. Hence there are more added value records than the number of applications.
- 4.6 The 1,134 records were assessed by the type of added value as shown in table I below. Note there were 21 records referring to the 'old' added value categories which have been excluded from the total.

Type of Added Value	Number of times officers recorded added value for that Type
CPI Nature Recovery	420
DESLAN Design and landscape character	297
CP2 Climate Action	279
CP3 National Park for all	138

Table 1: Added value records – by type of added value

- 4.7 The largest number of records for added value was for Corporate Priority I Nature Recovery. Value added in relation to Design and landscape character and Climate Action were both recorded a similar number of times. All three of these categories relate to purpose I of the National Park. The records highlight how the planning system is delivering value in terms of achieving purpose I as a protected landscape. In broad terms, the records also show the planning system is adding value regarding nature recovery. This may reflect the introduction of Biodiversity Net Gain and the emphasis on the planning system delivering positive changes for nature.
- 4.8 The officer case notes for added value show a range of measures, usually secured by condition, that add more detail to the broad categories. For nature recovery case officers secure a range of measures from bird boxes and bee bricks at the micro scale to improving landscape setting through additional planting or areas of new habitat at the macro scale.
- 4.9 Examples of working successfully with applicants to add value include a scheme for 20 glamping pods at Blacknest Golf Centre, Binsted in Hampshire. In relation to Climate Action, Photo Voltaic panels were added to the scheme, Electric Vehicle and Bike charging was integrated into the layout and a new pedestrian route to connect to the public rights of way network was included for visitors. Measures adding value in relation to Climate Action were achieved as part of a scheme for 20 dwellings to redevelop the former Cowdray Works Yard at Easebourne including the provision of homes to the Passiv homes standard, policy compliant sustainable construction, a new public pedestrian route and new road crossing. In relation to the Nature Recovery category the scheme opened a culverted watercourse integrating sustainable drainage whilst achieving a net gain for biodiversity.

Indicator SDLP4: Number of major developments permitted

Policy monitored: Core Policy SD3: Major Development

Target:

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

Output & Commentary:

- 4.11 Paragraph 190 of the National Planning Policy Framework (NPPF) 2024 states that planning permission should be refused for major development in National Parks other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. Footnote 67 clarifies that for the purposes of paragraphs 190 and 191, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.
- 4.12 Policy SD3 of the South Downs Local Plan (SDLP) sets out how the Authority will determine what constitutes major development and, if a proposal is deemed to be major development, how that application will be considered. The policy clarifies that it applies to all development proposals that require planning permission including temporary events.
- 4.13 There was one application for major development considered during the monitoring year which has a resolution to permit. A hybrid application for the redevelopment of the North Street Industrial Estate and North Street, Lewes, constituting major development was considered by the October 2023 Planning Committee. This is the site known as North Street Quarter, the strategic site SD57 allocated in the SDLP. This application relates to the construction of up to 685 dwellings and a variety of other uses such as new health facilities, business / commercial floorspace, a hotel, restaurants, retail and other associated uses on the site.
- 4.14 The October 2023 Planning Committee deferred a decision on the application to resolve issues on transport, design, flood risk and air quality. At the planning committee on 15th February 2024, the application was re-considered, and it was resolved to grant planning permission subject to addressing some outstanding transport issues. This consideration included concluding that the exceptional circumstances test was met. Delegation is given to the Director of Planning, in consultation with the Chair of Planning Committee, to grant planning permission subject to addressing the transport issues and signing a Section 106 agreement.

[To read the report to Planning Committee.](#)

5. A Thriving, Living Landscape

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

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

Target:

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

Commentary

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

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

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

5.4 **Equestrian TAN**

The Landscape Officer led the research, creation and approval by Planning Committee (July 2023) of the Equestrian Technical Advice Note for the purposes of consistent guidance for applications of an equestrian nature as well as associated practical guidance for good equestrian practice for members of the public in the National Park.

5.5 **Conservation Area Appraisal and Management Plan (CAAMP)**

In this 12-month period, the Lewes CAAMP was adopted by the 12 October 2023 Planning Committee and substantial work was completed on CAAMPs for Selborne, Twyford, Danny conservation areas, and the CAAMP for Sompting was completed and consulted on and subsequently adopted by 11 July 2024 Planning Committee.

Indicator SDLP7: Number of Village Design Statements adopted

Policy monitored: Strategic Policy SD5: Design

Target:

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

Output & Commentary:

- 5.7 There are communities across the National Park at different stages of VDS preparation and we anticipate more VDS to be presented for adoption in the coming year (2024/25). In the year 2023/24 no Village Design Statements were adopted.
- 5.8 One VDS has been adopted in the next monitoring year (2024/25). This is Selborne VDS adopted in April 2024.
- 5.9 A VDS describes the distinctive character of a village and the surrounding countryside. It draws up design principles based on the distinctive local character which helps planners and developers to understand local issues. The SDNPA can adopt VDS as a Supplementary Planning Document (SPD). The SDNPA's Design SPD provides a helpful starting point for communities considering a VDS. Communities should use the Design SPD to structure their own VDS, along with getting advice from the SDNPA, to provide information and detail on what is important locally.

Indicator SDLP11: Area, condition, and connectivity of target priority habitats

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity; Development Management Policy SD11: Trees, Woodland, and Hedgerows

Target:

- 5.10 Increase in the percentage of priority habitat in favourable condition from the baseline of 2015, to 2033, the end of the Local Plan period.

Output:

Habitat	Area (ha)	2015	2016	2017	2018*	2019	2020
Broadleaved, mixed and yew woodland	2,975	80.3%	80.3%	81.1%	-	81.2%	81.1%
Calcareous grassland	3,086	44.0%	42.2%	41.8%	-	43.3%	45.2%
Lowland heath	1,491	9.1%	9.1%	9.6%	-	29.0%	29.0%
Neutral grassland	1,423	32.2%	32.1%	32.2%	-	33.6%	33.9%
All SSSI Condition	9,927	47.4%	46.8%	46.9%	51.8%	52.2%	53.0%

*No breakdown by habitat for 2018 in data supplied by Natural England
Columns show favourable condition as a percentage of the total area of the habitat by year
Table 2: Percentage of target priority habitats in a favourable condition

Commentary:

- 5.11 In 2024, Natural England released a new methodology to assess Sites of Special Scientific Interest (SSSI) condition. The change means that the condition of the features in a SSSI will be reported instead of the condition of the unit.

- 5.12 In 2023-24, 52% of SSSI features within the SDNPA are in favourable or recovering condition. Analysis shows that the top issues affecting the condition of SSSI features are grazing and scrub encroachment on grassland and heathland sites, deer browsing preventing the regeneration of woodlands and the availability and quality of water.
- 5.13 SDNPA works in partnership with landowners, managers, farmers and with key partners in supporting nature recovery action. Since 2022, a total of 6,082 additional hectares of land have been secured or managed for nature and key projects to improve the condition of priority habitats are being delivered.

Indicator SDLP12: Population and distribution of priority species

Policy monitored Strategic Policy SD9: Biodiversity and Geodiversity

Target:

- 5.14 Increased populations and distributions of priority species

Commentary:

- 5.15 In 2023-24, four of SDNPA's target species (Birds, Bats, Butterflies and Bees) were identified as priorities as they can indicate the health of a landscape, and they have established monitoring schemes.
- **Birds** - South Downs Farmland Bird Initiative conducts counts of farmland birds, showing trends of farmland bird populations across the South Downs from 2014 to 2024. For those species with sufficient recording to show a trend there was a mixed picture from the latest figures in 2024. Buzzard, Linnet and Yellowhammer all showed a slight decline over the last three years compared to earlier in the survey period. Red Kite recording indicated an increased distribution, and Skylark saw a slight increase in numbers over the years 2022-2024.
 - **Butterflies:** In 2023 Butterfly Conservation analysed butterfly monitoring data within the South Downs National Park (SDNP). The report found robust monitoring coverage for wider-countryside butterfly species across the region, with sufficient data to track population fluctuations over the last 30+ years. Trends for these butterflies in the South Downs largely mirror those in the broader South East. From 1990 to 2021, butterfly populations in the SDNP have shown a slightly smaller decline compared to the South East, while the past decade (2011-2021) shows a slightly smaller increase in population compared to the wider South East. However, these differences are not statistically significant.
 - **Bats** – In 2024, the Bat Conservation Trust completed an analysis of the National Bat Monitoring Programme data for the South Downs National Park. Since 1999, the England widespread bat index has increased by 43% (Bat Conservation Trust 2022). The data for the SDNP largely reflects national trends.
 - **Bees** – A local bee expert is working with SDNPA to conduct surveys on key sites looking for under recorded species and are arranging a discussion group to develop a long-term plan for the very rare *Anthophora retusa* bee, which is present at Hope Gap, near to Seven Sisters Country Park.

Indicator SDLP13: Developments granted planning permission within designated wildlife sites or ancient woodland

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity; Strategic Policy SD10 International Sites

Target:

- 5.16 All developments within designated wildlife sites, to conform to Policies SD9: Biodiversity and Geodiversity and/or SD10: International Sites.

Output:

Type of designated site‡	Number of permissions * †
International Sites (Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites)	11
National Sites (Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR))	10
Local Sites (Local Wildlife Site (LWS), Site of Importance for Nature Conservation (SINC), Site of Nature Conservation Importance (SNCI) and Local Nature Reserve (LNR))	69
Ancient Woodland	47 (plus a further 27 which have other nature conservation designations and are included above)

Table 3: Planning permissions granted in designated wildlife sites or ancient woodland, 2023/24

*within, adjacent or overlapping

† excludes discharge of conditions or varying conditions of previous application, and non-material amendments, or applications for internal works to existing buildings.

‡ nature conservation designations can overlap, for example, SACs are also SSSI's. To avoid double counting, applications are recorded once against the highest order of nature conservation designations.

- 5.17 A total of 236 applications were granted permission within, adjacent or intersecting the nature conservation designations. The focus of this indicator is on applications for new development which may impact designations. Therefore, of these, 99 were for discharge or varying of conditions to previously permitted applications, non-material amendments, lawful development applications or internal works to buildings and these are not included in the above table and are not discussed further for the purpose of this indicator. In addition, listed building applications which accompany full, or householder applications have also been removed to avoid double counting.

Commentary:

- 5.18 Of the 137 applications recorded in table 3, the majority were adjacent to the nature conservation sites rather than within, and were householder applications, such as proposals for extensions where the boundary of the wider plot adjoins a nature conservation designation. There was 1 application permitted within a designated Local Nature Reserve (LNR) site. This is discussed later in the commentary. There were 2 applications for sites within an ancient woodland and a SNCI/LWS (Local Wildlife Site). There were 2 applications that were within a SNCI/LWS sites.

- 5.19 A total of 11 applications were adjacent to international designations. These applications have red line boundaries of the plots which are adjacent to the international designations. The majority of these are small scale applications such as extensions to existing properties that are well set back from the edge of the plot and the designation. However, the 11 consents did include application SDNP/23/01934/ADV which is for the display of 2 wooden interpretation boards at Longmoor Ranges & Woolmer Forest, Liss, Hampshire. It also includes application SDNP/23/02533/HOUS to create a wild-life pond in a paddock at Hanger Croft, Gracious Street, Selborne.
- 5.20 There were 18 applications adjacent to Sites of Special Scientific Interest (SSSI), which is a national nature conservation designation. Please note that some of these were also adjacent to international designations. Therefore, the number is lower in the above table to prevent double counting.
- 5.21 There were 10 applications that only affected SSSIs. These applications were for householder scale development such as extensions to existing dwellings, external alterations to existing buildings and roof solar panels. The applications also included schemes for ground works and fencing in association with chalk grassland restoration at St Catherine's Hill, Morestead Road, Winchester and the installation of new water supply for the Devils Dyke public house to include two connections for standpipes to provide water to animal troughs. In general, there were not likely to be impacts on the SSSI and where avoidance and mitigations measures were required for biodiversity these were secured by condition. The applications also include SDNP/21/02342/FUL part of the area of which impacts the Seaford to Beachy Head SSSI. The scheme sets out to do the following. Realignment and replacement of an existing single lane bridge at the A259 over the river Cuckmere, with a new two-way, two-lane bridge with a footpath, including re-profiling of the river and road embankments. Proposed provision of traffic calming measures between the Seven Sisters Country Park and Seaford. Alterations to access and provision of shared surface to east of Cuckmere Inn. Provision of a habitat creation area to restore agricultural land back into wetland on the east bank of Cuckmere Valley at Exceat Bridge, Eastbourne Road, Exceat, East Sussex.
- 5.22 Applications permitted in relation to local sites and ancient woodland were generally householder scale and adjacent to designations. For these there were greater instances of designations coming within the red line boundary of a proposed development, but this was often where part of the Local Wildlife Site or Ancient Woodland was within the grounds/garden of proposed works, with the development taking place outside that area. There were several non-householder applications. These include an application for the change of use of agricultural land to a campsite for seasonal camping between April and October at Bramley Park Camping, Bramley Farm, Polegate. There was also an application for the regularisation of a reconfigured site access from the A27 and internal hard surfacing and footpaths (part retrospective) at the Arundel Arboretum.
- 5.23 Also, within local wildlife designations there were the following applications. One was for the construction of two lagoons, measuring 57m x 20m with a 2m maximum height, at West Heath Quarry, West Heath Common, West Harting in Phase 3 of the existing extension site. The bunds will be constructed of concrete/sand/clay. There were two applications at Stanmer Park near Brighton. The first application is the change of use of The Forge to a metalworking studio for blacksmiths and provision of associated building alterations including a flue and replacement openings. The second applications is the retention of alterations approved under application reference SDNP/14/04751/FUL and permanent change of use of buildings to a light industrial use (use class E) at the Fruit Factory. Other applications within local designations

were for permissions for works to Tree Preservation Order (TPO) trees or the removal of dead or dangerous trees.

- 5.24 Overall, for each of the types of designations the permitted uses were considered appropriate to their sensitive location.

Indicator SDLPI4: Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity

Output & Commentary:

- 5.25 In Policy SD9 of the South Downs Local Plan, criterion (1)(b) requires that development proposals '*Identify and incorporate opportunities for net gains in biodiversity*'. In addition, England-wide mandatory requirements for biodiversity net gain (BNG) as set out in the Environment Act 2021 commenced on 12 February 2024 for major applications and 2 April 2024 for smaller applications. This made a minimum of 10% BNG mandatory on major development sites during the last 48 days of this 2023-2024 AMR reporting period, to be demonstrated by the Natural England Statutory Metric and secured for 30 years, with the requirement for smaller applications commencing during the next (2024-25) AMR reporting period.
- 5.26 Consented applications were reviewed for the whole 2023-24 AMR reporting period (i.e. both before and after the start of the statutory 12 February start date). Many included biodiversity measures either linked to achieving biodiversity net gain or as general biodiversity enhancements which were not measured using the BNG Metric. Examples of enhancements most typically provided were wildflower planting, grassland management and tree and hedgerow planting and enhancements. Species-specific measures such as provision of bird, hedgehog and bat boxes were often secured via planning condition, sometimes referenced as contributing to BNG. Whilst these are important biodiversity enhancements, these are not within the scope of BNG as defined in the BNG Metric, which uses habitats as a biodiversity proxy. This is explained further in the BNG Technical Advice Note (TAN). [Read more on this subject.](#)
- 5.27 Of the planning applications in scope, eighteen (14.3%) included measurements of BNG using a Metric (either the statutory Metric published by DEFRA on 12 February 2024, or a previous Natural England version). This is a 50% increase on the previous reporting period reflecting increasing use of the Metric in the industry in anticipation of mandatory BNG. See Table 4 below. The 18 applications that used a BNG Metric delivered a net total of 95.32 habitat Biodiversity Units, 11.92 hedge Biodiversity Units and 1.19 watercourse units (as compared with 23.71 habitat, 9.85 hedge and 0.35 watercourse units in the 2022-23 AMR reporting period).
- 5.28 Where applicable, the range of measurable BNG recorded within these applications is:
- Habitat – 11 to 148% (average 33.5% across 16 applications)
 - Hedgerow – 13 to 114% (average 65.9% across 9 applications)
 - Watercourse – 56% (only 1 application).

- 5.29 The figures demonstrate a significant uplift on Biodiversity Units delivered in the previous reporting period, and BNG levels consistently above the 10% requirement. The types of applications using the Metric during this reporting period were generally larger or more complex sites with ecologists already involved in the project. As reflected through this AMR, most applications tend to be smaller scale within the National Park. A beta test version of the Small Sites Metric was released in July 2021 and a statutory version was published on 12 February 2024. We may see more use of the latter in line with mandatory BNG requirements for smaller sites from 2 April 2024.
- 5.30 Within this reporting period, BNG proposals have been largely onsite (83%, with the remainder a combination of onsite and offsite) and secured via planning conditions (61%) or via legal agreement (11%, 2 applications). From February 2024, a general condition will be applied to all relevant planning approvals which will require delivery of a minimum 10% BNG over 30 years. This should be delivered in line with the BNG Hierarchy set out in the Regulations. The hierarchy requires that, after avoiding the most valuable habitats, the adverse effect of a development should be compensated. This is by prioritising in order, where possible, the enhancement of existing, and creation of new, onsite habitats; the allocation of registered offsite gains (held on a publicly accessible Register administered by Natural England); and as a last resort the purchase of biodiversity credits directly from government to finance national conservation projects.
- 5.31 Only one planning application came under statutory BNG requirements in the current reporting period (SDNP/22/04472/FUL, Land East of Harrier Way, Petersfield). This delivered 2.11 hedge and 1.19 watercourse units onsite and 5.3 habitat units offsite within the National Park at Iford Estate (figures from Biodiversity Gain Site Register reference BGS 290224001) . These elements were secured via Section 106 agreement.
- 5.32 We are awaiting government guidance on how to present BNG monitoring information to the Department for Environment, Food and Rural Affairs (DEFRA) in line with the Regulations, and so this reporting is likely to evolve in the AMR in the future.

Planning Application Ref	Development Type / No of Units	Habitat % change	Habitat Net Change in Biodiversity Units (BU)	Hedgerow % change	Hedgerow Net Change in BU	Water course % change	Water course Net Change in BU	Summary of Habitat Losses	Main habitat gain/ enhancements	Mechanism for BNG Delivery
SDNP/22/05 710/FUL	Commercial (tourism)	16.22	3.73					loss of modified grassland	grassland enhancement to other neutral grassland, woodland planting	Onsite (condition)
SDNP/21/04 040/FUL	Hybrid: residential (up to 20 dwellings) & commercial	22.52	0.32		0.12			loss of scrub, amenity, and modified grassland	creation of other neutral grassland, scrub, pond, ditch, native hedge	Onsite (condition)
SDNP/21/04 041/FUL	Residential (up to 20 dwellings)	45.27	1.59	13.33	0.95			loss of scrub, modified grassland, ruderal, ephemeral vegetation, and amenity grassland	creation of other neutral grassland, scrub, orchard, native hedge	Onsite (condition)
SDNP/21/06 389/FUL	Residential (replacement dwelling)	18.01	0.71	55.08	0.06			loss of modified grassland, scrub, hedgerow, two trees	new tree & hedge planting, creation of dense scrub and other neutral grassland	Onsite (unsecured)
SDNP/21/02 342/FUL	Commercial (road)	17	1.53	89	0.51			loss of scrub, arable and native hedgerow	floodplain wetland and coastal grazing marsh enhancement, planting of native species-rich hedgerow	Onsite (S106)

Planning Application Ref	Development Type / No of Units	Habitat % change	Habitat Net Change in Biodiversity Units (BU)	Hedgerow % change	Hedgerow Net Change in BU	Water course % change	Water course Net Change in BU	Summary of Habitat Losses	Main habitat gain/enhancements	Mechanism for BNG Delivery
SDNP/22/04 472/FUL	C2 Residential (97 dwellings)	0	0	114.66	2.11	56.13	1.19	loss of scrub, acid grassland, woodland	enhanced scrub, woodland and ditch habitat, creation of acid grassland, lowland heathland character planting, SUDS, rain garden, green roof and wall, scrub, pond, planting of native hedge and urban trees. Delivery of 5.3 BUs of habitat offsite in the National Park	Onsite (condition) and offsite (S106)
SDNP/22/04 504/FUL	Residential (up to 34 dwellings) and commercial	n/a	1.32	n/a	3.28			loss of ephemeral, ruderal vegetation, scrub, other neutral grassland	creation of green roof, mixed scrub, native hedge and urban tree planting	Onsite (condition)

Planning Application Ref	Development Type / No of Units	Habitat % change	Habitat Net Change in Biodiversity Units (BU)	Hedgerow % change	Hedgerow Net Change in BU	Water course % change	Water course Net Change in BU	Summary of Habitat Losses	Main habitat gain/enhancements	Mechanism for BNG Delivery
SDNP/23/00 332/FUL	Commercial (drainage)	148.23	13.11					loss of modified grassland and ruderal, ephemeral vegetation	enhanced modified grassland and broadleaved woodland, creation of lowland meadow, floodplain wetland mosaic and coastal floodplain grazing marsh and rain garden	Onsite (condition)
SDNP/22/04 926/FUL	Equestrian	11.22	1.34					loss of other neutral grassland and ruderal, ephemeral vegetation	enhancements to retained other neutral grassland habitat, urban tree and native shrub planting	Onsite (condition)
SDNP/23/01 181/FUL	Residential (replacement dwelling)	18.21	0.50	87.49	0.77			loss of other neutral grassland	new tree and native hedgerow planting, creation of green roof, enhancements to retained other neutral grassland	Onsite (condition)
SDNP/23/01 283/FUL	Residential (agricultural conversion)	33.44	0.24					none	enhancements to ruderal/ephemeral vegetation and mixed scrub habitat, planting of new trees and native species-rich hedge	Onsite (condition)

Planning Application Ref	Development Type / No of Units	Habitat % change	Habitat Net Change in Biodiversity Units (BU)	Hedgerow % change	Hedgerow Net Change in BU	Water course % change	Water course Net Change in BU	Summary of Habitat Losses	Main habitat gain/enhancements	Mechanism for BNG Delivery
SDNP/22/01 408/FUL	Commercial (tourism)	14.31	0.19	18.6	0.17			loss of amenity and semi-improved neutral grassland	enhancement of retained grassland to wildflower meadow, native hedge planting	Onsite (unsecured)
SDNP/23/01 867/FUL	Commercial (agricultural conversion)	27.98	67.16					loss of modified grassland, vegetated garden, mixed and conifer woodland, small pond	enhancements to retained scrub, other neutral and modified grassland habitats, broadleaved, mixed and conifer woodland, creation of lowland calcareous grassland and lowland mixed deciduous woodland	Onsite (unsecured)
SDNP/23/01 842/FUL	Residential (replacement dwelling)	26.94	1.03	50.15	0.72			loss of modified grassland and vegetated garden	enhancements to retained grassland habitats to create lowland calcareous grassland, creation of dew pond, tall herb habitat, planting of rural trees and species rich hedgerow	Onsite (unsecured)

Planning Application Ref	Development Type / No of Units	Habitat % change	Habitat Net Change in Biodiversity Units (BU)	Hedgerow % change	Hedgerow Net Change in BU	Water course % change	Water course Net Change in BU	Summary of Habitat Losses	Main habitat gain/enhancements	Mechanism for BNG Delivery
SDNP/23/03 961/FUL	Residential (replacement dwelling)	23.34	1.33	107.92	2.71			loss of amenity grassland	native hedgerow and tree planting, enhancements to retained grassland	Onsite (unsecured)
SDNP/23/04 449/FUL	C2 Residential	11.05	0.07	57.2	0.06			loss of modified grassland	enhancement of retained grassland to other neutral grassland, planting of rural trees and native hedgerow	Onsite (condition)
SDNP/23/05 176/FUL	Commercial (agricultural)	62.97	0.1	n/a	0.46			loss of modified grassland and native hedgerow	onsite creation of other neutral grassland and native species rich hedge, enhancement of offsite habitats to create other neutral grassland and native species rich hedgerow	Onsite and offsite (condition)

Planning Application Ref	Development Type / No of Units	Habitat % change	Habitat Net Change in Biodiversity Units (BU)	Hedgerow % change	Hedgerow Net Change in BU	Water course % change	Water course Net Change in BU	Summary of Habitat Losses	Main habitat gain/ enhancements	Mechanism for BNG Delivery
SDNP/22/05 983/FUL	Residential (up to 10 dwellings)	39.6	1.06					loss of modified grassland, traditional orchard, broadleaved woodland, ruderal, ephemeral vegetation	enhancement to retained traditional orchard, onsite creation of other neutral grassland, bioswale and green roof, planting of urban trees, offsite enhancement of modified grassland to traditional orchard	Onsite and offsite (condition)
Average %	-	33.5		65.9		56		-	-	-
Total gain in biodiversity units	-		95.32		11.92		1.19	-	-	-

Table 4: Applications that used the relevant DEFRA Metric (or earlier version) to calculate BNG 2023/24

Indicator SDLPI5: Schemes granted permission for biodiversity offsetting

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity

Target:

- 5.33 There is no specific target for this indicator.

Output & Commentary:

- 5.34 Biodiversity offsetting is an approach which may be considered appropriate when certain requirements for biodiversity cannot be achieved on the site of development proposals.
- 5.35 A green finance market for nature-based solutions is emerging across England for securing biodiversity offsets. Most notably due to relatively recent requirements for nutrient neutrality to address the Habitats Regulations, and legislative requirements under the Environment Act for mandatory Biodiversity Net Gain from 2024. SDNPA has been a lead player in this market through its ReNature Credit scheme as explained below.
- 5.36 The Solent and River Itchen, internationally important for its wildlife and together subject to several European nature conservation designations, are vulnerable to elevated nutrient levels. It is recognised that a large contribution of nutrient inputs is from agricultural sources such as fertiliser run off; however, a small but notable contribution comes from human wastewater outputs. Natural England has raised concerns about high levels of nutrients in the Solent water environment. Natural England advises a nutrient neutral approach for proposals that involve a net increase in dwellings/overnight accommodation.
- 5.37 Natural England has established standard guidance and a calculator which constitutes the most up-to-date scientific information regarding water quality and so must be considered in preparing Habitats Regulations Assessments on planning applications. In summary, where an overall increase in nutrients is identified in the budget, mitigation is required. Offsetting the increase in nutrient levels, for example, through taking land out of agricultural production or creation of wetland areas, is an approach which can mean no net increase in nutrients entering the Solent or River Itchen.
- 5.38 Several sites have been secured for Biodiversity Net Gain Habitat Banks and Nitrate Strategic Sites in the National Park. The sites are set out in the tables below.

The following were secured prior to the reporting period:

Site	Habitat Creation	Offsetting Type
Droke Farm, Chichester	Woodland planting	Nutrient (Nitrates)
Gawthorpe Estate, Warnford	Woodland planting	Nutrient (Nitrates)
Whitewool Farm, East Meon	Wetland	Nutrient (Nitrates)

Table 5: Biodiversity Net Gain and Nutrient Offsetting sites in the National Park (secured before the monitoring year)

The following were secured during the reporting period:

Site	Habitat Creation	Offsetting Type	Available Capacity
Iford Estate, Lewes	Grassland: Other Neutral Grassland Heathland and Shrub: Mixed Scrub Lakes: Ponds	Biodiversity Net Gain	Yes
Wiston Estate, Steyning	Grassland: Other Neutral Grassland	Biodiversity Net Gain	Yes

Table 6: Biodiversity Net Gain and Nutrient Offsetting sites in the National Park (secured in the monitoring year)

Development Specific Offsetting Sites – Secured prior to reporting period. These sites were included in previous AMR reports but do not have any available credits to sell as they are offsetting allocations specific to individual development sites.

Site	Habitat Creation	Offsetting Type
Chilgrove, Chichester	Woodland planting	Nutrient (Nitrates)
Exceat Bridge	Coastal floodplain grazing marshland habitat	Biodiversity Net Gain for SDNP/21/02342/FUL Realignment and replacement of Exceat Bridge.
Pillars, West Marden	Woodland planting	Nutrient (Nitrates)
West Stoke South Park (Pitlands)	Woodland planting	Nutrient (Nitrates)

Table 7: Biodiversity Net Gain and Nutrient Offsetting sites in the National Park (development specific offsetting sites, secured before the monitoring year)

- 5.39 At the time of writing, all the strategic sites (nitrates) and habitat banks (BNG) have capacity, although in some of the cases, this is now limited.
- 5.40 Only Whitewool Farm required planning permission due to the nature of the proposal – excavation works to create the wetland constituted development – and permission was granted in 2020.

Indicator SDLPI 6: Number of dwellings permitted and completed within zones of proximity to internationally designated wildlife sites that are identified in the Local Plan as requiring such monitoring

Policy monitored: Strategic Policy SD10: International Sites

Target:

- 5.41 There is no specific overall target for this indicator. Internationally designated sites support populations of species that are particularly vulnerable to disturbance, or loss of habitat in the surrounding area where they may travel to feed. Under the Habitats Regulations, the Authority is required to demonstrate that proposals for new development avoid or adequately mitigate against impacts on these sites. In addition to the criteria set out in Policies SD9: Biodiversity and Geodiversity and Policy SD10: International Sites there are specific

requirements for development in buffer zones around various internationally protected nature sites. These are set out in Table 8 below.

- 5.42 The Wealden Heaths: Phase II Special Protection Area (SPA), 400 metre zone; is the one area with a specific target. Habitats Regulations Assessment (HRA) for the East Hampshire Joint Core Strategy and the South Downs Local Plan identified that approximately 43 new dwellings could come forward within 400m of the Wealden Heaths Phase II SPA without adverse effect on the integrity of the site. The limit has now been reached.

Protected site	Depth of buffer zone	Relevant type of site/development	Action required by Policy SD10
The Mens SAC, Ebernoe Common SAC and Singleton & Cocking Tunnel SAC	6.5km	Greenfield sites and sites containing or close to suitable habitat	Surveys, retention of key features and buffers for Barbastelle and Bechstein's bats
The Mens SAC, Ebernoe Common SAC and Singleton & Cocking Tunnel SAC	12km	Greenfield sites and sites containing or close to suitable habitat	Surveys, retention of key features and buffers for Barbastelle and Bechstein's bats with a focus on significant impacts or severance to flight lines.
Arun Valley SPA	5km	Greenfield sites and sites containing or close to suitable habitat	Appraise suitability for wintering Bewick swan, if so take further specified actions.
Wealden Heaths Phase II SPA	400m	Net increase in residential units	Project specific HRA. [No more than 43 additional units in total to be permitted, from date of JCS adoption, in combination with East Hants equivalent zone.]
Wealden Heaths Phase II SPA	5km	Net increase in residential units	HRA screening with potential further action required
Solent Coast SPAs	5.6km	Net increase in residential units	Financial contribution to mitigating recreation effects, or appropriate assessment to demonstrate other mitigation solution.

Table 8: Buffer zones around international sites and their treatment in the South Downs Local Plan
SAC = Special Area of Conservation; SPA = Special Protection Area

Output:

- 5.43 In the South Downs National Park part of the 400m zone for Wealden Heaths Phase II SPA, no planning applications resulting in a net gain in dwellings were granted during the monitoring year.

Commentary:

- 5.44 The Wealden Heaths Phase II SPA Supplementary Planning Document (SPD) was adopted by the SDNPA and East Hampshire District Council in 2018. The SPD addresses the issue of new dwellings in the 400m buffer zone around the SPA, proposing net additional dwellings in this zone be restricted to Gypsy and Traveller sites and affordable housing, and to the limit of 43 dwellings (as assessed by the report 'Potential for altering the number of new dwellings

allowed within 400m of the Wealden Heaths Phase 2 SPA', East Hampshire District Council, 2015) unless very demanding conditions can be met. The allowance of 43 dwellings was used up in monitoring year 2021/22. No planning applications resulting in a net gain in dwellings have been permitted during this monitoring year.

- 5.45 An application (SDNP/21/05005/FUL) was permitted for the construction of three accommodation blocks (army barracks) and associated external works at Longmoor Training Camp within 400m of the designated site. Natural England advised no objection subject to appropriate mitigation being secured. An appropriate assessment was undertaken, and it was determined that due to the nature of the development as army barracks there are not likely to be significant effects regarding recreational pressure. Potential impacts from disturbance, noise, light and dust pollution during construction were identified. Appropriate mitigation was secured via condition which included requirements for a Construction Environmental Management Plan (CEMP) and an external lighting scheme.

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

Policy monitored: Development Management Policy SD11: Trees, Woodland and Hedgerows

Output:

Criteria	Applications	Trees
Loss of TPO Trees	38	149*
Number of applications with conditions to replace trees	25 (22 All trees replaced) (3 Some trees replaced)	87 (58%)

Table 9: Loss and replacement of trees with a TPO in the South Downs National Park 2023-24

**One application contains a loss of trees described as “a 10m strip of Hazel and Birch” but exact numbers are unknown. For this reason, the application has been included as an application with loss of TPO Trees, but not the number of Trees lost.*

Commentary:

- 5.46 There were 38 applications for a total loss of 149 trees. Of these 25 applications had conditions to replace lost trees. 22 applications with replacement conditions mandated replacements for all trees lost to be replaced, and only 3 applications had conditions to replace some of the trees lost. Of the 25 applications with replacement conditions a total of 87 trees were to be planted, meaning approximately 58% of lost trees were conditioned to be replaced. This is a percentage increase of 7% from a 51% replacement rate in the previous year. Lack of space for viable replacements on site will account for some of the applications that did not include replacements of all TPO trees.

Indicator SDLP21: Percentage of Listed Buildings at risk

Policy monitored: Development Management Policy SD13: Listed Buildings

Target:

- 5.47 A reduced percentage of listed buildings at risk of being lost because of neglect, decay or inappropriate development.

Output:

Number of Listed Buildings at risk	By Year End
87	31 March 2014
84	31 March 2015
81	31 March 2016
78	31 March 2017
74	31 March 2018
70	31 March 2019
69	31 March 2020
69	31 March 2021
68	31 March 2022
69	31 March 2023
69	31 March 2024

Table 10: Number of listed buildings at risk, by year

Commentary:

- 5.48 Using the Buildings at Risk (BaR) Survey, we have 5,861 listed buildings. It should be noted that this is more than the number of list entries. In some cases, a List Entry can cover more than one building or structure. Of those in the BaR survey, 69 or 1.16% of all buildings, are now recorded as being at risk. There were no changes to the number of listed buildings at risk during the monitoring year.
- 5.49 The percentage of buildings being at risk remains very low by national standards, probably reflecting high property values within the National Park. Opportunities to advance market solutions for threatened buildings and structures are explored by the Historic Building Officers as well as colleagues working for the districts. Consequently, buildings and structures of limited or no economic value, such as tombstones, are expected to become ever more prominent among those listed buildings identified as at risk. Imaginative solutions may be required for these structures, and some may require recourse to statutory notices. The National Park Authority will seek to explore with site owners and relevant stakeholders the nature of the risk and innovative ways of resolving any issues around repair and reuse of the heritage assets.

Indicator SDLP22: Conservation Area Appraisals and Management Plans written

Policy monitored: Development Management Policy SD15: Conservation Areas

Target:

- 5.50 There is no specific target for updating Conservation Area Appraisals and Management Plans (CAAMP), however, the Authority does have a rolling programme for updating them. A total of 23 CAAMPs are adopted by the Authority and are listed on our [website](#).

Commentary:

- 5.51 In the 2023/24 monitoring year, the Lewes CAAMP was formally adopted at Planning Committee in October 2023. Outside the monitoring year in July 2024 the Sompting CAAMP was adopted at Planning Committee.

Indicator SDLP23: % surface water bodies achieving 'good' ecological status

Policy monitored: Strategic Policy SD17: Protection of the Water Environment

Target:

- 5.52 Quality of ground and surface water protected and enhanced.

Output & Commentary:

- 5.53 The ecological status of water bodies is assessed by the Environment Agency (EA) in order to report on progress of actions towards the Water Framework Directive (WFD).
- 5.54 There are five classes of Ecological status: High, Good, Moderate, Poor, and Bad. To meet the directive a water body should be in good or high status. Ecological status is measured by numeric sampling of indicator species, including fish, invertebrates, and plants.
- 5.55 In 2023/24, the quality of groundwater in the South Downs National Park that was deemed 'good' was 25%. This is a reduction from the 31.8% reported in 2020/21.

6. People Connected with Places

Indicator SDLP28: Developments granted planning permission for visitor accommodation facilities

Policy monitored: Strategic Policy SD23: Sustainable Tourism

Target:

- 6.1 The target is to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. We published a Technical Advice Note on Camping and Glamping in July 2021 to help landowners and agents when applying for planning permission for camping and glamping tourism accommodation.

Output:

Type of Accommodation	Planning permissions granted	Number of rentable units permitted (gross)	Number of rentable units permitted (loss)	Number of rentable units permitted (net)
Campsites [Pitches]	9	76	11	65
Self-Catering Accommodation [Units]	14	23	0	23
Hotel/B&B/Guesthouse/PH [Rooms]	10	38	11	27
Aparthotels (Class C1) [Units]	0	0	0	0
Hostels (Sui Generis) [Premises]	0	0	0	0
TOTAL	33	137	22	115

Table 11: Planning permissions granted for visitor accommodation, by type 2023-24

- 6.2 The typologies of visitor accommodation are measured in different ways:

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

Commentary:

- 6.3 A total of 33 planning applications for visitor accommodation were determined between 1 April 2023 and 31 March 2024. The largest number of permissions (14) were for self-catering accommodation. The net number of rentable units permitted is similar to last year (2022/23, 117 units).

- 6.4 **Campsites.** There were 9no. permissions granted in 2023/24. Notably there were 2 permissions for seasonal campsites, one at Wheatham Farm (Northchapel) for 3 bell tents and a more substantial consent at Bramley Park Camping, Bramley Farm (Polegate) for 30 camping pitches and 9 glamping pitches. There was another substantial permission at Blacknest Golf Centre (Alton) for 20 glamping pods. There is also a permission recorded for both camping and self-catered units at The Mountain (Sompting) resulting in a loss of 7 bell tents and a gain of 5 self-contained Yurts.
- 6.5 **Self-Catering Accommodation.** There were 14 planning permissions granted during the monitoring year resulting in a net gain of 22 self-catering units. Permissions across the National Park for self-catering units included smaller-scale new-build, or existing building conversions and extensions. It is important to note that self-catered accommodation often contains multiple bedrooms and therefore the capacity to host a larger number of visitors per unit than other accommodation types.
- 6.6 **Hotels, Bed & Breakfasts (B&B), Guesthouses, and Public Houses (PH).** There was a total of 10 permissions granted for hotels during the monitoring year, resulting in a net gain of 27 units. There was a permission at Lordington Park Rest and Convalescent Home (Lordington) recorded in both self-catering and hotels resulting in a gain of 14 hotel units and 2 self-catering units. This permission resulted in the largest gain of hotel units in the monitoring year. There were 2 permissions resulting in a loss of hotel units. A permission at 51&52 Mid-Lavant (Chichester) resulted in a loss of 6 hotel units, and a permission at The Swan Inn (Fittleworth) resulted in a loss of 5 hotel units.
- 6.7 **Aparthotels and Hostel Accommodation.** In 2023/2024 there were no planning permissions granted for the loss or gain of these accommodation types.

Indicator SDLP31: Development granted planning permission for equestrian facilities

Policy monitored: Development Management Policy SD24 – Equestrian Uses

Target:

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

Output:

- 6.9 There were 22no. applications determined in the monitoring year that related to equestrian land use/or built facilities. The permissions (by type) are set out in Table 12 below. Permissions with more than one type of equestrian development, for example a stable building and a sand school, have been recorded against each one in the table.

Permissions by Type	Number of permissions that included this facility.	Number of permissions resulting in a replacement facility.
Buildings associated with equestrian use – i.e., stables, loose boxes, stalls, mobile stable units, hay barns, tack rooms etc	18	3
Menage, arenas, sand schools, and turnout paddocks.	6	0
Change of Use (CoU) of land from agricultural to equestrian, and permissions to keep horses.	6	0
Other	1	0

Table 12: Equestrian planning permissions by type in the monitoring year.

Commentary:

- 6.10 **Buildings associated with equestrian use – for example, stables, loose boxes, stalls, mobile stable units, hay barns, tack rooms.** There were 18 permissions resulting in a gain of buildings associated with equestrian use, 8 of which were also recorded in another permission type within table 12. These included buildings such as a change of use from agricultural to equestrian land and erection of a field shelter and stable at 78 Langford Cottages (Lavant), and a general-purpose equine building at Fields off Harrow Gate Lane (Denmead). Most permissions for equine use related buildings related to stables. There were 3 permissions for replacement equine use related buildings: stable blocks at Craig House (Bishops Waltham) and Land South of Hascombe Farm (Henfield), and an application at Burton Mill Farm (Barlavington) that included a change of use of redundant stables and the erection of a modern stabling block.
- 6.11 **Menage, arenas, sand schools, and turnout paddocks.** There were 6 permissions for these facilities, of which 3 also related to another type of development shown in table 12. At Fields off Harrow Gate Lane (Denmead), along with a general-purpose equine building (as stated in the paragraph above), there was also the creation of an area of hard-standing and outdoor exercise area. At Cissbury Stables (Nepcote) an application was approved for the erection of stables and conversion of a barn to an indoor sand school. Finally at Wood Farm (Bramdean Common) permission was granted for a larger development involving a change of use from agricultural to equestrian including converting a barn to stabling, an all-weather riding/training arena, a lean-to hay store, and paddocks.
- 6.12 **Change of Use (CoU) of land from agricultural to equestrian, and permissions to keep horses.** There were 6 permissions for the change of use from agricultural land to equestrian use, and all of these were also recorded in another development type in table 12. In addition to the schemes discussed in the above paragraphs at Wood Farm (Bramdean Common) and 78 Langford Cottages (Lavant) there were permissions at Ella’s Field (Steep), Flint Down (Owslebury), Hill View (West Meon), and Land Adjacent to The Dairy (Liss).

- 6.13 **Other.** There was one permission at the Field East of Timbers (Graffham) for land that had an existing consent for use as a polo pitch for several months a year. The new permission extends the period of use from 1 April – 31 October in any calendar year. No new equine facilities were approved as part of this permission.

7. Towards a Sustainable Future

Housing

Introduction

- 7.1 The National Planning Policy Framework (NPPF) requires local planning authorities to promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. It also seeks to boost significantly the supply of housing, but the NPPF and Planning Practice Guidance recognise that national parks may not be able to meet their objectively assessed needs. The South Downs Local Plan (SDLP) is landscape led and seeks to meet the duty to support the social and economic needs of its communities where this does not conflict with the statutory purposes of national park designation.
- 7.2 The SDLP Housing Trajectory 2024 forms Figure 2 of this report and the detailed figures are set out in Appendix 3. It is based on the housing provision figure set in Policy SD26 of the SDLP, which was based on the capacity of the National Park to accommodate new homes whilst avoiding harm to its special qualities. Within the trajectory there are several bars and lines, which represent different elements of the housing supply. The components of the trajectory are:
- Total past completions bars (2014-23).
 - Total projected completions bars made up of sites with planning permission, South Downs Local Plan/ Neighbourhood Development Plan (NDP) allocations, and a windfall allowance.
 - 'Plan' line shows the annualised housing provision figure.
 - 'Manage' line shows the annual number of completions needed to meet the National Park's housing provision figure considering shortfalls and surpluses in delivery in previous years.
- 7.3 Targets and outputs for indicators SDLP35 and SDLP36 are extrapolated from the trajectory.

Indicator SDLP32: Plan period and housing target for Local Plan

- 7.4 The Local Plan was adopted in July 2019. The Plan includes a housing provision for the National Park of about 4,750 net additional dwellings over the nineteen-year plan period 2014 to 2033. The annualised number is therefore approximately 250 dwellings per annum (dpa).

Indicator SDLP33: Number of dwellings completed (net)

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

- 7.5 The provision figure for approximately 4,750 net additional dwellings between 2014 and 2033 is set out in policy SD26 of the Local Plan and equates to an annualised number of approximately 250 net additional dpa.

Output:

- 7.6 A net total of 143 new homes were completed during the reporting year in the South Downs National Park. This comprised 183 gross dwelling completions and 40 losses of dwellings.

Year	2014/15	2015/16	2016/17	2017/18	2018/19
Net Completions	249	262	250	296	314
Year	2019/20	2020/21	2021/22	2022/23	2023/24
Net Completions	282	175	172	205	143

Table 13: Dwelling completions in the National Park, by year

Commentary:

- 7.7 Housing completions are set out from the start of the plan period in 2014 to the end of the current monitoring year in Table 13. The output for 2023/2024 was below the annualised provision figure from the Local Plan. The monitoring year sees the lowest level of housing completions since 2014. The reason for this could be the change in Government and the national planning policy landscape. Whilst these changes aim to boost housing delivery, changes will take time to make an impact.
- 7.8 Complications across East Hampshire District Council were higher than other Local Authorities across the National Park. This totalled 63 units (net) and includes 17 dwellings at Penns Field, Petersfield and 12 units at Coombe Road, East Meon. Further completions were made at The Fleet, Fittleworth (14 homes) and Eastmead Industrial Estate, Mid Lavant (9 homes). The remainder of the completions were spread across the National Park.

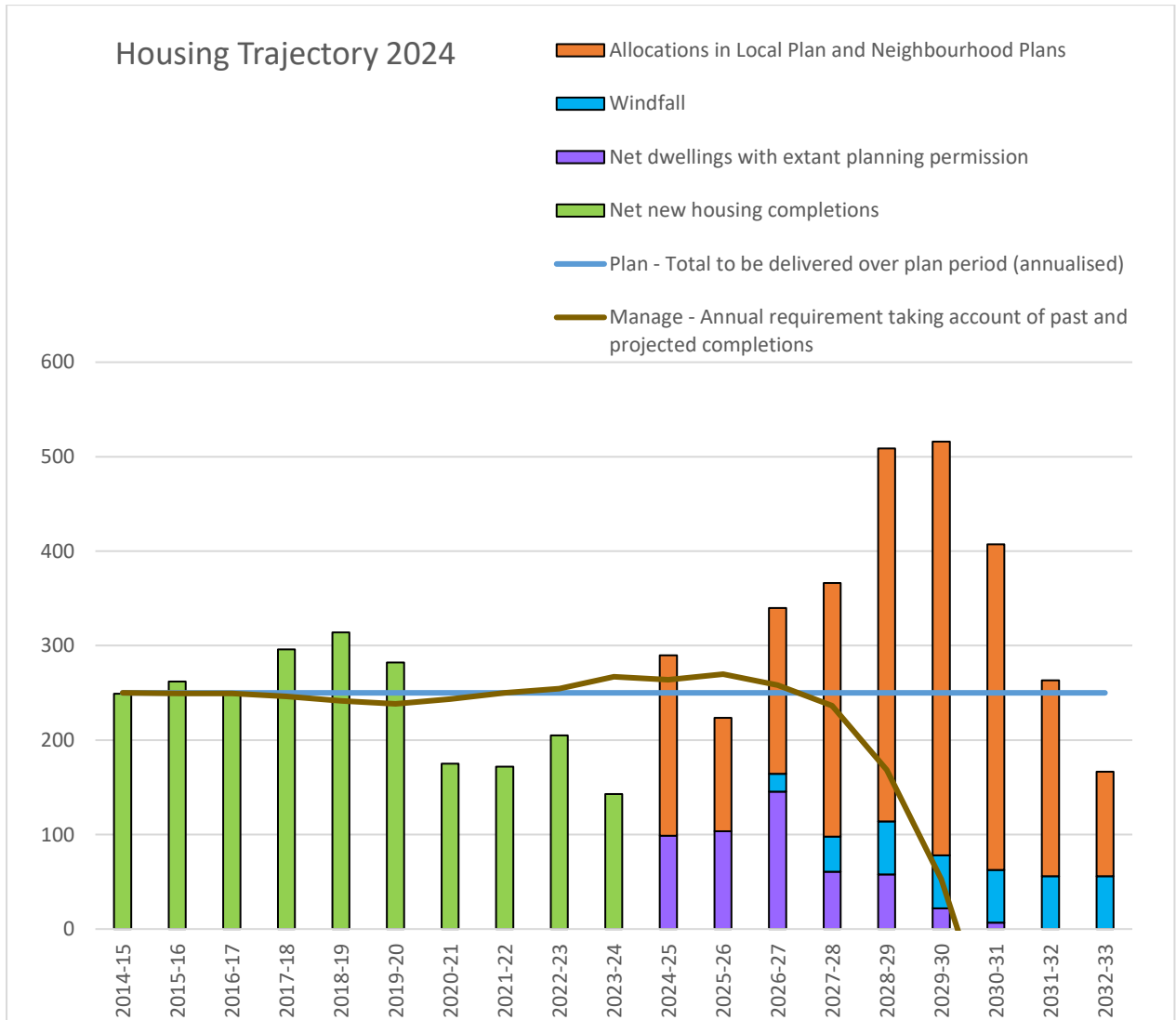


Figure 2: SDLP Housing Trajectory 2024
 Based on the housing provision figures in policy SD26 of the South Downs Local Plan

Indicator SDLP34: Dwellings with extant planning permission (net)

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

- 7.9 There is no specific target for this figure although dwellings with extant planning permission are generally expected to constitute a significant proportion of the five-year housing land supply.

Output:

- 7.10 There is extant planning permission for 2,147 net dwellings within the National Park as of 01 April 2024.

Commentary:

- 7.11 The total dwellings with extant planning permission includes several large sites such as Old Malling Farm, Old Malling Way, Lewes (226), Buckmore Farm, Land north of Beckham Lane, Petersfield (85), Syngenta Henley Old Road Fernhurst (210) and North Street Industrial Estate, Lewes (416).

Indicator SDLP35: Net additional dwellings expected to come forward within 5 years from the date of monitoring

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

- 7.12 Paragraph 78 of the National Planning Policy Framework (NPPF) December 2024 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply (measured against the Housing Delivery Test).
- 7.13 The housing provision in the adopted South Downs Local Plan is 250 dwellings per year. This strategic policy was less than five years old at the baseline date for this AMR (i.e. 31 March 2024) and is therefore the relevant figure for the calculation of the five-year housing land supply. This should include a 5% buffer because the National Park Authority is not subject to the Housing Delivery Test, and therefore the higher buffer in NPPF 78 b) does not apply.
- 7.14 The calculation of five-year housing land supply also considers previous undersupply against the housing requirement by increasing the annual target. The combination of the 5% buffer and the increase for previous undersupply means that the annualised housing requirement is **293** dwellings per annum. Against this target the National Park Authority can demonstrate a **5.9**-year land supply.

Output:

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

		2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	Total over yrs 1-5
a	SDLP housing provision	250	250	250	250	250	1,250
a(i)	5% buffer & previous undersupply	43	43	43	43	43	215
a(ii)	Total SDLP provision inc. buffer & previous year undersupply	293	293	293	293	293	1,465
b	Planning permissions (excluding those on allocated sites)	99	104	145	61	58	466
c	All allocations total	191	120	175	268	395	1,150
d	Windfall Total	0	0	19	37	56	112
e	Total annual supply	290	224	340	366	509	1,728
g	Surplus/deficit (e-a)	40	-26	90	116	259	478
g(i)	Surplus/deficit with buffer (e-a(ii))	-3	-69	47	73	216	264
	Cumulative housing supply since 2024	290	514	854	1,220	1,728	
		2029 -30	2030 -31	2031 -32	2032 -33		Total over yrs 6-9
a	SDLP housing provision	250	250	250	250		1,000
b	Planning permissions	22	7	-	-		29
c	All allocations total	438	345	207	111		1,101
d	Windfall Total	56	56	56	56		224
e	Total annual supply	516	407	263	167		1,353
f	Surplus/deficit (e-a)	266	157	13	-84		
	Cumulative housing supply since 2024	2,244	2,651	2,914	3,081		

Table 14: Housing land supply over the next 10 years against South Downs Local Plan (SDLP) provision

Commentary:

- 7.15 The largest proportion of the first five years' supply in the housing trajectory is made up of extant planning permissions. All the sites with extant permissions are listed with other deliverable housing sites in Appendix 4 of this report. The one notable exception is North Street Quarter in Lewes, which has an extant permission for 416 homes granted in 2016. However, the site is under new ownership and a planning application made by the new owners, Human Nature, was the subject of a resolution to grant planning permission by Planning Committee in February 2024 subject to a s106 agreement being signed. Since the extant scheme is unlikely to be delivered and the new planning permission has yet to be issued, anticipated delivery for this site has been moved out of the five-year supply as a precautionary measure. Sites with planning permission that are also allocated in the Local Plan or made Neighbourhood Plans have been removed from the planning permissions figure, to avoid double counting.
- 7.16 A non-implementation rate of 5% has been applied to all sites with planning permission to take into account the small proportion of planning permissions not being implemented. A 10% discount is applied to all allocated sites without planning permission. The vast majority of sites granted planning permission for housing in this National Park get built out eventually.
- 7.17 A total of **1,728** new homes are projected to be built over the next 5 years. This includes delivery on permissions allocated in the adopted Local Plan, namely Old Malling Farm and the Former Brickworks site in Midhurst, as well as sites allocated through Neighbourhood Plans (the largest at Petworth, Lewes, Petersfield, Twyford and Lavant). These extant permissions and allocations will provide new homes for local communities in the National Park, as well as contributing to much needed affordable housing provision (see Indicator SD37).
- 7.18 Completion rates in the National Park are still below pre-pandemic levels, reflective of regional and national trends, although completions are projected to pick up over the next two years. The Authority continues to take appropriate steps to aid in delivery by engaging with developers and expediting S106 agreements and the discharge of conditions, as well as promoting the use of our pre-application advice service and Planning Performance Agreements. The Authority has also engaged with landowners of unimplemented sites allocated in the Local Plan to identify any potential barriers to delivery so these can be addressed when they are carried over into the Local Plan Review.

Indicator SDLP36: Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

- 7.19 NPPF paragraph 72 requires local plans to identify specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the remaining plan period. As the adopted Local Plan period runs up to 2033, housing supply can only be reported up to years 9-10.
- 7.20 By the end of the Local Plan period, it is projected that **5,429** homes will be delivered against a Local Plan provision figure of 4,750 dwellings - a **14% surplus** overall (679 dwellings).

Commentary:

- 7.21 The largest source of expected supply over the next ten years is composed of sites allocated for housing either in the South Downs Local Plan, or in made Neighbourhood Plans. All the developable sites and broad locations are listed in Appendix 5 of this report. Deliverability timescales have been assessed through the Land Availability Assessment (LAA) and site allocations process, and the numbers for these sites have been estimated as taking place in specific years. However, the total numbers for these sites have been discounted by 10% to take into account non-implementation.
- 7.22 An allowance for windfall sites has been made from year 3 onwards. This includes small sites with a potential to include between one and four net dwellings and excluding residential garden sites. This is calculated based on a historical trend for delivery on such sites of 74 dwellings per annum (dpa). This is an updated windfall figure from calculations made in 2024 as part of assessing housing need for the South Downs Local Plan Review. As there is greater certainty of what planning permissions will be implemented in the near future, there has been no allowance for windfall in the first two years. There is some allowance made for windfall in years three and four, but heavily reduced from the past trend figure, with a 75% discount applied in year three and a 50% discount in year four. Further in the future, when delivery is no longer expected on small sites which currently have planning permission, a higher windfall allowance has been applied equal to the average past trend figure with a 25% discount applied.

Indicator SDLP37: Number of affordable dwellings completed (net), broken down by tenure

Policies monitored: Strategic Policy SD28: Affordable Housing and Strategic Policy SD29: Rural Exception Sites

Target:

- 7.23 Policy SD28: Affordable Homes sets a requirement for 50% of new homes on sites of 11 or more dwellings to be affordable and a cascade of affordable housing provision onsite of three to ten new homes. The HEDNA also recommends that 75% of new affordable homes should be either social rented or affordable rented tenure to reflect evidence of need, with the remaining 25% being provided as intermediate forms of housing, such as shared or low-cost ownership.

Output:

Year	Number of homes
2014/15	68
2015/16	35
2016/17	10
2017/18	36
2018/19	59
2019/20	62
2020/21	11
2021/22	28
2022/23	63
2023/24	31

Table 15: Net affordable homes completed, by year

Commentary:

- 7.24 Net affordable housing completions are set out by year from the beginning of the plan period in 2014 to the end of the monitoring year in Table 15. A total of 31 affordable homes were completed in 2023/2024, making up 22% of the total new homes completed. This is a lower rate than the previous year.
- 7.25 Policy SD28 of the SDLP seeks a minimum of 75% affordable homes to be provided as rented affordable tenure. In 2023/24 18 of the affordable homes will be rented affordable tenure. This represents 58%. This reflects national issues in delivering rented affordable tenures due to the financial challenges faced by registered providers.

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

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

Target:

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

Output:

- 7.27 There are 541 extant planning permissions for affordable homes across the National Park.

Commentary:

- 7.28 As at, 31 March 2024 (end of year 2023/24) out of a total of 2,147 dwellings with outstanding, or extant, permission there were 541 affordable homes (net figures). This represents 25% of all dwellings with outstanding permission. Focusing on large sites of 10 dwellings or more. 29% of all outstanding permissions on large sites were for affordable homes as at, 31 March 2024.
- 7.29 Examples of planning permissions granted on larger sites in 2023/24 include:
- The erection of 20 dwellings at Cowdray Works Yard, Easebourne (approved September 2023). This development provided five affordable dwellings out of the total of 20.
 - The former Easebourne School, Easebourne for the erection of 20 dwellings, including conversion of former school building, with associated access, parking and landscaping following demolition and site preparation providing 6 affordable homes.
 - The erection of 18 dwellings with associated access, parking and landscaping following demolition and site preparation at Land at Egmont Road, Easebourne was approved in September 2023 and included 9 affordable homes.
 - Demolition of the existing workshop building and the erection of 34 flats at 34 Lavant Street, Petersfield included 5 affordable homes.
 - The development of 37 dwellings at Liss Forest Nursery, Petersfield Road, Greatham included 8 affordable homes.
 - Demolition of the existing dwelling, car workshop and MOT garage, poly-tunnels and erection of 10 dwellings, associated roads, car ports/garages/parking areas, landscaping

including community orchard at Castelmer Fruit Farm, Ashcombe Lane, Kingston secured 4 affordable homes.

7.30 Planning permission was granted on 8 September 2023 for the change of use of Ian Fraser House from Care Home (C2) to provide 64 residential units (C3) including external and internal alterations to listed building, retention of associated Chapel, secure cycle storage provision, vehicle parking, conversion of existing garage to bin storage, hard and soft landscaping at the Blind Veterans UK, Greenways Brighton. The proposals secured an offsite contribution of £500K and a review mechanism to secure 50% of any additional sale proceeds above £535 per square foot, for affordable housing elsewhere in the National Park, capped at £500K.

7.31 In addition to securing onsite delivery of affordable homes, the Authority will on occasion secure an in lieu financial contribution to support the delivery of affordable homes off site. An affordable housing grant scheme operates using these developer contributions. Grants are made available for affordable homes that are held in perpetuity as affordable or delivered through community-led initiatives such as Community Land Trusts. Since 2019, the Authority has allocated over £1.4 million affordable housing grants in parishes across the National Park.

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

Policy monitored: Strategic Policy SD25: Development Strategy

Target:

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

Output:

7.33 51 net dwelling completions in the reporting year took place on previously developed land, which accounts for 36% of the total net completions.

Commentary:

7.34 The percentage of completions on previously developed or brownfield land decreased in 2023/24 to 36% compared to 56% in 2022/23. This was due to a reduction in the number of completed homes on brownfield land from 114 in 2022/23 to 51 in 2023/24. The number of completed dwellings on greenfield land were similar in 2022/23 and 2023/24 with 92 and 91 respectively. The figures in previous years for the percentage of completions on brownfield land were 2021/22 43%, 2020/21 64%, 2019/20 34% and 2018/19 45%.

7.35 Across the counties of the National Park, East Sussex returns a much higher percentage of brownfield completions. In 2023/24, the figure was 100% with 4 net completions. The previous year saw 97.5% with 78 net completions. In Hampshire 20% of net completions were on brownfield sites, a decrease on the previous year when the figure was 36%. In West Sussex the brownfield percentage was considerably higher at 48% than the previous year (which was 22%).

- 7.36 These figures reflected the completions at Penns Field, Heathfield Road, Petersfield, Coppice Cottages, Land adjacent to Coombe Road, East Meon and Land at Greenway Lane, Buriton (all Hampshire). The West Sussex sites include Land at Limbourne Lane, Fittleworth, Eastmead Industrial Estate, Mid Lavant and The Granaries Bepton Road Midhurst.

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

Policy monitored: Strategic Policy SD25: Development Strategy

Target:

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

Output:

- 7.38 There were 143 net completions in 2023/24. Of these completions, 110 dwellings or 77% were inside settlement boundaries and 33 dwellings or 23% were outside settlement boundaries.

Commentary:

- 7.39 The number of completions inside settlement boundaries was at a lower level in 2023/24 compared to 2022/23 when there were 177 dwellings or 86%. Previous years were 76% in 2021/22 and 82% in 2018/19 & 2019/20.
- 7.40 East Sussex had the highest rate of completions (100% or 7 dwellings inside settlement boundaries). Hampshire also saw a high rate of 84% or 59 dwellings inside settlement boundaries.
- 7.41 The rate of completions inside settlement boundaries in West Sussex (64% or 44 dwellings) was lower than the previous year (75%).
- 7.42 Key sites inside settlements boundaries across the three counties were: Coppice Cottages, Land adjacent to Coombe Road, East Mean (Hampshire), Land at Limbourne Lane, Fittleworth, Eastmead Industrial Estate, Mid Lavant (West Sussex) and The Lewes New School, Talbot Terrace, Lewes (East Sussex).
- 7.43 Overall, the percentage of completions inside settlement boundaries decreased across the National Park. This could be due to a limited supply of sites within settlements coming forward this year.

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

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

- 7.44 No specific target for this indicator

Commentary:

- 7.45 From 1 April 2023 to 31 March 2024 there were 20 individuals registered on Part 1 and six individuals registered on Part 2 of the Self-Build Register. This brings the total number of all individuals, from the implementation of the Part 1 & 2 Self-Build Register in August 2022 to 31 March 2024, to 47 and 19 respectively. There were no groups or associations registered during the monitoring year nor are there any since the introduction of a Part 1 & 2 Register in August 2022 for the period to 31 March 2024.

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

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

- 7.46 No specific target for this indicator.

Output & Commentary:

- 7.47 There were 26 applications permitted during the reporting year that were granted a CIL exemption for Self-Build. The 26 applications accounted for a gross gain of 31 dwellings, a loss of 20 dwellings, and therefore a net gain of 11 dwellings.

- 7.48 The 26 permissions are as follows:
20 of the permissions were for replacement dwellings.
4 permissions each for a gain of one dwelling resulting in a net gain of 4 dwellings.
1 permission for a net gain of 2 dwellings.
1 permission for a net gain of 5 dwellings.

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

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

- 7.49 No specific target for this indicator.

Output & Commentary:

- 7.50 A reserved matters application for a site at Reservoir Lane, Petersfield covering appearance, landscaping and scale for the common areas of the site and for plots 8 & 9 was approved on 18 August 2023. This follows an outline approval on 20 October 2022, in the previous monitoring year, for this site for up to 10 dwellings for self-build, including access and layout with all other matters reserved. The site at Reservoir Lane is allocated by the Petersfield Neighbourhood Development Plan.

- 7.51 There have been no other permissions for self-build granted during the monitoring year.

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

Policy monitored: Strategic Policy SD27: Mix of homes

Target:

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

Output:

- 7.53 In 2023-24, there were no permissions or completions of extra care housing (C3).

Commentary:

- 7.54 The SDLP does not allocate specific sites for extra care housing, however, Policy SD27 requires developments of 5 or more homes to clearly respond to local needs for older people's or specialist housing. The Petersfield Neighbourhood Plan allocates two sites for housing to meet on-going and changing needs of older people. One of these sites, H8 (Land at Durford Road) was initially granted outline permission for seventy units in 2018, and in November 2023, planning committee made a resolution to grant permission for 97 units at the site. The nature of the proposal meant it was considered to fall within Use Class C2 residential institutions.

Indicator SDLP49: Permissions granted for loss of agricultural dwellings through removal of occupancy condition

Policy monitored: Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings; Development Management Policy SD41 – Conversion of Redundant Agricultural or Forestry Buildings

Target:

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

Output:

- 7.56 There were 6no. applications determined in the monitoring year leading to the loss of five agricultural dwellings.

Commentary:

- 7.57 **Loss of Agricultural Ties (general).** The monitoring period included the loss of 6no. dwellinghouses with agricultural ties. Of these, 3no. ties were lost from the issuing of Lawful Development Certificates, 2no. were lost from variations of a planning condition and 1no. via a Modification of Planning obligation.

- 7.58 **Loss of Agricultural Ties (LDC).** Sections 191 and 192 of the Town and Country Planning Act 1990 (hereon referred to as the “the Act”) provide for anyone to apply to the Local Planning Authority for a Lawful Development Certificate (LDC). A LDC is a statutory document certifying, in the case of an application under Section 191, the lawfulness for planning purposes of existing operations on, or use of land, or some activity being carried out in breach of a planning condition. By virtue of Section 191(2), uses and operations are “lawful” if no enforcement action may be taken against them, and they are not in contravention of any Enforcement Notice, which is in force. Further to this, Section 171B of the Act sets out the relevant time periods in respect of when enforcement action may be taken. Where development involving building operations or the change of use (CoU) of any building to use as a single dwelling is concerned, the relevant period is 4 years. In the case of all other unauthorised development - including CoU of the land or a breach of a planning condition attached to a planning permission – the relevant period after which enforcement action may not be taken is 10 years. In terms of the monitoring period, it was discovered that two properties had been occupied in breach of an agricultural or forestry worker occupancy condition for a continuous period of more than 10 years. As such, 3no. LDCs were issued to regularise the non-rural worker occupation of the following dwellings: 6 Northfields Cottages (Twyford), 7 Northfields Cottages (Twyford), and 3 Deans Farm Cottages (Piddinghoe).
- 7.59 **Loss of Agricultural Ties (Condition Variation).** Planning permission SDNP/24/00358/CND was granted for the removal of an agricultural worker occupancy condition at 6 Northfields Cottage (Twyford) due to a LDC being granted confirming that the dwelling had been occupied in breach of condition as explained above.
- 7.60 **Loss of Agricultural Ties (Modification of planning obligation).** Planning permission SDNP/23/00827/MPO was granted approval at Eastwood Farm (Hassocks) for the removal of a restrictive covenant associated with a Section 52 Agreement attached to Mid Sussex planning approval AE/009/86, requiring the dwelling to be occupied in conjunction with the use and occupation of the whole of the property’s land as an agricultural unit. Removal of this covenant means there is no restriction on the occupation of the resident at Eastwood Farm.

Indicator SDLP50: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites

Policy monitored: Strategic Policy SD33: Gypsies and Travellers and Travelling Showpeople

Target:

- 7.61 Policy SD33 of the South Downs Local Plan (SDLP) 2019 sets out the met need for Gypsies, Travellers and Travelling Showpeople of 25 pitches broken down as follows:
- 13 pitches in that part of the National Park located in Brighton & Hove.
 - Six pitches in that part of the National Park located in East Sussex (Lewes, Eastbourne, Wealden).
 - Six pitches in that part of the National Park located in East Hampshire District.
- 7.62 As of December 2024, The South Downs National Park Authority, Adur and Worthing Councils, and Brighton and Hove City Council, Gypsy and Traveller Accommodation Assessment (GTAA) updates the need for Gypsy & Traveller (G&T) pitches and Travelling Showpeople (TS) plots in the South Downs National Park (SDNP). The December 2024

GTAA identified a need of 62 Permanent G&T pitches, and 11 TS plots, based upon the Planning Policy for Traveller Sites (PTTS) 2024 definition. This need is broken down by area in table 16 below.

7.63 Table 16 details the latest position on outstanding need for G&T pitches, and TS plots for the National Park.

Local Authority	Policy SD33 need figure	Most recent GTAA Update	Updated need figure (Ethnic Status)
Brighton and Hove	13 G&T pitches 0 TS plots	GTAA – December 2024	13 G&T pitches 0 TS plots
Coastal West Sussex (Adur, Arun, Chichester, Worthing)	0 G&T pitches 0 TS plots	GTAA – December 2024	<u>Broken down below</u>
Adur		GTAA – December 2024	0 G&T pitches 2 TS plots
Arun		GTAA – December 2024	16 G&T pitches 0 TS plots
Chichester		GTAA – December 2024	14 G&T pitches 0 TS plots
Worthing		GTAA – December 2024	3 G&T pitches 0 TS plots
East Hampshire	6 G&T pitches 9 TS plots	GTAA – December 2024	14 G&T pitches 9 TS plots
East Sussex (Rother, Wealden, Lewes & Eastbourne)	6 G&T pitches 0 TS plots	GTAA – December 2024	<u>Listed as East Sussex (Lewes)</u> 6 G&T pitches 0 TS plots
Horsham	0 G&T pitches 0 TS plots	GTAA – December 2024	0 G&T pitches 0 TS plots
Mid Sussex	0 G&T pitches 0 TS plots	GTAA – December 2024	7 G&T pitches 0 TS plots
Winchester	0 G&T pitches 0 TS plots	GTAA – December 2024	0 G&T pitches 0 TS plots

Table 16: Need for Gypsy and Traveller pitches and Travelling Showpeople plots in the National Park

Output:

- 7.64 In the monitoring year there were two applications:
- An appeal was allowed for the change of use of land for the stationing of caravans for residential purposes and the siting of one mobile home and one caravan in that part of the National Park within the East Hampshire District.
 - An Appeal was allowed altering conditions from a previous 3-year temporary permission starting 2021 for one static caravan and one touring caravan. The altered conditions resulted in a 3-year temporary permission starting 2023 for two static caravans and one touring caravan. This site is in that part of the National Park within the Chichester District.

Commentary:

- 7.65 The assessment of need for Gypsy and Traveller pitches and Travelling Showpeople plots within the National Park is based upon guidance within the Planning Policy for Traveller Sites (PPTS) 2024. The PPTS 2024 requires local planning authorities to assess the accommodation needs of Gypsy, Traveller, and Travelling Showpeople households who have either a cultural tradition of nomadism or a cultural tradition of living in a caravan, and endeavour to plan for their identified needs.
- 7.66 The South Downs Local Plan (SDLP) allocates land for G&T pitches/TS plots and is currently undergoing review. Two studies have been completed to provide the evidence base for Policy SD33 of the SDLP Review. These are, i) the South Downs National Park Authority, Adur and Worthing Councils, and Brighton and Hove City Council Gypsy and Traveller Accommodation Assessment (GTAA) 2024, which incorporates the outcomes of ii) the East Hampshire GTAA 2024. These GTAAs identify the needs for Gypsies, Travellers, and Travelling Showpeople across the whole National Park. Further work will be undertaken before Regulation 19 Pre-Submission SDLP consultation to try and identify additional sites to meet the identified needs and to establish the five-year land supply position.

Sustainable Economic Development**Indicator SDLP51: Total net and gross new employment floorspace completed**

Policies monitored: Strategic Policy SD35: Employment Land

Target:

- 7.67 Policy SD35 of the Local Plan makes provision for approximately 5.3 ha of land for offices or Research & Development (R&D) [Use class E(g)(i) or E(g)(i)] [was B1a or B1b], 1.8 ha for industry (Use class E(g)(iii) or B2) (was B1c or B2), and 3.2 ha of small scale warehousing (use class B8) to be developed over the plan period 2014-2033.

Output:

- 7.68 A net total of 6,347m² of new employment floorspace was completed during the monitoring year.

Commentary:

- 7.69 The employment completion figures for the monitoring year are set out in Table 17. The amount of completed floorspace decreased in 2023/24 compared to the previous year, both the gross and net figures. The gross figure of 7,441m² compared to 10,752m² in 2022/23. The net figure of 6,347m² was lower than the 9,401m² completed in 2022/23. Floorspace lost in 2023/24 was 1,094m², compared with 1,351m² in 2022/23. This is the second year of decrease in completed floorspace continuing from 2021/22.
- 7.70 There were completions of 2,614m² B8 floorspace at Manor Farm Buildings, Exton and 1,533m² B2 floorspace at Sydenhams Ltd, Misingford. The other completions were all less than 1,000m², spread over seven locations across the Hampshire and West Sussex parts of the National Park. There were no completions in the East Sussex part of the National Park.

Use class	Gross gain (m ²)	Loss (m ²)	Net completed (m ²)
Office, R & D, Light Industrial E(g) [B1]	266	0	266
Office E(g)(i) [B1(a)]	322	0	322
Light Industrial E(g)(iii) [B1(c)]	474	0	474
Mixed E(g) [B1], B2, B8	376	0	376
General Industrial B2	1,959	500	1,459
Storage & Distribution B8	4,044	426	3,618
Total	7,441	1,094	6,347

Table 17: Completions on employment sites, 2023/24 by use class

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

Policies monitored: Strategic Policy SD35: Employment Land

Target:

- 7.71 Policy SD35 of the Local Plan makes provision for approximately 5.3 ha of land for offices or Research & Development [Use class E(g)(i) or E(g)(i)] [was B1a or B1b], 1.8 ha for industry (Use class E(g)(iii) or B2) (was B1c or B2), and 3.2 ha of small scale warehousing (use class B8) to be developed over the plan period 2014-2033.

Output:

- 7.72 There is extant planning permission for 89,724 m² of gross new employment floorspace and permitted losses of 38,864 m². This results in a net permitted employment floorspace in the National Park of 50,860 m².

Commentary:

- 7.73 The net outstanding figure for office floorspace is -11,920m² (see Table 18 below). This includes the permission for the redevelopment of the former Syngenta site which results in a loss of office space. The offices at the former Syngenta site had been vacant for several years and are in an unsustainable out of town location. Permission has been approved for a comprehensive redevelopment of the site. Other significant extant permissions include the former Apple Pie Depot at Longmoor in Hampshire for storage & distribution B8 floorspace.

7.74 Permissions in 2023/24 provided a net gain in extant employment floorspace of 3,964m². These permissions were on nine sites across the National Park. There was 1,047m² of E(g)(iii) light industrial floorspace permitted at Shelleys Lane, East Worldham. The other permissions in 2023/24 were all on sites of less than 1,000m².

Use class	Gross gain outstanding (m²)	Loss outstanding (m²)	Net gain outstanding (m²)
Offices, Research & Development, Light Industry E(g) [B1]	8,481	0	8,481
Offices E(g)(i) [B1(a)]	8,798	20,718	-11,920
Light industry E(g)(iii) [B1(c)]	12,726	3,086	9,640
Mixed E(g)(ii) [B1(b)], E(g)(iii) [B1(c)]	898	0	898
General Industry B2	0	4,702	-4,702
Storage & Distribution B8	38,926	5,401	33,525
Commercial, Business & Service E	685	0	685
Mixed E(g)/B8 [Mixed B1/B8]	14,136	4,513	9,623
Mixed E(g), B2, B8 [Mixed B1, B2, B8]	5,074	444	4,630
Total	89,724	38,864	50,860

Table 18: Outstanding permissions on employment sites at 31.03.24 by use class

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

Policy monitored: Development Management Policy SD39: Agriculture and Forestry

Target:

7.75 There is no specific target for this indicator.

Output:

7.76 There were 17 permissions for agricultural development in the reporting year, with an additional 37 applications for prior approval – see Table 19 below.

Decision Type						
Application Type	Raise No Objection	Application Required Prior Notification	Prior Approval Granted	Application Not Required Prior Notification	Prior Approval Not Required	Total
APNB	9	2	5	8	0	24
PA3R/O	0	0	2	0	8	10
APNW	2	0	0	0	0	2
TOTAL	11	2	7	8	8	36

Table 19: Applications for Prior Approval by decision type

A breakdown of the acronyms is as follows:

- APNB - Agriculture Prior Notification Buildings.
- PA3R/PA3O – Prior Approval Change of Use (CoU) Agriculture to Flexible Use.
- APNW - Agriculture Prior Notification Water.

Commentary:

7.77 In total there were 17 permissions in the monitoring year within scope of policy SD39 for new buildings, including replacement and agricultural access tracks.

7.78 There were 16 permissions, out of the total, for new agricultural buildings. Six of these permissions were for storage purposes. Where specified the use included for storing tractors and tools/equipment in three of these six permissions. At the other three sites the storage use was unspecified. There were also permissions for a sprayer washdown building at Straits Farm, Kingsley and a four-bay extension to an existing poultry barn at Ashford Farm, Steep. There were seven permissions for new agricultural barns of which three were for a replacement building. One of the new agricultural buildings was for a sheep barn at Nessfield Farm, Bordean, Petersfield. There was also permission for an extension to an existing modern agricultural barn at Vinnells Farm, Froxfield.

7.79 There was a permission for a new track at Drewitts Field, Amberley onto New Barn Road. The new access is an improvement over the existing onto Mill Lane where the route is steep, narrow and there is a conflict with leisure users.

Indicator SDLP58: Development granted permission for new and expanded facilities for viticulture and associated business

Policy monitored: Development Management Policy SD39: Agriculture and Forestry

Target:

7.80 There is no specific target for this indicator.

Output:

Application Reference	Location	Proposal	Decision Date
SDNP/22/03826/FUL	Northbrook Barn, Beeches Hill (Bishops Waltham Parish)	Permission for demolition of existing barn and construction of a winery with ancillary offices, off licence, laboratory, parking and landscaping.	23/08/23
SDNP/23/02804/APNB	Ashley Park Vineyard, Common Road (Funtington Parish)	No objection raised to a new building to form a winery.	28/07/23
SDNP/23/03037/APNB	The Oak House, Wick Hill Farm Lane (Selborne Parish)	No objection raised to cladding and extension of an existing building to create a winery.	14/08/23
SDNP/23/04555/APNR	Land east of Selden Lane, Angmering (Patching Parish)	Further prior approval not required for an access track to existing vineyard.	24/11/23

Table 20: Viticulture schemes permitted 2023/24

Commentary:

7.81 There were 4no. determinations in the monitoring year – see Table 20 above.

7.82 The determination in the parish of Bishops Waltham was for the demolition of an existing barn and the construction of a winery with ancillary offices, off licence, laboratory, and associated parking and landscaping. The site already had extant permission for similar uses, but within the existing barn. This revised proposal sought to replace the existing barn with a new energy efficient building similar in bulk, character, mass, and scale. The opportunity for green walls and roof, a solar array, and a rainwater harvesting tank was also secured.

7.83 The determinations in the parishes of Funtington, Patching and Selborne constituted permitted development under Schedule 2, Part 6 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended). The proposals in Funtington and Selborne were for a new, and alterations and extension to an existing, agricultural building respectively to produce wine from existing vineyards within the respective land holdings. In both cases, the siting, appearance, and design of development was such that prior approval was not required. As for the proposal in Patching, two previous proposals for a new access track were refused due to landscape concerns. However, this revised proposal addressed these concerns by following an unmade track and existing field boundaries. It also proposed a narrower width and revised surfacing materials to reduce the visual prominence of the new access track. Moreover, it was considered that this revised proposal would not have an adverse impact on landscape character, nor the amenity of existing public rights of way.

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

Policy monitored: Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings

Target:

7.84 Protect the agricultural character of the National Park.

Output:

7.85 There were employment and housing completions resulting from a change of use or conversion of agricultural or forestry buildings resulting in 3,813m² of net employment floorspace and nine net dwellings respectively.

Use Class	Square metres m ²
E(g)	266
Storage & Distribution B8	3,547
Total	3,813

Table 21: Conversion of agricultural/forestry buildings to Employment – Completed floorspace in square metres by use class

Commentary:

7.86 The nine housing completions include: the conversion of a courtyard of redundant agricultural barns into a single dwelling at Foxhole Barns, Newton Valence, Alton to create a new 5-bedroom house; and the conversion of a redundant and disused agricultural building into a 4-bedroom house at Whitedale Farm, Hambledon. Four of the schemes were determined before policy SD41 was adopted. For the other five schemes the policy was discussed in the case officer's report.

7.87 For the employment completions, two involved separate schemes at Manor Farm, Exton providing 2,614m² and 500m² respectively of B8 Storage & Distribution floorspace following the change of use of agricultural barns previously used in dairy farming. The latter change of use for 500m² was consented by prior approval under permitted development. This scheme has been included as a conversion from agricultural to employment floorspace although there was no use of policy SD41 in the determination. A further 433m² of B8 Storage & Distribution floorspace was converted from agricultural use at Garston Farm, East Meon. The other converted floorspace from agricultural use was 266m² of mixed class E(g) at Brockwood, Bramdean. All the applications, except for the employment floorspace at Manor Farm, Exton detailed above, involved satisfactory consideration of the criteria of SD41, including the requirements regarding neighbour amenity, suitability of the building for conversion without major construction, landscape impact and highway safety.

Indicator SDLP62: Permissions granted for residential development meeting 19% standard for carbon dioxide reduction in policy SD48 South Downs Local Plan and the Sustainable Construction Supplementary Planning Document (SPD)

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

Target:

- 7.88 For residential development to meet the 19% standard for carbon dioxide in policy SD48 of the South Downs Local Plan and 20% efficiency reduction through low/zero carbon energy reduction on site in the Sustainable Construction SPD.

Output:

- 7.89 To monitor the use of policy SD48 and the Sustainable Construction SPD in relation to the carbon dioxide reduction standards, a sample of the permissions for at least one dwelling during the year 2023/24 was analysed. Initially all housing permissions resulting from conversion or change of use were removed as by their nature these developments offer fewer opportunities to use methods and design that result in a significant reduction in carbon dioxide.
- 7.90 A sample size of approximately 20%, that is seven of the remaining 35 housing permissions for 2023/24, was used. The sample covers the five “host” authorities, with one permission for each district, plus one decided directly by the SDNPA and one Appeal decision. The sample included two developments of more than 10 dwellings, along with four single dwellings and one permission for five dwellings.
- 7.91 Five of the permissions in the sample met the 19% carbon reduction standard over and above Part L of the Building Regulations as required by policy SD48. These five permissions secured this policy compliance by condition with direct reference to the 19% carbon reduction standard.
- 7.92 For the 20% carbon reduction through on-site energy provision as stated in the Sustainable Construction SPD, two of the permissions met or exceeded the standard. Three permissions for single dwellings achieved a 10% reduction in relation to the measures in the Sustainable Construction SPD for on-site energy provision. All these five permissions were conditioned to meet the proposed reductions.
- 7.93 For the permission granted on Appeal, the inspector decided there was no justification to exceed the national standards for energy efficiency in Part L of the Building Regulations. The inspector conditioned the scheme to meet the standard in the Building Regulations. At the time of the decision this was updated to the higher standard in the December 2021 Building Regulations as the application had referred to the 2013 legislation.
- 7.94 The other permission was on a farm holding where solar energy generation was already in place. The farm holding is a net producer of electricity exporting to the National Grid. The scheme proposed using solar energy to achieve reductions in carbon dioxide emissions and was deemed policy compliant.

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

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

Target:

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

Output:

- 7.96 There was one major multi-residential development meeting the BREEAM Excellent standard permitted during the monitoring period.
- 7.97 There were no permissions for major non-residential development achieving the BREEAM Excellent standard during the monitoring period.

Commentary:

- 7.98 Planning application SDNP/22/04472/FUL for the construction of a continuing Care Community (Use Class C2) comprising of 97 dwellings (apartments, chalet bungalows and bungalows), communal facilities and formation of access and associated parking at Land East of Harrier Way, Petersfield, The committee report stated that the proposed scheme predicts a 68% CO₂ reduction for the apartments and 51% for the chalets compared with the 2021 Building Regulations Part L baseline. This would be achieved through a combination of efficient fabric and low/zero carbon measures such as mechanical ventilation heat recovery (MVHR), photovoltaics and air source heat pumps. This is above the requirements of policy SD48. Further to this, mains water consumption is predicted to be 89.7 litres/person/day, which again more than meets the requirement of SD48. The scheme is on target to achieve BREEAM excellent with at least 72% of available points. Achieving the BREEAM standard set out in the proposal is covered by conditions in the planning approval.

Indicator SDLP64: Number of full planning permissions for renewable energy development

Policy monitored: Development Management Policy SD51: Renewable Energy

Target:

- 7.99 Delivery of renewable energy installations where compatible with the special qualities of the National Park.

Output:

Type of installation	No. of Full consent granted 2017/18	No. of Full consent granted 2018/19	No. of Full consent granted 2019/20	No. of Full consent granted 2020/21	No. of Full consent granted 2021/22	No. of Full consent granted 2022/23	No. of Full consent granted 2023/24
Solar photovoltaic (PV) panels	1	7	8	5	5	11	17
Micro hydro	0	0	0	0	0	0	0
Biomass	0	0	1	3	2	0	0
Air/ground source heat pump	0	1	1	7	4	1	1
Anaerobic digestion	0	0	0	0	0	0	0
Other	0	0	1	0	0	1	0

Table 22: Permissions (consents) granted for renewable energy development 2017/18 to 2023/24

Commentary:

7.100 A total of 18 full permissions were granted for renewable energy development in the reporting year, 17 of which were for solar photovoltaic panels (PV) and one for a heat pump. The great majority of domestic scale renewable energy installations can be carried out without the need for planning permission and so are not covered by this indicator. New housing or commercial developments, where renewable energy infrastructure forms only a minor element of the wider scheme, are also not listed above.

7.101 Some of the solar panel developments are for installations on existing roofs. However, the permissions also include:

- 50 ground mounted panels at Houghtons, Hollist Lane, East Harting
- 96 ground mounted panels at West Meon House, Station Road, West Meon
- 80 ground mounted panels at Lovington House, Lovington Lane, Ovington
- 60 ground mounted panels at land adjacent to Hammerfield, Cooks Pond Road, Milland

Indicator SDLP66 Progress of restoration of Shoreham Cement Works

Policy Monitored: Strategic Site Policy SD56: Shoreham Cement Works

Target:

7.102 Restoration of the site in accordance with Strategic Site Policy SD56

Output:

7.103 Shoreham Cement Works is allocated under Policy SD56 of the Local Plan for an exemplar sustainable mixed-use development, which delivers a substantially enhanced landscape and uses that are compatible with the purposes of the National Park. The Policy commits the Authority to preparing an Area Action Plan (AAP) for the site.

- 7.104 Work re-started on the AAP after the pandemic in April 2021 culminating in the publication of the Issues & Options version of the Plan for public consultation in June 2022. A total of 2,858 representations were received on the AAP from 226 organisations and individuals; these were summarised and have been published on the Authority’s website at the [Area Action Plan for Shoreham Cement Works webpage](#).
- 7.105 The decision was made by the Authority in December 2022 to incorporate Shoreham Cement Works into the Local Plan Review, and a revised policy SD56 was consulted on as part of the Regulation 18 consultation in January-March 2025.

Indicator SDLP67: Progress of redevelopment of North Street Quarter and adjacent Eastgate area

Policy monitored: Strategic Site Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes

Target:

- 7.106 Redevelopment of the site in accordance with Strategic Site Policy SD57

Output:

- 7.107 North Street Quarter in Lewes was granted planning permission in May 2016 for a major mixed use development including housing, and whilst that planning permission remains extant the site is now under new ownership. The new owners, Human Nature, have submitted a new hybrid planning application (part full and part outline) for up to 685 dwellings and a variety of other uses such as new health facilities, business / commercial floorspace, a hotel, restaurants, retail and other associated uses (planning application reference SDNP/23/00526/OUT). In February 2024 Planning Committee resolved to grant planning permission subject to addressing outstanding transport matters and the signing of a s106 agreement.

APPENDIX I: INDICATORS IN THE 2024 AUTHORITY MONITORING REPORT

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP1: Value added: the value added to a development scheme by the planning process	N/A	Core Policy SD1: Sustainable Development	SDLP	Yes	
SDLP2: Increase in multiple provision of ecosystem services	SDLP2	Core Policy SD2: Ecosystems Services	SDLP	No	Report in future with data showing meaningful change.
SDLP3: The value of key Natural Capital Assets is maintained or enhanced	SDLP3	Core Policy SD2: Ecosystems Services	SDLP	No	Report in future with data showing meaningful change.
SDLP4: Number of major developments permitted	N/A	Core Policy SD3: Major Development	SDLP	Yes	
SDLP5: Change in land use by category	SDLP5	Strategic Policy SD4: Landscape Character	SDLP	No	Report in future with data showing meaningful change.
SDLP6: Applications permitted, or refused on design grounds, contrary to the advice of the DRP and SDNPA Design Officers	SDLP8	Strategic Policy SD5: Design	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
SDLP7: Number of Village Design Statements adopted	SDLP9	Strategic Policy SD5: Design	SDLP	Yes	
SDLP8: Quality of design on new developments	SDLP10	Strategic Policy SD5: Design	SDLP	No	No reporting as no new data in monitoring year.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP9: Percentage of the National Park that is relatively tranquil for its area	SDLPI2	Strategic Policy SD7: Relative Tranquillity	SDLP	No	No reporting as no new data in monitoring year.
SDLPI0: Percentage of the National Park considered to have a dark night sky (20 magnitudes per arcsecond ² and above as defined by 2016 International Dark Sky Reserve (IDSR) guidelines)	SDLPI3	Strategic Policy SD8: Dark Night Skies	SDLP	No	No reporting as no new data in monitoring year.
SDLPI1: Area, condition and connectivity of target priority habitats	SDLPI4	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
SDLPI2: Population and distribution of priority species	SDLPI5	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
SDLPI3: Developments granted planning permission within designated wildlife sites or ancient woodland	SDLPI8	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
SDLPI4: Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain	N/A	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP15: Schemes granted permission for Biodiversity offsetting	N/A	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
SDLP16: Number of dwellings completed and permitted within zones of proximity to internationally designated wildlife sites identified in Local Plan as requiring such monitoring	SDLP19	Strategic Policy SD10: International Sites	SDLP	Yes	
SDLP17: Atmospheric concentration of NO _x within 200m of the roadside measured at specific internationally designated nature conservation sites	SDLP20	Strategic Policy SD10: International Sites	SDLP	No	New monitoring framework being actively developed. Report in future AMR.
SDLP18: N deposition within 200m of the roadside calculated from pollutant concentrations measured at specific internationally designated nature conservation sites	SDLP21	Strategic Policy SD10: International Sites	SDLP	No	New monitoring framework being actively developed. Report in future AMR.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP19: Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options	SDLP23	Development Management Policy SD11: Trees, Woodland and Hedgerows	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
SDLP20: Planning applications granted for loss of TPO trees without replacement	SDLP24	Development Management Policy SD11: Trees, Woodland and Hedgerows	SDLP	Yes	
SDLP21: Percentage of listed buildings at risk	SDLP26	Development Management Policy SD13: Listed Buildings	SDLP	Yes	
SDLP22: Conservation Area Appraisals and Management Plans written	SDLP27	Development Management Policy SD15: Conservation Areas	SDLP	Yes	
SDLP23: % surface water bodies achieving 'good' ecological status	SDLP31	Strategic Policy SD17: Protection of the Water Environment	SDLP	No	
SDLP24: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'	SDLP34	Strategic Policy SD18: The Open Coast	SDLP	No	No reporting this year.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP25: Developments granted planning permission contrary to the advice of the EA in Flood Risk Zones 2 and 3	SDLP95	Strategic Policy SD49: Flood Risk Management	SDLP	No	Report in future years, subject to review to find more meaningful data to assess the policy.
SDLP26: Developments granted planning permission for transport infrastructure	SDLP36	Strategic Policy SD19: Transport and Accessibility	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
SDLP27: Gross increase in non-motorised multi-user routes (km)	SDLP39	Strategic Policy SD20: Walking, Cycling and Equestrian Routes	SDLP	No	No reporting this year.
SDLP28: Developments granted planning permission for visitor accommodation facilities	SDLP46	Strategic Policy SD23: Sustainable Tourism	SDLP	Yes	
SDLP29: Developments granted planning permission for community, culture, leisure and recreation facilities	SDLP47	Strategic Policy SD23: Sustainable Tourism & Development Management Policy SD43: New and Existing Community Facilities	SDLP	No	No reporting this year.
SDLP30: Number of permitted outdoor events	N/A	Strategic Policy SD23: Sustainable Tourism	New	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP31: Developments granted planning permission for equestrian facilities	SDLP49	Development Management Policy SD24: Equestrian Uses	SDLP	Yes	
SDLP32: Plan period and housing target for Local Plan	SDLP52	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP33: Number of dwellings completed (net)	SDLP53	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP34: Dwellings with extant planning permission (net)	SDLP54	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP35: Net additional dwellings expected to come forward within 5 years from the date of monitoring	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP36: Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring	SDLP55	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP37: Number of affordable dwellings completed (net), broken down by tenure	SDLP59	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP37a: Affordable dwellings with extant permission, broken down by tenure	N/A	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	New	Yes	
SDLP38: Number of affordable housing completions/permissions on small sites (10 or less from Policy SD28)	N/A	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	SDLP	No	No reporting this year.
SDLP39: Number and percentage of housing completions on previously developed land (net)	SDLP51	Strategic Policy SD25: Development Strategy	SDLP	Yes	
SDLP40: Percentage of housing completions within and outside settlement boundaries	SDLP50	Strategic Policy SD25: Development Strategy	SDLP	Yes	
SDLP41: Number of people on the Self-Build register at 31 March	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP42: Number of CIL exemptions granted for Self-Build during the monitoring year	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP43: Number of permissions for Self-Build granted during the monitoring year	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP44: Care Homes (C2) permissions/completions total number of bedrooms	N/A	Strategic Policy SD27: Mix of Homes	SDLP	No	No reporting this year.
SDLP45: Permissions/completions of extra care housing (C2)	N/A	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
SDLP46: Number of dwellings completed (net), by number of bedrooms	SDLP58	Strategic Policy SD27: Mix of Homes	SDLP	No	No reporting this year.
SDLP47: Number of completed replacement dwellings	N/A	Development Management Policy SD30: Replacement Dwellings	SDLP	No	No reporting this year.
SDLP48: Number of small dwellings lost (through construction of replacement dwellings)	N/A	Development Management Policy SD30: Replacement Dwellings	SDLP	No	No reporting this year.
SDLP48a: Large housing sites (ten or more dwellings) with completions, gains from development	N/A	Strategic Policy SD27: Mix of Homes, Strategic Policy SD28: Affordable Homes	SDLP	No	No reporting this year.
SDLP49: Permissions granted for loss of agricultural dwellings through removal of occupancy condition	SDLP63	Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP50: Net additional permanent and transit Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites	SDLP65	Strategic Policy SD33: Gypsies, Travellers and Travelling Showpeople	SDLP	Yes	
SDLP51: Total net and gross new employment floorspace completed	SDLP67	Strategic Policy SD35: Employment Land	SDLP	Yes	
SDLP52: Total net and gross new employment floorspace extant permissions	SDLP68	Strategic Policy SD35: Employment Land	SDLP	Yes	
SDLP53: Total net and gross new retail floorspace completed, by use class	SDLP69	Strategic Policy SD36: Town and Village Centres	SDLP	No	No reporting this year.
SDLP54: Total net and gross new retail floorspace extant permissions, by use class	SDLP70	Strategic Policy SD36: Town and Village Centres	SDLP	No	No reporting this year.
SDLP55: Developments granted planning permission for loss or expansion of A use space within defined primary shopping frontages	SDLP71	Development Management Policy SD37: Development in Town and Village Centres	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP56: Developments granted planning permission for developments affecting A use space outside market town and larger village centre boundaries	SDLP72	Development Management Policy SD38: Shops Outside Centres	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
SDLP57: Developments granted planning permission for agricultural developments in the reporting year	SDLP73	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	
SDLP58: Development granted permission for new and expanded facilities for viticulture and associated business	New	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	
SDLP59: Employment and housing completions resulting from conversion of agricultural or forestry buildings	SDLP76	Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings	SDLP	Yes	
SDLP60: Standards for open space, sports and recreational facilities being met	SDLP89	Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries	SDLP	No	No reporting this year.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
SDLP61: Developments granted planning permission within Local Green Space	SDLP92	Development Management Policy SD47: Local Green Spaces	SDLP	No	No reporting this year.
SDLP62: Permissions granted for residential development meeting 19% standard for carbon dioxide	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	
SDLP63: Permissions granted for Major development to BREEAM excellent standard	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	
SDLP64: Number of full planning permissions for renewable energy development	SDLP97	Development Management Policy SD51: Renewable Energy	SDLP	Yes	
SDLP65: Number and status of AQMA's	SDLP98	Development Management Policy SD54: Pollution and Air Quality	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
SDLP66: Progress of restoration of Shoreham Cement Works	SDLP99	Strategic Site Policy SD56: Shoreham Cement Works	SDLP	Yes	
SDLP67: Progress of redevelopment of North Street Quarter and adjacent Eastgate area	SDLP100	Strategic Site Policy SD57: North Street Quarter and Adjacent Eastgate Area, Lewes	SDLP	Yes	

APPENDIX 2: LOCAL DEVELOPMENT SCHEME (LDS) FOR THE SOUTH DOWNS NATIONAL PARK AUTHORITY (NOVEMBER 2024)

	2023-24	2023-24	2023-24	2023-24	2024-25	2024-25	2024-25	2024-25	2025-26	2025-26	2025-26	2025-26	2026-27	2026-27	2026-27	2026-27	2027-28	2027-28	2027-28	2027-28	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Local Plan Review								18				19		S	E	M	A				
East Sussex, Hampshire, and West Sussex Waste and Minerals Plans																					
Upham VDS SPD								A													

For the timetables for the Minerals and Waste Plans in the South Downs National Park follow the links below:
[East Sussex Waste and Minerals Plans and Monitoring Reports](#)
[Hampshire Minerals and Waste Plan](#)
[West Sussex Minerals and Waste Plan](#)

Symbol	Stage in document preparation
S	Submission of documents and information to the Secretary of State
E	Independent examination
M	Consultation on proposes modifications
A	Adoption
13	Representations on a supplementary planning document
18	Representations on the preparation of a local plan
19	Representations on a local plan

APPENDIX 3: SOUTH DOWNS HOUSING PROVISION TRAJECTORY FIGURES (2024)

	Plan Period (Years)	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total	
	Monitoring Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
a	Total to be delivered over plan period																					4750
b	Total to be delivered over plan period (Annualised)	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	4750
c	Net new housing completions	249	262	250	296	314	282	175	172	205	143											2,348
d	Extant planning permissions on small sites (1-4units)*											36	36	36	36	37						181
e	Extant planning permissions on large sites (5+units)*											63	67	109	25	21	22	7	0	0		314
f	Net dwellings with extant											99	104	145	61	58	22	7	0	0		495

	Plan Period (Years)	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total	
	planning permission																					
g	Windfall											0	0	19	37	56	56	56	56	56	336	
h	Allocations+ (SDLP)											55	55	118	93	138	201	152	111	99	1021	
i	Allocations+ (NDP)											136	66	58	176	257	237	193	96	12	1229	
j	Total allocations											191	120	175	268	395	438	345	207	111	2250	
k	Housing supply (c+f+g+j)	249	262	250	296	314	282	175	172	205	143	290	224	340	366	509	516	407	263	167	5429	
l	Cumulative Housing Supply	249	511	761	1057	1371	1653	1828	2000	2205	2348	2638	2862	3201	3567	4076	4592	4999	5263	5429		
m	Provision figure minus supply (k-b)	-1	12	0	46	64	32	-75	-78	-45	-107	40	-26	90	116	259	266	157	13	-84		
n	Manage - Annual provision figure taking account of past/projected completions	250	249	249	246	241	238	244	250	255	267	264	270	258	237	168	53	-125	-513	-679		

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

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

APPENDIX 4: DELIVERABLE SITES FOR HOUSING

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five-year period
Planning permission	Masseys Folly, Church Road	Upper Farringdon	SDNP/15/03809/FUL	7	7
Planning permission	34 Lavant Street	Petersfield	SDNP/22/04504/FUL	34	34
Planning permission	Former Pells Church of England School, Landport Road	Lewes	SDNP/20/05799/FUL	32	32
Planning permission	61 Lewes Road	Ditchling	SDNP/19/02133/FUL	2	2
Planning permission	Albion House, Albion Street	Lewes	SDNP/21/03900/PA3O	10	10
Planning permission	The Mallings Business Centre, 112 Malling Street	Lewes	21/03896/PA3O	8	8
Planning permission	The Mallings Business Centre, 112 Malling Street	Lewes	21/03967/PA3O	5	5
Planning permission	The Mallings Business Centre, 112 Malling Street	Lewes	21/03899/PA3O	8	8
Planning permission	Barlavington Farm Church Lane, Barlavington	Barlavington	SDNP/17/02862/FUL	5	5
Planning permission	Drewitts Farm Church Street	Amberley	SDNP/14/01150/FUL & DC/10/1158	1	1
Planning permission	King Edward VII Hospital Kings Drive	Easebourne	SDNP/12/01392/FUL	155	155
Planning permission	Hillside Nursery, Bury Common	Bury	SDNP/21/05619/FUL	7	7
Planning permission	Lodge Hill Education Centre, London Road	Watersfield	SDNP/21/00627/OUT	5	5
Planning permission	Land Adjacent to 78 Petersfield Road	Midhurst	MI/04/04113/FUL	4	4
Planning permission	Pickwick, Turnpike Road	Amberley	SDNP/19/05270/OUT	6	6
Planning permission	Calloways, Graffham Street	Graffham	SDNP/18/00938/FUL	11	11
	Large planning permissions total				300
	Large planning permissions total - 5% discount				285
	Small sites (<5 dwellings) with planning permission				191
	Small planning permissions total - 5% discount				181

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five-year period
Allocation: SDLP	Land at Greenway Lane	Buriton	SDNP/21/02014/FUL SD62	1	1
Allocation: SDLP	Soldiers Field House	Findon	SDNP/19/01876/FUL SD70	12	12
Allocation: SDLP	Castelmer Fruit Farm,	Kingston near Lewes	SDNP/22/05983/FUL SD74	10	10
Allocation: SDLP	West Sussex County Council Depot and former Brickworks site, Midhurst	Midhurst	SDNP/21/03448/FUL SD78	69	69
Allocation: SDLP	Land South of Heather Close	West Ashling	SDNP/20/01855/FUL SD91	17	17
Allocation: Petersfield NDP	Land North of Buckmore Farm and West of Bell Hill	Petersfield	SDNP/18/06292/OUT H2	85	85
Allocation: Petersfield NDP	Penns Field	Petersfield	SDNP/15/06484/FUL H3	65	65
Allocation: Petersfield NDP	Land West of the Causeway	Petersfield	SDNP/23/03638/FUL H7	54	54
Allocation: Petersfield NDP	Land South of Durford Road/Land East of Harrier Way	Petersfield	SDNP/22/04472/FUL H8	97	97
Allocation: Lewes NDP	Land at South Downs Road (Site 26)	Lewes	SDNP/15/01303/FUL & SDNP/17/00387	64	64
Allocation: Fernhurst NDP	Former Syngenta Site	Fernhurst	SDNP/19/00913/FUL & SDNP/23/00095/CND	210	35
Allocation: Liss NDP	Land formerly part of the Grange	Liss	SDNP/21/02541/FUL Site 4a	7	7
Allocation: Petworth NDP	Rotherlea	Petworth	SDNP/15/01862/FUL	34	34
Allocation: Lavant NDP	Eastmead Industrial Estate, Mid Lavant (LNDP22)	Lavant	SDNP/18/03162/FUL	49	49
Allocation: SDLP	Kings Ride Farm	Alfriston	SD59	7	7
Allocation: SDLP	Cowdray Estate Works Yard,	Easebourne	SDNP/21/04040/FUL SD66	20	20

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five-year period
Allocation: SDLP	Land at Egmont Road, Easebourne	Easebourne	SDNP/22/01858/FUL SD67	18	18
Allocation: SDLP	Former Easebourne School	Easebourne	SDNP/21/04041/FUL SD68	20	20
Allocation: SDLP	Land at Elm Rise	Findon	SD69	14	14
Allocation: SDLP	Land at Petersfield Road	Greatham	SDNP/21/04848/FUL SD71	36	36
Allocation: SDLP	Land at Old Malling Farm	Lewes	SDNP/23/04659/REM SD76	226	226
Allocation: SDLP	Land south of Loppers Ash, South Harting	South Harting	SD86	7	7
Allocation: SDLP	Land North of the Forge	South Harting	SD87	5	5
Allocation: SDLP	Stedham Sawmill	Stedham	SD88	16	16
Allocation: SDLP	Land South of Church Road	Steep	SD89	10	10
Allocation: Petersfield NDP	Land at Bulmer House Site, off Ramshill	Petersfield	SDNP/22/05643/FUL H12	56	56
Allocation: Petersfield NDP	Land North of Reservoir Lane	Petersfield	SDNP/21/03545/OUT & SDNP/22/05109/REM H11	10	10
Allocation: Lewes NDP	Land at Buckwell Court Garage (Site 8)	Lewes		6	6
Allocation: Lewes NDP	Land at Kingsley Road Garage Site (Site 21)	Lewes		6	6
Allocation: Lewes NDP	Land at The Lynchetts Garage site (Site 35)	Lewes		6	6
Allocation: Lewes NDP	Land at Prince Charles Road Garage Site (Site 44)	Lewes		6	6
Allocation: Lewes NDP	Land at Queens Road Garage Site (Site 46)	Lewes		6	6

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five-year period
Allocation: East Meon NDP	Land north of Coombe Road between Garston Farm and Garston Farm Cottages	East Meon		5	5
Allocation: Petworth NDP	The Square Field	Petworth	H6	30	30
Allocation: Petworth NDP	Petworth South	Petworth	H7	100	100
Allocation: Twyford NDP	Land adjacent to the Parish Hall	Twyford	HN2	20	20

APPENDIX 5: DEVELOPABLE SITES AND BROAD LOCATIONS FOR HOUSING

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
SDLP Allocation	North Street Quarter, Lewes	Lewes	SD57	416	416
SDLP Allocation	Former Allotment Site	Alfriston	SD58	8	8
SDLP Allocation	Land at Clements Close	Binsted	SD60	10	10
SDLP Allocation	Land South of the A272 at Hinton Marsh	Cheriton	SD63	14	14
SDLP Allocation	Land South of London Road	Coldwaltham	SD64	28	28
SDLP Allocation	Land at Park Lane	Droxford	SD65	26	26
SDLP Allocation	Land at Itchen Abbas House	Itchen Abbas	SD73	9	9
SDLP Allocation	Holmbush Caravan Park	Midhurst	SD79	60	60
SDLP Allocation	Land at the Fairway	Midhurst	SD80	9	9
SDLP Allocation	Land to the rear of Ketchers Field	Selborne	SD84	6	6
SDLP Allocation	Land at Pulens Lane	Sheet	SD85	17	17
Allocation: Petersfield NDP	Town Centre Redevelopment Opportunities	Petersfield	H6	51	51
Allocation: Petersfield NDP	Hampshire County Council Depot off Paddock Way	Petersfield	H9	42	42
Allocation: Petersfield NDP	Existing Community Centre Site	Petersfield	H10	10	10
Allocation: Lewes NDP	Land at Astley House and Police Garage	Lewes	Site 2	25	25

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Allocation: Lewes NDP	Land at the Auction Rooms	Lewes	Site 3	10	10
Allocation: Lewes NDP	Land at Little East Street Car Park	Lewes	Site 34	11	11
Allocation: Lewes NDP	Land at Magistrates Court Car Park, Court Road	Lewes	SDNP/16/01618/FUL Site 36	9	9
Allocation: Lewes NDP	Land at St Annes Crescent	Lewes	Site 52	12	12
Allocation: Lewes NDP	Former St Anne's School Site	Lewes	Site 53	35	35
Allocation: Lewes NDP	Lewes Railway Station Car Park	Lewes	Site 57	20	20
Allocation: Fernhurst NDP	Former Syngenta site	Fernhurst	SDNP/19/00913/FUL & SDNP/23/00095/CND	210	175
Allocation: Fernhurst NDP	Bridgelands site, Verdley Place	Fernhurst		10	10
Allocation: Arundel NDP	Former Castle stables	Arundel		12	12
Allocation: Bury NDP	Jolyons and Robin Hill	Bury		6	6
Allocation: Clapham NDP	Travis Perkins Builders Yard	Clapham		30	30
Allocation: Ditchling NDP	Park Barn Farm/Long Park Corner	Ditchling		12	12
Allocation: Liss NDP	Land at Inwood Road	Liss	Site 2	25	25
Allocation: Liss NDP	Upper Green	Liss	Site 4	35	35
Allocation: Liss NDP	Land next to Brows Farm	Liss	Site 5	15	15
Allocation: Ringmer NDP	Barn complex, Old House Farm	Ringmer		5	5
Allocation: East Meon NDP	Garages site off Hill View	East Meon		2	2

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Allocation: Petworth NDP	Land South of Rothermead	Petworth	H8	10	10
Allocation: Lavant NDP	Church Farm Barns	Lavant	LNDP21	5	5
Allocation: Rogate NDP	Renault Garage & Bungalow South of A272, Rogate	Rogate	H6(A)	11	11
Allocation: Rogate NDP	Land west of the Flying Bull PH, Rake	Rogate	H6(B)	2	2
