

Report to	Planning Committee
Date	9 March 2017
By	Director of Planning
Title of Report	Revised Policies for the Pre-Submission South Downs Local Plan
Purpose of Report	To comment on the revised policies of the Pre-Submission South Downs Local Plan

Recommendation: The Committee is recommended to

- 1) Endorse the direction of the policies as detailed in Appendices 1 to 7 of this report for inclusion in the Pre-Submission Local Plan document, subject to any comments made by the Planning Committee being addressed.**
- 2) Note that the Pre-Submission Local Plan will be reported to Planning Committee for consideration prior to publication for public consultation, and**
- 3) Note that the Pre-Submission Local Plan document will be subject to final approval by the National Park Authority.**

I. Summary

- I.1 This report introduces the following revised draft Local Plan policies, which are set out as appendices to this report:
Appendix 1: Sites & Settlements
Appendix 2: Strategic Sites
Appendix 3: Affordable Housing
Appendix 4: Green Infrastructure
Appendix 5: Water
Appendix 6: Climate Change
Appendix 7: Design
- I.2 The first recommendation is that they are endorsed for inclusion in the emerging Local Plan, subject to any comments made by the Planning Committee being addressed. This endorsement would also acknowledge that the policies may need further amendments prior to being incorporated into the whole document, in order to fit within other draft policies. Recommendations (2) and (3) also note that the complete draft Pre-Submission Local Plan will be reported to Planning Committee for consideration prior to final approval by the South Downs National Park Authority (SDNPA) for consultation.
- I.3 The policies forming **Appendices 1 to 6** were reviewed by the Local Plan Members Working Group (LPMWG) on 14 February 2017. The draft Design policy (**Appendix 7**) was reviewed by LPMWG on 14 September and 25 October 2016.
- I.4 A brief explanation of progress to date on the emerging South Downs Local Plan is set out below followed by introductory text on the draft policies.

2. Background

- 2.1 The draft policies form part of the Pre-Submission version of the Local Plan (subsequently referred to as the Local Plan) that will be published for public consultation under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. This version of the plan follows on from the Issues and Options and the Preferred Options documents that were published for public consultation in 2014 and 2015 respectively.
- 2.2 At the beginning of each policy is a table of changes. This lists and provides a reason for all the changes that have been made to the policy as published in the Preferred Options Local Plan. Most of the changes are in response to representations made as part of the Regulation 18 consultation. The summary of representations were presented to LPMWVG in February. The changes requested at LPMWVG are listed at the bottom of the table. Any changes proposed at Planning Committee will also be added to the tables to ensure that a clear audit trail is made of all changes to the Local Plan.
- 2.3 This is the final batch of draft policies and supporting text to be reported to the Planning Committee ahead of being included in the Local Plan. This will be presented to the Planning Committee in its entirety in June for consideration and recommendation to the SDNPA to approve the document for consultation
- 2.4 The policies being presented to Planning Committee are one of several tranches of Local Plan policies that have been considered by Members. It is relevant to note the following extract from the Introduction of the Local Plan, which was endorsed by Planning Committee on 10th March 2016: *It is important that the plan is read as a whole. All Local Plan policies should be viewed together and not in isolation in the preparation and consideration of planning applications. All development plan policies will be taken into account in determining planning applications, along with other material considerations. The policies in this Local Plan do not list or cross-reference to all other policies that may be relevant.*
- 2.5 It is also relevant to highlight the wording of Local Plan policies and the extent to which they should be positively or negatively worded. This is a matter on which the NPA has sought two sets of legal advice, which have been discussed in detail with members at Local Plan Members Working Group. The first set of legal advice was to word policies in positive terms and to use negative wording where necessary to reflect national policy or provide clarity. The use of negative wording was considered particularly appropriate for purpose 1 policies relating to the natural beauty, wildlife and cultural heritage of the National Park. The second set of legal advice provided an opinion on specific draft policies, for example, it advised that the use of the word 'only' was defensible in policy SD5 on landscape character as it was linked to the first purpose of national parks.
- 2.6 The first set of legal advice also suggested revised wording for the first policy of the Local Plan, which is a core policy on sustainable development in the South Downs National Park.
Core Policy SD1: Sustainable Development
 1. *When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.*
 2. *The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social well-being of the local communities within the National Park.*
 3. *When determining any planning application, the Authority will consider the cumulative impacts of development. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park*

unless, exceptionally:

- (1) the benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and
- (2) there is substantial compliance with other relevant policies in the development plan.

Supporting text

This policy reflects the three guiding principles of this Local Plan: i) the presumption in favour of sustainable development set out in the National Planning Policy Framework; ii) the statutory duty of the SDNPA to have regard to National Park purposes when determining planning applications; and iii) the great weight to be attached, in the determination of planning applications, to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

These three principles are reflected in the policies that appear throughout the Local Plan.

On adoption, the South Downs Local Plan will form part of the statutory development plan for the whole of the National Park, along with the minerals and waste plans and 'made' (adopted) neighbourhood development plans. The planning system in England is plan-led. By law, decisions on planning applications must be taken in accordance with the development plan unless material planning considerations indicate otherwise. It is implicit within paragraph 1 of Policy SD1 that if a development proposal does not comply with key policies in the development plan, then it will be contrary to the development plan, and may therefore be refused."

- 2.7 Following the adoption of the Local Plan, it will be the first time that the National Park has been planned for as a single entity. It will also supersede all inherited Local Plans and Joint Core Strategies, which cover the National Park other than those dealing with minerals and waste. The Local Plan will be the key to delivering sustainable development in the National Park.
- 2.8 The Local Plan will form part of the 'development plan' alongside adopted neighbourhood development plans, which are being developed by local communities in many settlements across the National Park. The minerals and waste plans will also be part of the development plan. The new Local Plan should be consistent with the principles and policies of the National Planning Policy Framework (NPPF) (2012) and reflect the DEFRA Vision and Circular for National Parks (2010)

3. Draft Sites & Settlements chapter

- 3.1 The Sites & Settlements chapter will form a separate chapter of the Local Plan and deals with all the draft Housing, Gypsy, Traveller and Travelling Showpeople and Employment allocations in the National Park outside neighbourhood planning areas and apart from Strategic Sites. It should be noted that work is still underway on this chapter particularly in regard to refining the site specific development requirements.
- 3.2 The key issues addressed in this chapter are, with regard to housing, setting out specific allocations for settlements identified in the Local Plan as suitable to accommodate residential development. Each housing allocation will be set out in a specific policy which details the location of development, the expected quantum of dwellings and site specific constraints, opportunities and requirements.
- 3.3 In response to LPMWG, the policy for the proposed Holmbush Caravan Site in Midhurst will set out that it is suitable for general housing rather than aged-restricted as suggested by officers.

4. Draft Strategic Sites chapter

- 4.1 The Strategic Sites chapter will form a separate chapter of the Local Plan and deals with Shoreham Cement Works, Upper Beeding, and North Street Quarter and adjacent Eastgate area, Lewes.
- 4.2 The key issues addressed in this chapter are how major development might be achieved on these strategic sites, the type and form of land uses which may be appropriate and key considerations for determining any planning applications. For the Shoreham Cement Works

site, the policy states the intention of producing an Area Action Plan to guide its future development.

- 4.3 In response to LPMWG the text to the main introduction has been reduced and wording alterations have been made. The wording of Policy SD32 – Shoreham Cement Works and supporting text has been altered to emphasise the significant opportunity that the redevelopment of this site presents and the wording to Policy SD33 – North Street Quarter and Eastgate has been altered to refer to any development providing an appropriate level of public parking.
- 4.4 Post LPMWG and following on from discussions with a developer / agent regarding the redevelopment of the site, a further criterion has been added to policy SD32 at 2c to state that other types of developments would be supported provided it enabled the environmentally-led restoration of the site. This will help demonstrate that the policy is flexible and may allow for the exploration of housing as part of a wider mix of uses for the site. As Members will be aware the authority has been advised to test housing as part of a mix of uses for the purposes of the sustainability appraisal.
- 4.5 To clarify, policy SD32 does not expressly allocate the Shoreham Cement Works site for housing but the current wording does not preclude housing from being considered as part of a mix of uses. This amendment is recommended to Members to help ensure that any redevelopment scheme coming forward is viable, deliverable and meets the authority's objective to secure an exemplar sustainable mixed use development that delivers a significantly enhanced landscape.

5. Draft Affordable Housing policy

- 5.1 The policies on Affordable Housing and Rural Exception Sites will sit in the eighth chapter of the Local Plan entitled Towards a Sustainable Future. It is an important strategic policy for the Authority, as delivering affordable housing is a key part of delivering on the National Park Duty. The SHMA has evidenced that there is a need for 294 affordable homes per year across the National Park.
- 5.2 The key issues addressed in this chapter are setting a 'target' (effectively a requirement) for affordable housing as a proportion of all housing sites above a given threshold. It also sets out the principle of permitting rural exception sites – those that would not normally be permitted, but may be acceptable on the basis they are providing specifically affordable housing that meets a locally identified need.
- 5.3 Significant changes have been made to Policy SD24 – Affordable Housing and its supporting text, compared with the Preferred Options version. Most notably, it is proposed to increase the headline target to 50% of housing delivered on market-led sites, and to lower the threshold (in terms of site size/capacity) to 3 or more homes. This is a bolder approach than has been previously proposed. However, it reflects the duty in National Parks to focus housing delivery on affordable housing (as expressed in the National Parks Vision and Circular). It also reflects evidence of strategic and local need, and the importance that local communities place on affordable housing given the scale and magnitude of the issue.
- 5.4 In response to LPMWG, Policy SD24 has been strengthened such that the clear expectation is for on-site affordable housing, through removing the 'exceptional circumstances' clause. Instead, the exceptional circumstances are acknowledged in the supporting text. A further change made in response to LPMWG is to re-word and simplify the 'cascade' approach used where viability prevents the full target from being met. This ensures clarity regarding the priorities of the Authority with regard to the form of affordable housing, whilst still responding to the NPPF on the importance of viability and deliverability of policies. LPMWG did not request any specific changes to Policy SD25 – Rural Exceptions Sites and supporting text, albeit some minor improvements have been made with regard to local connection and emphasising landscape character.

6. Draft Climate Change policies

- 6.1 The policies on Climate Change will sit in the eighth chapter of the Local Plan entitled Towards a Sustainable Future.
- 6.2 The key issues addressed in this chapter are the strategic issues of climate change and the sustainable use of resources (SD46) and flood risk (SD47), and sustainable drainage systems (SD48) and renewable energy (SD49), both of which are addressed through respective development management policies. Following the Preferred Options consultation, each of the policies and the supporting text has been revised.
- 6.3 In response to LPMWG, the renewable energy policy was reviewed afresh. A revised policy now sets out a criteria based approach for renewable energy proposals. A separate policy criterion addresses small-scale wind turbine and solar arrays which in areas outside the National Park are often permitted development. The supporting text outlines the supporting evidence study the Renewable Energy and Low Carbon Study (AECOM, May 2013). This highlights the various maps showing areas potentially suitable for renewable energy in line with the advice in the National Planning Practice Guidance, but caveating that with the need for site specific analysis for each development proposal.

7. Draft Green Infrastructure policies

- 7.1 The policies on Green Infrastructure will sit in the eighth chapter of the Local Plan entitled Towards a Sustainable Future.
- 7.2 The key issue addressed in this section is the provision of new green infrastructure whilst protecting existing assets and the integrity of the green infrastructure network as a whole, which extends well beyond the boundaries of the National Park. The section includes a strategic policy on green infrastructure (SD14), a policy on the specific requirements for open space, sports and recreation facilities, and cemeteries/burial grounds (SD35), and a policy designating Local Green Spaces (SD36). Following the Preferred Options consultation, specific criteria have been added to Policy SD14 setting out more detail on what GI proposals should include, and a table of the open space standards proposed to be taken forward have been included as part of policy SD35.
- 7.3 In response to LPMWG, minor wording changes were made to Policy SD14 (Green Infrastructure). Changes made to Policy SD35 include: an addition to the title to include 'burial grounds/cemeteries'; the open space standards table is moved to the supporting text of SD35; and playing surfaces are added to criteria 2. The wording of Policy SD36 (Local Green Spaces) is simplified to designate the Local Green Spaces as shown on the Policies Map only.

8. Draft Water policies

- 8.1 The policies on Water will sit in the sixth chapter of the Local Plan entitled A Thriving Living Landscape.
- 8.2 The key issues addressed in this section are the protection of the water environment including the diverse range of groundwater and surface water features, and the open coast of the National Park. In response to the Preferred Options consultation, policies SD15 (Aquifers) and SD16 (Rivers and Watercourses) were merged to form a new policy called SD16 'Protection of the Water Environment'. This merge was advised by the Environment Agency. Policy SD10 (The Open Coast) was restructured for clarity and to avoid repetition.
- 8.3 In response to LPMWG, criteria 1 of Policy SD16 (Protection of the Water Environment) has been amended to become a negatively worded policy, an addition of 'or its replacement' is made to criteria 1a to future proof the policy, and the list of types of groundwater and surface water features in criteria 2 is removed and simplified. Criteria 1b of Policy SD10 (The Open Coast) has been amended with the addition of 'or its replacement' in order to future proof the policy.

9. Draft Design policy

- 9.1 The Design policy will sit in the sixth chapter of the Local Plan entitled A Thriving Living Landscape.
- 9.2 The key issue addressed by this policy is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural and built environment of the National Park. The main change following the Preferred Options consultation is that the policy has been restructured to ensure a landscape led approach is taken.
- 9.3 In response to LPMWG the policy has been subject to some restructuring and minor rewording for clarity.

10. Planning Committee Considerations

- 10.1 The policies forming **Appendices 1 to 6** were reviewed by the Local Plan Members Working Group (LPMWG) on 14 February 2017. The draft Design policy (**Appendix 7**) was reviewed by LPMWG on 14 September and 25 October 2016. The changes requested at LPMWG are listed in the table of changes for each policy.

11. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	The draft composite Local Plan will be presented to the Planning Committee in its entirety in June for consideration and recommendation to the SDNPA to approve the document for consultation in July.
Does the proposal raise any Resource implications?	The Local Plan is one of the top corporate priorities for the SDNPA with adoption timetabled for 2018, which has been reflected in approved budgets and the Medium Term Financial Strategy. Officers within the Planning Policy team are leading the work on developing the Local Plan and utilising expertise elsewhere within the Authority. Costs associated with the delivery of the Local Plan will be monitored and any variation to approved budgets will be reported as part of the budget monitoring process
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. An Equalities Impact Assessment is being prepared for the whole Local Plan.
Are there any Human Rights implications arising from the proposal?	These draft policies have been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.
Are there any Crime & Disorder implications arising from the proposal?	It is considered that the proposal does not raise any crime and disorder implications.
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:	The South Downs Local Plan is a landscape led plan that seeks to deliver multiple eco system services within a nationally protected landscape.

12. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
That the South Downs Local Plan is not found 'sound' at examination.	Medium	High	The policies are consistent with the NPPF and are based on robust evidence

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Appendices

1. Sites & Settlements
2. Strategic Sites
3. Affordable Housing
4. Green Infrastructure
5. Water
6. Climate Change
7. Design

SDNPA Consultees Legal Services; Chief Finance Officer; Monitoring Officer.

External Consultees None

Background Documents [South Downs Local Plan: Preferred Options](#)
[Summary of Responses on the South Downs Local Plan: Preferred Options](#)

10. SITES & SETTLEMENTS

List of changes from Regulation 18 to 19 Local Plan for Chapter 10

Change	Reason
Updated references to evidence based studies	Factual update
Update on where the Local Plan will allocate in NDP areas	Factual update
New reference to the Policies Map	Factual update
New explanation of how the allocations are set out	Factual update
New explanation of ecosystem services and allocations	Factual update
Addition of Local Plan objectives	Consistency across the plan
Deletion of national planning context	Consistency across the plan
Deletion of preferred approach and reasonable alternatives	Reported elsewhere in plan

Work is still underway on the site allocations as we gather further evidence. In particular the highways/transport elements of the housing allocations will not be incorporated until we have received them from the consultant in March. If possible these will be provided by verbal update to Planning Committee.

Introduction

This chapter allocates sites for development in line with the Spatial Strategy of the Local Plan for a medium level of development dispersed across the towns and villages of the National Park. The Local Plan allocations make a substantial contribution to meeting the requirements for Housing, Gypsies, Travellers and Travelling Showpeople and Employment set out in policies SD27: Supply of Homes, SD33: Gypsies, Travellers and Travelling Showpeople and SD35: Employment Land respectively. Further allocations are made in Neighbourhood Development Plans (NDP), which are listed in full in appendix XX.

The allocations are supported by an extensive and robust evidence base listed in appendix XX of this plan. The principle topic based studies supporting the allocations are the Settlement Facilities Study, Strategic Housing Land Availability Assessment (SHLAA), Gypsies, Travellers and Travelling Showpeople Background Paper and the Employment Land Review (ELR). A number of other studies relating to the first purpose of the National Park also support the allocations particularly the South Downs Integrated Landscape Character Assessment (SDILCA). There has also been extensive consultation with local communities on the allocations particularly with the town and parish councils.

There are also many sites allocated for development in NDPs. All the allocated sites are identified on the park wide policies Map with further details shown on Inset Maps. It should be noted that there are also a small number of Local Plan allocations in designated neighbourhood planning areas.

The allocations are set out in this chapter by settlement. There is a short introduction to each settlement, which is followed by a brief description of individual sites highlighting key opportunities and constraints, although this is not intended to be exhaustive. Individual policies are set out for each allocation site with development parameters and site specific

development requirements with which a planning application would need to comply in order to receive planning permission.

It should be noted that relevant policies are not listed for each site, and that it is important for the plan to be read as a whole. All development plan policies will be taken into account in determining planning applications for site allocations, along with other material considerations. Finally, the policy lists specific documents that will be required to support applications for the site.

This Local Plan seeks to deliver multiple ecosystem benefits, which are the benefits people and society get from the natural environment. Ecoserv¹ maps have been generated at a settlement level to identify areas of high multi-functionality in terms of ecosystem services. Sites that include or are in close proximity to a green infrastructure asset or an area delivering multiple ecosystem services are identified by an icon. Most of these sites will also include a development requirement related to ecosystem services. The icons are set out below.

Local Plan Objectives

7. To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.
8. To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.

Major Development Test

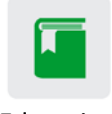
Core Policy SD3 sets out the two stages of decision making in relation to major development. If the proposal is considered to be major development then the second part of the policy will apply, alongside other policies within this Local Plan. An assessment has been made of all the allocations in regard to major development and is set out in the technical report Site Allocations against Major Development Considerations. It should be noted that some development proposals may be subject to Environmental Impact Assessments.

Ecosystem Services

Site allocations are recognised as being a critical component in conserving and enhancing the ecosystem services of the National Park. The GIS based tool, EcoServ GIS, has been developed to map and understand the delivery of Ecosystem Services within the National Park. EcoServ mapping has been undertaken for nine ecosystem services. An assessment was undertaken to identify the allocations which are located in areas that provide multiple ecosystem services. These allocations were then subject to further detailed analysis to determine relevant development requirements. Symbols are found in each of the relevant site allocation policies to show which ecosystem services are particularly important considerations for the development of the site and are explained in the key below.. *There are also be site specific development requirements linked to ecosystem services (to follow).*

¹ EcoServ-GIS Toolkit V2

Key to ecosystem services symbols

 Water quality/water purification	 Pollination	 Climate change regulation
 Carbon storage	 Air quality/air purification	 Accessible Natural Greenspace
 Green Travel	 Education	 Noise Regulation

Alfriston

Alfriston is a historic village located in the valley of the River Cuckmere south of the A27 trunk road in the east of the National Park. The Cuckmere valley is narrow and flat bottomed with Alfriston sited above the river on the western bank. Routes within Alfriston are generally on a north-south orientation. Modern development has spread north and west of the historic core. Alfriston has a population of approximately 830 people.

Former Allotment Site, Alfriston

Settlement:	Alfriston
Site area:	0.4ha
Current Use:	Agricultural buildings, Woodland
Flood Risk:	The eastern portion of the site is within Fluvial Flood Zones 2/3
Historic Environment:	Alfriston Conservation Area; within setting of Listed Buildings

The site is located within the historic core of the village. The site is currently under-utilised comprising several poor quality agricultural outbuildings and low quality woodland. The site is within a sensitive area within the Alfriston Conservation Area. Building materials, heights and scale should suitably reflect the design guidance set out in the conservation area appraisal. The existing agricultural buildings are not considered worthy of conversion to residential use. There is a high potential for archaeological interest. The eastern boundary of the site should be appropriately landscaped to provide a suitable transition to the river valley.

Residential development should be sited in the western and central portion of the site outside flood zones 2 and 3. It is considered that the area within the allocation site within Flood Zones 2/3 should not be developed. Development proposals will be expected to incorporate Sustainable Drainage Systems and may be required to be accompanied by a groundwater study. A site specific flood risk assessment will be required.

Development must include suitable vehicular access and on-site parking. Where vehicular access is dependent on off-site improvement works these should be sought through a planning obligation. Suitable pedestrian access should be provided to both North Street and the Public Right of Way to the east of the site.

The allocation site is closely related to a priority habitat, Floodplain Grazing Marsh, which is within 50 metres to the east and the Seaford to Eastbourne Downs Biodiversity Opportunity Area is to the east.

Therefore, an ecological survey of the site will be required to ensure that protected species will not be harmed and opportunities to enhance biodiversity in line with local strategies are made. The Cuckmere River and other watercourses may be home to protected species outside the site. An ecological survey of the site will therefore be required to ensure that protected species will not be harmed and opportunities to enhance biodiversity in line with local strategies are made.

The woodland within the site appears to be self-seeded after allotment use finished and of modest quality. However proposals should be supported by a suitable arboricultural assessment which identifies any trees worthy of retention, and these should be incorporated within the site layout. The final number of dwellings to be provided will be determined to an extent by this assessment.

Given the current agricultural use the extent of land contamination should be assessed and mitigated, where necessary, prior to occupation.

Policy SD58: Former Allotments, Alfriston



1. **Development for 5 to 10 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **To conserve and enhance the form and fabric of the Alfriston Conservation Area and preserve the setting of local heritage assets;**
 - b. **Provide a suitably landscaped transition to the river valley;**
 - c. **Vehicular access should be provided from either River Lane or North Street;**
 - d. **Suitable pedestrian access should be provided to North Street and the Public Right of Way to the east of the site;**
 - e. **Suitable flood mitigation measures;**
 - f. **To enhance biodiversity and provide for protected species; and**
 - g. **Protect and enhance trees within the site worthy of retention**
3. **A planning application should be accompanied by a suitable:**
 - **Arboricultural Assessment;**
 - **Archaeological Assessment;**
 - **Ecology Assessment including Protected Species Survey;**
 - **Flood Risk Assessment;**
 - **Heritage Statement; and**
 - **Land Contamination Survey**

Kings Ride, Alfriston

Settlement:	Alfriston
Site area:	0.37ha
Current Use:	Agricultural buildings
Allocated Use:	Residential Development

The site is located in the south-west of Alfriston adjacent to the South Downs Way. The site comprises three dilapidated agricultural buildings and areas of hardstanding. The existing agricultural buildings are not considered worthy of conversion to residential use.

Residential development should provide a suitable transition in form and fabric from the suburban character of Kings Ride and The Broadway to the open countryside beyond. New buildings would ideally be sited on the footprint of the existing agricultural buildings. New private amenity spaces and vehicular parking should not result in localised visual intrusion.

There is an existing vehicular access onto the site from Kings Ride.

Development proposals should be supported by a Arboricultural assessment which addresses the Group Tree Preservation Order on the eastern boundary of the site. Development should also be supported by a protected species survey and mitigation strategy given the age of the buildings proposed to be demolished.

Policy SD59: Kings Ride, Alfriston



- 1. Development for 6 to 8 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
- 2. The site specific development requirements are:**
 - a. A suitable transition in built form and fabric from the low density residential development to the east and north and the open countryside to the south and west;**
 - b. Private amenity space and vehicular parking to be suitably sited and landscaped;**
 - c. Boundary treatments appropriate for site adjacent to open countryside;**
 - d. The existing vehicular access should be retained;**
 - e. The site layout must not include opportunities to provide future vehicular access into adjacent fields;**
 - f. Sufficient easement to the adjacent gas pipeline; and**
 - g. No to significant harm to the amenity of the South Downs Way**
- 3. A planning application should be accompanied by suitable:**
 - Arboricultural Assessment;**
 - Ecology Assessment including Protected Species Survey; and**
 - Landscape Visual Impact Assessment**

Binsted

Binsted is a village in the far north of the National Park approximately 3.5 miles east of Alton. The village has developed in an L-shape along the old road from Alton eastwards towards Alice Holt. Binsted has a conservation area centred on the Grade I listed church. The larger part of the village, including the allocation site, is outside the conservation area. Traditional building materials used in Binsted reflect the location on the edge of the Weald with brick, hung tiles, some malmstone and numerous half-timbered buildings.

Land at Clements Close, Binsted

Site area:	0.5ha
Current Use:	Paddock
Environmental Designations:	Within the East Hampshire Hangers Biodiversity Opportunity Area Within Groundwater Vulnerability area Within Wealden Heaths Special Protection Area 5km
Allocated Use:	Residential Development

The site is located to the south of Binsted and is accessed from an existing cul-de-sac with modern houses. The site comprises a modestly sized paddock with mature trees and hedgerows on the southern and eastern boundaries. There is an existing vehicular access onto the site from Clements Close. There are existing cables across the site which will have to be grounded or re-routed to accommodate development.

Given the site is not widely visible in the wider landscape and away from the Binsted conservation area, there is no particular design requirements but the appropriate use of traditional materials would be supported. Development should contribute towards the aims of the Hampshire Hangers Biodiversity Opportunity Area.

Development proposals should be supported by suitable tree, ecological and archaeological surveys. Development may also be required to be accompanied by a groundwater study.

Policy SD60: Land at Clements Close, Binsted

1. **Development for 10 to 12 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **Appropriate mitigation of the impact of the development on the Wealden Heath Special Protection Area;**
 - b. **The existing vehicular access should be retained and the existing cables grounded or appropriately re-routed;**
 - c. **Existing mature trees and hedgerows to be retained;**
 - d. **Improvements to biodiversity in line with local strategies; and**
 - e. **To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;**
1. **A planning application must be accompanied by:**
 - **Arboricultural Assessment;**
 - **Archaeological survey; and**
 - **Ecology Assessment including Protected Species survey**

New Barn Stables, The Street, Binsted

Site area:	0.15 ha
Current use:	Permanent site for Gypsies and Travellers

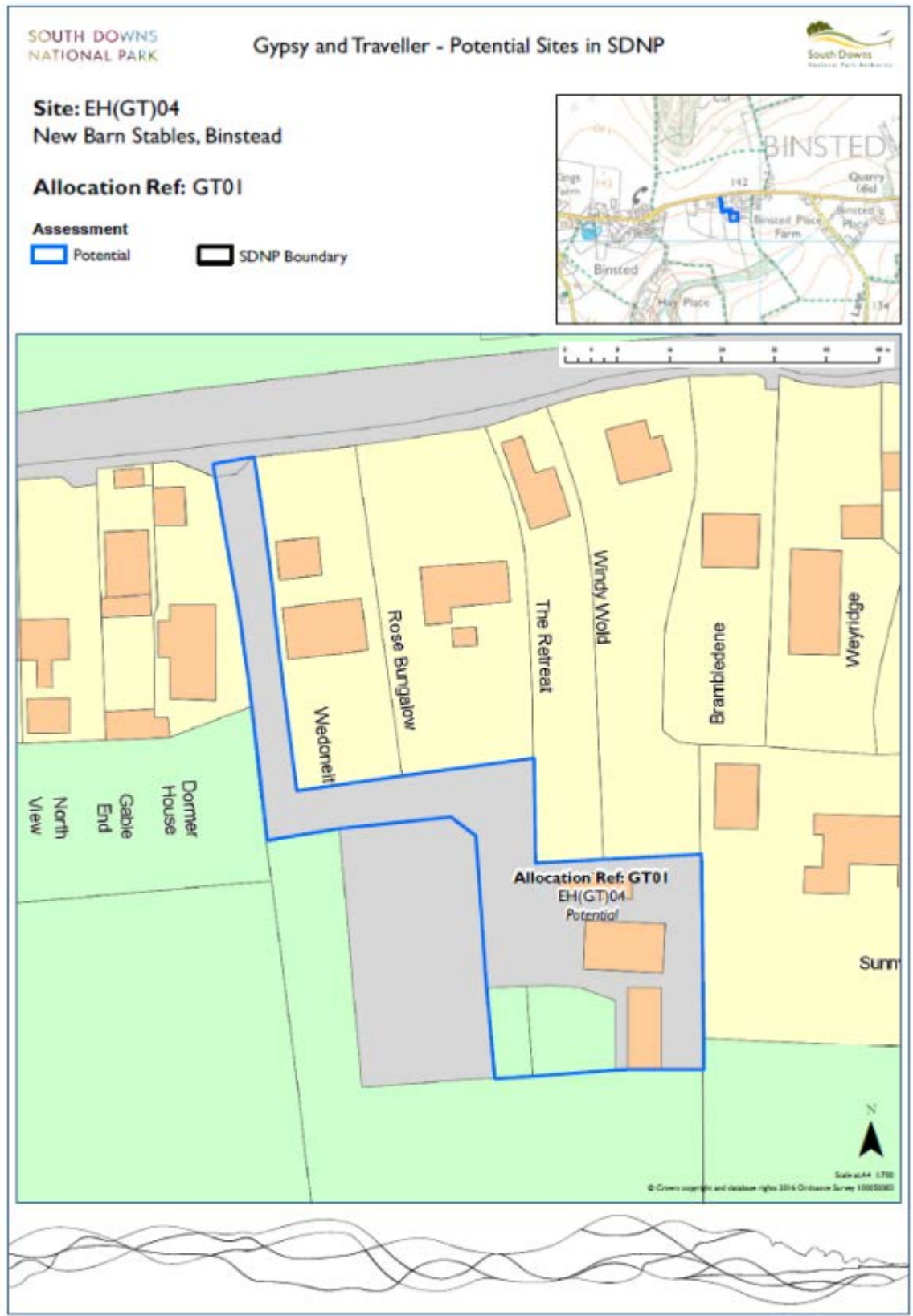
The site lies just off The Street to the rear of a number of homes of mixed age and style. This is an existing private Gypsy and Traveller site with permanent planning permission for 1 pitch. It is bordered by trees and hedging to the north and east and adjoins a sand school and paddocks to the immediate south and west. Beyond the immediate site lies farmland of mixed field size bordered by hedgerows and field trees.

The site is accessed from The Street using the existing entrance to the property. On the opposite side of the road are arable fields. The site has a limited, localised effect on landscape character with views of any development from the south being seen within the context of the existing buildings on this and adjoining sites.

Binsted is a village identified in policy SD22: Development Strategy as able to accommodate growth of a scale and nature appropriate to its character and function. Permission already exists for equestrian related commercial activity on the land and this is not altered by this allocation for a further pitch.

Policy SD61: New Barn Stables, The Street, Binsted

- 1. Development of 1 additional permanent Gypsy and Traveller pitch will be permitted. Planning permission will not be granted for any other uses other than those appropriate to the needs of the equestrian uses.**
- 2. The site specific development requirements are:**
 - a. It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;**
 - b. Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;**
 - c. Existing mature trees and hedgerows bordering the site must be retained and reinforced; and**
 - d. The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller**
- 3. A planning application must be accompanied by a suitable sewerage and utilities assessment.**



Cheriton

Cheriton is an historic village located in Hampshire near the source of the River Itchen and close to the site of a civil war battle in 1644. Cheriton is essentially a linear village along the path of the River Itchen albeit with open areas between parts of the village. The historic core of Cheriton is the northernmost part of the village with a large area of twentieth century housing to the south-east. The smaller settlements of Hinton Marsh and new Cheriton are located south of the A272.

Land at Marriners Farm

Site area:	0.4ha
Current Use:	Residential Garden and Paddock
Access:	Public Right of Way along northern and western boundaries
Environmental Designations:	River Itchen SSSI (within 42m) and SAC (within 46m) Groundwater vulnerable Priority habitat (Floodplain Grazing Marsh) close to site
Flood Risk:	Fluvial flood zones 2 and 3 approximately 40m south-West of the site; Surface water flooding within sunken lane adjacent to western boundary of site
Minerals:	Mineral Safeguarding Area (sharp sand and gravel)
Allocated Use:	Residential Development

Marriners Farm is located at the eastern end of Cheriton adjacent existing residential development on the western and southern boundaries. Marriners Farm comprises a large detached house and residential gardens in the southern portion of the site and paddocks in the northern portion of the site. It is the southern and central portions of the site which is considered appropriate to develop given the higher landscape sensitivity of the northern portion.

Marriners Farm is located in environmentally sensitive area close to the River Itchen. Suitable evidence should be provided to ensure that development would not be harmful to the River Itchen SSSI and SAC. Development proposals should not harm the local environment or increase localised surface water flooding. Given the proximity of the River Itchen development proposals should be supported by suitable protected species surveys and include appropriate biodiversity improvements into the scheme. Development may also be required to be accompanied by a groundwater study.

Marriners Farm is also located in area of particular historic interest. Development proposals should be supported by suitable archaeological surveys. A Schedule Ancient Monument and a Registered Battlefield are within 250m to the north-east

The form and fabric of development should take account of the site's location in the wider landscape with appropriate landscape boundaries on each side of the site. The retention of the existing dwelling would be preferred in development proposals.

There is an existing Public Right of Way on the eastern boundary of the site. Development should not harm the amenity of the PROW.

Policy SD62: Land at Marriners Farm, Cheriton



1. Development for between 9 and 10 residential dwellings will be permitted. Planning permission will not be granted for any other uses.
2. The site specific development requirements are:
 - a. To demonstrate that there would be no significant impact on the River Itchen SSSI & SAC through development of the site for additional residential use;
 - b. Development must provide a suitable transition in built form and fabric from the existing residential areas to the west and south and the open countryside to the north and east;
 - c. The existing vehicular access should be improved to use by occupants of additional dwellings;
 - d. To provide all necessary vehicular parking on-site to avoid additional on street parking;
 - e. Existing mature trees and hedgerows to be retained;
 - f. To provide suitable on-site surface water drainage; and
 - g. Not to harm the amenity of the Public Right of Way on the southern, western and northern boundaries
3. A planning application should be accompanied by:
 - Arboricultural Assessment;
 - Archaeological Field Survey;
 - Ecology Assessment and Protected Species Survey;
 - Flood Risk Assessment and Surface Water Management Plan; and
 - Landscape Visual Impact Assessment;

Coldwaltham

Coldwaltham is a historic village in West Sussex located 2.5 miles south of Pulborough in the Arun Valley. The A29 runs through the village. To the east of the village is the Waltham Brooks Nature Reserve.

Land South of London Road, Coldwaltham

Site area:	0.xha
Current Use:	Agricultural
Environmental Designation:	Waltham Brooks SSSI, Arun Valley SAC, SPA & Ramsar to the east and south of the site Site within the Houghton to Coldwaltham Biodiversity Opportunity Area (BOA)
Minerals:	Mineral Consultation (sand)
Allocated Use:	Residential Development and Public Open Space

The site is located south of London Road (A29) at the south-western end of Coldwaltham adjacent to the existing housing at Brookview and Brookland Way. The site is currently in agricultural use and devoid of any permanent buildings. To the south of the site is a sewage works, part of the Waltham Brooks Site of Special Scientific Interest (SSSI) and a railway line. Beyond that is the wider River Arun valley which has Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar designations.

The site has medium/high to high landscape sensitivity and as such will need to come forward within a robust and appropriate landscape and townscape led development strategy. The northern, western and southern boundaries of the site each have specific landscape sensitivities which development must respond to and reinforce where appropriate.

The site has a settlement separation function between Coldwaltham and the nearest settlement to the west, Watersfield. Development must retain and improve that sense of separation between the two settlements. As such, in order to retain suitable settlement separation, all residential development should be sited in an area adjacent to the existing housing estate to the east and no residential buildings should be sited less than 25m from the northern boundary with the A29, less than 70m from the western boundary and not extend further south than existing residential development on Brookland Way.

Residential development should reinforce local distinctiveness and respond to the local character and vernacular in West Sussex through the predominant use of traditional materials. To optimise the potential of the residential area it should incorporate high quality, appropriately scaled, and inclusive public open space.

The westernmost and southern portions of the site should provide publicly accessible and landscaped open space to be secured permanently through a suitable planning obligation. The form of that open space should be determined through local community engagement. The open space should provide a suitable transition from the existing and proposed residential areas to the Waltham Brooks SSSI. A small area of vehicular parking to serve users of the open space would be acceptable adjacent to the existing allotments on Brookland Way.

Vehicular access to the site should be from a new access from the A29. Development should provide suitable pedestrian and cycle routes to connect to existing residential areas and the adjacent open countryside. The proposal should incorporate a new pedestrian route from the A29 into the public open space which links into the wider countryside.

Development provides an opportunity to improve the quality of the public realm of the residential area to the east. Existing boundary treatments should be removed and replaced, where appropriate, with suitable alternatives. Improvements to the existing children's play area in the adjacent housing area would be preferred to new provision within the proposed residential area.

The development, both the residential areas and public open space, should provide suitable biodiversity improvements in line with local strategies.

Development proposals should be supported by site specific Flood Risk Assessment.

Policy SD63: Land South of London Road, Coldwaltham

- 1. Development for between 35 and 40 residential dwellings and public open space on the remainder of the allocation site will be permitted. Planning permission will not be granted for any other uses with the exception of a small area of vehicular parking for users of the open space. The Authority will be prepare a Development Brief to assist the delivery of the site.**
- 2. The site specific development requirements are:**
 - a. To demonstrate that there would be no significant impact on the Waltham Brooks Site of Special Scientific Interest (SSSI), the Amberley Wild Brooks SSSI, and the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site;**
 - b. Development must be informed by a comprehensive landscape and townscape strategy and provide a suitable transition in form and fabric from the existing residential areas to the east and the open countryside to the north, west and south;**
 - c. To provide the residual area of the allocation as publicly accessible, landscaped open space with facilities to be determined through local community consultation;**
 - d. To provide a new vehicular and pedestrian access from the A29 London Road and suitable pedestrian & cycle links to the adjacent housing area;**
 - e. To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent residential areas and a small area of on-site parking for users of the public open space;**
 - f. To provide appropriate biodiversity improvements reflecting local strategies;**
 - g. Existing mature trees and hedgerows to be retained and enhanced;**
 - h. To provide suitable flood risk mitigation;**
 - i. Improvements to the public realm of the adjacent housing area including removing existing boundary treatments and replaced with suitable alternatives where appropriate**
- 3. A planning application must be accompanied by:**
 - Arboricultural Assessment;**
 - Biodiversity Strategy including Protected Species Survey;**
 - Flood Risk Assessment including Surface Water Management Plan;**
 - Landscape Visual Impact Assessment and Landscape Strategy; and**
 - Townscape Assessment and Design Strategy**

Corhampton

Corhampton is a village in Hampshire on the western bank of the River Meon. It forms a civil parish with Meonstoke which adjoins it on the eastern bank. The Parish had a population of approximately 760 in 2011.

Land East of Warnford Road, Corhampton

Site area:	Approximately 0.81ha
Current Use:	Commercial; Residential
Allocated Use:	Residential Development

The allocation site comprises three existing planning consents (SDNP/15/01181/FUL, SDNP/02757/FUL and SDNP/16/02767/FUL) for residential development comprising a total of 18 dwellings.

Policy SD64: Land East of Warnford Road, Corhampton

- 1. Development for up to 18 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**

Droxford

Droxford is an historic village located in the far west of the National Park on the upper reaches of the River Meon. For much of its history the manor was a possession of the Bishops of Winchester. The village is essentially linear in form, originally built on a raised terrace slightly elevated from the river. Droxford is particularly noteworthy for its collection of well-preserved eighteenth and early nineteenth century domestic architecture. However the tranquillity of the settlement is compromised by the A32 which runs through the centre of the village.

Land at Park Lane, Droxford

Site area:	0.xha
Current Use:	Former plant nursery
Flood Risk:	Surface water flood risk across centre of site
Historic Environment:	Adjacent to Droxford conservation area

The site is located to the west of the historic core of Droxford adjacent to the Junior School on Park Lane. Park lane is a narrow country lane lined with mature hedgerows which restrict views into the allocation site.

The site is located in a sensitive area adjacent to the Droxford conservation area boundary. Given the proximity of the site to the conservation area it is considered appropriate for building materials, heights and scale to suitably reflect the design guidance set out in the conservation area appraisal. Given that Droxford is noted for its historic domestic architecture it is considered that the allocation site provides a good

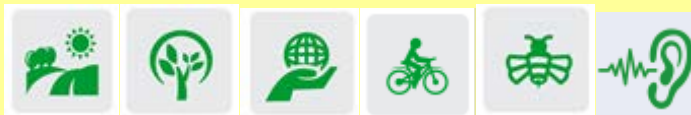
opportunity to reinterpret this using historic building materials and vernacular. There is also a high potential for archaeological interest.

Development proposals will be expected to incorporate Sustainable Drainage Systems to address surface water flood risk.

Development should include suitable vehicular access taking account of the narrow character of Park Lane. Where vehicular access is dependent on off-site improvement works these should be sought through a planning obligation. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on Park Lane.

Park Lane forms part of the Wayfarers Walk long distance footpath. Development must not harm the amenity of the footpath.

Policy SD65: Land at Park Lane, Droxford



1. **Development for between 26 and 32 residential dwellings will be permitted where the design is of a high quality which sympathetically conserves and enhances the setting of local heritage assets.**
2. **Planning permission will not be granted for any other uses with the exception of a small area of community parking in that part of the site adjacent to Park Lane.**
3. **The site specific development requirements are:**
 - a. **The conservation and enhancement of the setting of local heritage assets including the Droxford Conservation Area;**
 - b. **A suitable transition in built form and fabric from the residential areas to the north east and the open countryside to the south and west;**
 - c. **Retention of the existing hedge on the northern site boundary except where it is necessary in order to facilitate safe pedestrian and vehicular access and egress;**
 - d. **Provision of all necessary vehicular parking on-site to avoid additional on street parking in local roads;**
 - e. **Provision of suitable vehicular and pedestrian access from Park Lane;**
 - f. **Flood Risk Mitigation;**
 - g. **No significant harm to the amenity of the adjacent Wayferer's Way; and**
 - h. **No significant harm to the amenity of users of the adjacent school**
4. **A planning application must be accompanied by:**
 - **Arboricultural Assessment;**
 - **Archaeological Assessment;**
 - **Flood Risk Assessment;**
 - **Heritage Statement;**
 - **Highways Assessment;**
 - **Landscape Visual Impact Assessment**

Easebourne

Easebourne is one of the National Park's larger villages with a population of just under 2,500. It is an historic estate village north of Midhurst and the centre of the Cowdray Estate which includes Cowdray Park a Registered Historic Park and Garden. The core of Easebourne is a conservation area notably for its numerous old sandstone buildings. The Ruins of Cowdray Park, the Priory, the Refectory and Easebourne Parish Church of St. Mary's are all Grade I buildings. Easebourne has a distinctive local vernacular comprising many historic buildings which utilises the local sandstone and the notable yellow 'Gold Cup' painted window frames of many of the Cowdray Estates cottages.

Cowdray Works Yard, Easebourne

Site area:	Approximately 1.0ha
Current Use:	Commercial
Flood Risk:	Surface water flood risk across centre of site
Historic Environment:	Area of high archaeological interest; site adjacent to Easebourne Conservation Area (north and west); Listed Buildings (7) close related to the site; site adjacent to Cowdray House Registered Park & Garden (south and east)
Allocated Use:	Residential and Commercial

The site is considered suitable for mixed-use development including housing and commercial use. The floorspace for each commercial use class will be limited to a maximum amount.

The allocation site is previously developed land closely related to a number of significant heritage assets including the Easebourne conservation area, Cowdray Park and the Grade I Listed Easebourne Priory, Refectory and St Mary's church. As such, the design of development proposals should be fully informed by suitable landscape, townscape and historic environment analysis which takes full account of the setting and significance of these heritage assets.

Given the high quality of the form and fabric of Easebourne it is expected that development proposals should be of a high standard in terms of architecture, townscape and public realm. Development proposals should be inclusively designed by providing publicly accessible pedestrian routes from Easebourne Lane through to Cowdray Park where there is a Public Right of Way close to the site boundary.

The site has also high archaeological interest and as such development proposals should be supported by on-site field surveys.

Development proposals should be supported by a site-specific flood risk assessment and will be expected to incorporate sustainable drainage to address surface water. Development proposals should include suitable vehicular access, on-site parking and suitable pedestrian access to Cowdray Park. Proposals for commercial use should include sensitively designed outside storage and vehicular parking.

Given the existing commercial use of the site development proposals should be supported by a land contamination survey.

Policy SD66: Cowdray Works Yard, Easebourne



1. **Mixed use development for between 16 and 20 residential dwellings, and commercial buildings for Class A1, A3 and B1 use will be permitted where the design of the proposed form and fabric is of a high quality which sympathetically conserves and enhances the setting of local heritage assets including the Easebourne Conservation Area, Cowdray Park and Listed Buildings including Easebourne Priory, Refectory and St Mary's Church.**
2. **Planning permission will not be granted for any other uses. Proposals which include security gates or other barriers which preclude the residential areas of the development from becoming fully accessible, inclusive and integrated to the local community will not be permitted.**
3. **The additional site specific development requirements are:**
 - a. **Landscaping, public realm and boundaries treatments sympathetic to local heritage assets;**
 - b. **To provide for the amenity and privacy of its occupants and those of neighbouring properties;**
 - c. **To provide for acceptable levels of daylight and sunlight reaching new residential dwellings and associated private amenity spaces;**
 - d. **A publicly accessible pedestrian route from Easebourne Lane through to Cowdray Park;**
 - e. **Provision of all necessary vehicular parking on-site to avoid additional on street parking in Easebourne; and**
 - f. **Sustainable Drainage Systems to mitigate risk of surface water flooding**
4. **A planning application must be accompanied by suitable:**
 - **Archaeological Assessment;**
 - **Flood Risk Assessment;**
 - **Heritage Statement;**
 - **Landscape Visual Impact Assessment;**
 - **Land Contamination Survey; and**
 - **Surface Water Management Plan**

Land at Egmont Road, Easebourne

Site area:	xx ha
Current Use:	Paddock; Car Parking
Flood Risk:	Surface water flood risk on western and southern boundaries
Historic Environment:	Adjacent to Easebourne Conservation Area; Listed Buildings adjacent to the site

The site is located on the western side of Easebourne Lane in a predominantly residential area. The eastern and northern boundaries of the site are contiguous with the Easebourne Conservation Area. On the eastern boundary of the site are two listed houses. There is an additional listed house to the north of the site which is visible to and from the site. The residential areas to north, west and south predominantly comprise two-storey, twentieth century housing. To the north and north-west of the site is an extensive area of backland parking and garaging of generally low townscape value. To the south of the site is an existing school.

The site is currently under-utilised and provides an opportunity through a well-designed residential scheme to improve the overall quality of the local townscape and pedestrian accessibility. Development proposals should also conserve and enhance local heritage assets including the setting of the Easebourne Conservation Area and adjacent listed buildings.

Development should include suitable vehicular access, on-site parking and pedestrian routes to improve permeability of the wider area.

Policy SD67: Land at Egmont Road, Easebourne



1. **Development for between 16 and 20 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **Design and landscaping which conserves and enhances the setting of local heritage assets including the adjacent Easebourne Conservation Area and Listed Buildings and provides a permeable layout which integrates with existing neighbouring residential areas;**
 - b. **Retention of the existing vehicular parking area adjacent to Egmont Road except where necessary to facilitate a new vehicular and pedestrian access;**
 - c. **Provision of all necessary vehicular parking on-site to avoid additional on street parking in Easebourne; and**
 - d. **Sustainable Drainage Systems to mitigate risk of surface water flooding**
3. **A planning application must be accompanied by suitable:**
 - **Heritage Statement**
 - **Surface Water Management Plan**

Former Easebourne School, Easebourne

Site area:	xx ha
Current Use:	Former School Buildings and Grounds
Flood Risk:	Surface water flood risk in Easebourne Lane
Historic Environment:	Site partly within, and partly adjacent to, the Easebourne Conservation Area; Listed School building Grade II Listed; Listed cottage adjacent to site boundary

The site comprises a disused former school and school grounds located on the western side of Easebourne Street to the north-east of the core of the village. Easebourne Street has an, essentially, rural character with many vernacular cottages interspersed with larger historic houses and some modern dwellings. There are a number of listed houses on Easebourne Lane with particular concentrations to the south-west and north-east of the allocation site. To the west and east is open countryside.

The former school buildings are located north-east of a gap in built form across Easebourne Lane. Development proposals should retain this gap whilst including suitable frontage development. The northern portion of the allocation site including the existing areas of hardstanding is considered suitable for redevelopment. The southernmost portion of the site is considered suitable for 2 residential dwellings.

Given the high quality of the form and fabric of Easebourne conservation area it is expected that development proposals should be of a high standard in terms of design and landscaping. Areas considered suitable for frontage development include the portion of the site between the more southern of the two existing vehicular entrance and Bellings Barn, and the existing area of hardstanding adjacent to the neighbouring listed cottage. New frontage buildings could be reasonably staggered with no particular building line in Easebourne Street.

The listed core of the school building is considered suitable for residential conversion. The demolition of the modern elements of the school building would improve the setting of the adjacent listed buildings and the Easebourne conservation area within which they are located. It is considered that the redevelopment of the area incorporating the footprint of the modern school buildings and areas of hardstanding would be best served by a scheme which predominantly reflected the various local estate dwelling vernaculars or suitably reinterpreted it for the twenty-first century.

Development proposals must include sufficient on-site vehicular parking to avoid on-street parking in Easebourne Lane. Development which incorporates the existing vehicular accesses would be preferred. The reprofiling of the existing vehicular access from Easebourne Lane to the large area of hardstanding adjacent to the school buildings is acceptable subject to suitable landscape improvements.

Development proposals will be expected to incorporate Sustainable Drainage Systems to address surface water flood risk.

Policy SD68: Former Easebourne School, Easebourne



1. **Development for between 12 and 15 new build residential dwellings will be permitted. Additional residential dwellings, up to a maximum of 4, formed through the conversion of the listed portion of the existing school building will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **Development proposals should conserve and enhance the setting of local heritage assets including the Easebourne Conservation Area and local Listed Buildings;**
 - b. **The central portion of the site shall be retained as an open visual gap across the site;**
 - c. **Frontage development will be permitted either side of this open visual gap;**
 - d. **Retention of the southernmost existing vehicular access; and**
 - e. **Suitable flood risk mitigation**
3. **A planning application must be accompanied by suitable:**
 - **Heritage Statement**
 - **Landscape Visual Impact Assessment**
 - **Flood Risk Assessment**

East Dean (East Sussex)

East Dean and Friston is a civil parish in East Sussex. The two villages in the parish are in a dry valley on the South Downs, between Eastbourne three miles (4.8 km) to the east and Seaford an equal distance to the west. The main A259 road goes through both village centres. The coast and much of the land between it and the A259 from the east edge of Seaford to the west edge of Eastbourne is owned by the National Trust.

Land Behind the Fridays, East Dean (East Sussex)

Site area:	Approximately 0.54ha
Current Use:	Agricultural
Allocated Use:	Residential Development

The allocation site comprises an existing planning consents (SDNP/14/03936/FUL) for residential development comprising a total of 11 dwellings.

Policy SD69: Land Behind the Fridays, East Dean (East Sussex)

- 1. Development for up to 11 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**

Findon

Findon is a medium size village located in the Dip Slope broad area of the National Park. The present village developed in the late middle ages on a junction of historic roads, and is focused around a compact, historic village core (The Square), which has a number of small shops, pubs, eateries and a post office. The historic hamlet of Nepcote also falls within the settlement boundary to the north. From the 19th Century, the village has become renowned for its annual Sheep Fair on Nepcote Green and as a centre for racehorse training and equestrian activities. The settlement underwent significant residential expansion during the 20th Century, such that much of the village is now characterised by more modern estates and architectural styles.

Findon Parish Council has produced a NDP, which was 'made' on 8th December 2016. The Findon NDP does not, however, set a settlement boundary nor allocate housing sites. The Authority is therefore determining a settlement boundary and housing site allocations through this Local Plan.

Land at Elm Rise, Findon

Site area:	0.7ha
Current Use:	Paddock
Environmental Designation:	Within wider area of various Protected Notable Species Within South Downs Way Nature Improvement Area Within Environment Agency Source Protection Zone

The site is located to the north east of the village core, and is bordered on three sides by residential development. The northern boundary borders a larger area of paddocks to the north, along which mature hedgerows provide significant screening. The site provides good opportunity to provide modest-sized dwellings,

The site can be seen from the A280 Long Furlong to the west, however these views are in the context of existing residential development sitting above the site to the west. As the site is more elevated at its western part, there is potential to impact on views from the public bridleway crossing fields to the north. It will be important that development enhances these views. The more substantial built elements of development should be focused on the western and southern parts of the site, where the land sits lower in the landscape and is well-screened.

The site has potential to provide valuable wildlife habitats, and is within a wider area of Protected Notable Species consisting of the Serotine Bat, Stag Beetle, butterfly and moth species, the Hobby Bird, Red Kite, and Pale Toadflax flower. There is evidence that the Stag Beetle and Serotine Bat occupy habitats on the site. An ecological survey of the whole site will be required to ensure that development enhances opportunities for these species to flourish.

Development of the site would give opportunity to provide a new publicly accessible footpath from Elm Rise to the northern end of Stable Lane, via the existing track to the immediate north-east corner of the site, to create a new link from the village to open downland to the east. This is considered appropriate to comply with Policy SD20:

Walking, Cycling and Pedestrian Routes. Public open space should be incorporated along this corridor, in a way that integrates with the wider site layout and public realm within the site.

Policy HA70: Land at Elm Rise, Findon



- 1. Development for between 15 and 20 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
- 2. The site specific development requirements are:**
 - a. To enhance biodiversity, and in particular provide for local notable and protected species;**
 - b. Development should be focused on the western and southern parts of the site, and provide a suitably landscaped transition to more elevated areas;**
 - c. Vehicular access should be provided via existing access from Elm Rise; and**
 - d. The development should provide public green space integrated with an attractive, publicly accessible through-footpath link between Elm Rise and the northern end of Stable Lane**
- 3. A planning application must be accompanied by:**
 - Ecology survey**
 - Landscape and Visual Impact Assessment**
 - Detailed Landscape and Biodiversity Management Plan**
 - Desktop archaeological survey, and any further archaeological assessment deemed appropriate**

Soldiers Field House, Findon

Site area:	0.6ha
Current Use:	Single residential plot with large house
Environmental Designations:	Within wider area of various Protected Notable Species Within South Downs Way Nature Improvement Area Within Environment Agency Source Protection Zone
Flood risk:	Parts of site susceptible to Surface Water Flooding

The site is located on the eastern edge of the village. Its current use is a large residential plot, consisting of a modern, significantly extended house, together with an extensive private garden, swimming pool with outbuilding, and a hard-surfaced tennis court. The site is enclosed on all sides by a substantial beech hedge which is approximately 3 metres in height.

As site is positioned on the eastern edge of the village, it is visible from the public footpath network around Cissbury Ring. It is also visible from, and therefore within the setting of, the Grade II Listed Wattle House on the edge of Nepcote Green. The existing building is prominent from these viewpoints, and is not of an architectural quality that befits the site it occupies.

Redevelopment of the site provides an opportunity to deliver modest-sized dwellings that better meet local housing needs. It also provides opportunity to improve the character of the area and enhance views of the site, through a design and layout that better responds to the traditional architectural styles seen in Findon and other Dip Slope settlements. Development proposals should be accompanied by a detailed Landscape and Visual Impact Assessment, and a detailed Landscape and Biodiversity Management Plan to ensure short-term and long-term enhancement of the site's setting. The existing beech hedge should be retained until improved and mature landscaping and screening, using native species, has been achieved through implementing the landscape plan.

The site as exists is not likely to provide significant wildlife interest, however the wider area hosts Protected Notable Species consisting of butterfly and moth species, the Hobby Bird, the Red Kite and Toadflax flowers. There is also evidence of the invasive species Himalayan Cotoneaster. The Landscape and Biodiversity Management Plan should enhance biodiversity by creating new habitats and subsistence, particularly for notable species in the area, and deal appropriately with the invasive species.

Access to the site is via a private single-track road (Soldiers Field Lane). Development proposals should be accompanied by a Transport Statement which addresses any safety or access issues identified.

Policy HA71: Soldiers Field House, Findon



1. **Development for between 10 and 12 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **To positively enhance the contribution of the site to the downland landscape and the setting of the Wattle House, particularly as viewed from public rights of way to the east and south and from Nephote Green;**
 - b. **To enhance biodiversity, and in particular provide for local notable and protected species; and**
 - c. **The existing beech hedge that follows the site boundary should be retained, until improved and mature native species planting provides an enhanced boundary treatment.**
3. **A planning application must be accompanied by:**
 - **Landscape and Visual Impact Assessment**
 - **Biodiversity Management Plan**
 - **Transport Statement**
 - **Sustainable Drainage scheme to address surface water flooding and preserve the integrity of the Source Protection Zone**
 - **Desktop archaeological survey, and any further archaeological assessment deemed appropriate**

Greatham

Greatham is a village about 6 miles north of Petersfield with a population of about 800 people. Greatham has a public house, primary school and village hall. Greatham is a linear village of the Western Weald which runs along the old main Petersfield to Farnham road, straddling two distinct landscape areas. The older part of the village to the west, much of which is covered by a conservation area, lies among the gently rolling fields of the Mixed Farmland and Woodland Vale landscape area, with many mature trees and distant views of the Hangers. Traditional building materials here include much use of sandstone.

Further north east, beyond the valley of a tributary of the Rother, the housing along the road becomes newer and denser as the land rises to sandy oak, birch and pine woods in the Wealden Farmland and Heath Mosaic landscape area, part of which are designated local wildlife sites. The eastern end of the village is in close proximity to land used by military. On the northern and eastern edge of the settlement is the Woolmer Forest Special Area of Conservation and the Wealden Heaths Phase II Special Protection Area.

Greatham is a village identified in policy SD22: Development Strategy as able to accommodate growth of a scale and nature appropriate to its character and function.

Land at Petersfield Road, Greatham

Site area:	2.4ha
Current Use:	Horticultural Nursery
Environmental:	Adjacent to Rother Valley Biodiversity Opportunity Area Wealden Heaths Phase II Special Protection Area
Historic Environment:	Greatham conservation area to south of site; Listed Building on western side of Petersfield Road
Allocated Use:	Residential and Small Retail Unit

The site is a wholesale nursery adjacent to the settlement boundary of Greatham. The site is surrounded by residential properties to the northeast of the site, agricultural land to the south a village hall and school to the west. The allocation site is outside but closely sited to the north boundary of the Greatham conservation area. There is large, listed residential dwelling opposite the western boundary of the site. The site has high potential for archaeological interest.

The allocation site is considered suitable to provide up to 40 residential dwellings and an area of public open space within the central portion of the site. The allocation site also provides a unique opportunity to provide Greatham with a modest retail unit in the heart of the village next to the school and village hall and as such a Class A1 (Shop) unit with a floorspace under 280 square metres with suitable off-road parking would be acceptable in principle. First floor residential accommodation would be acceptable above a retail unit.

The site is approximately 600m from the Wealden Heaths Phase II Special Protection Area (SPA). Advice from Natural England will be required on appropriate measures to mitigate the impacts of recreational disturbance.

Development should be supported by a Landscape and Visual Impact Assessment and the form and fabric of development should seek to reinforce the local distinctiveness of

Greatham. The appropriate use of local buildings materials such as coursed ironstone or malmstone would be welcomed. Existing mature trees and hedgerows should be retained and enhanced. New boundary treatments should be carefully considered. The eastern boundary of the site should be appropriately landscaped to provide a suitable transition to the river valley.

Development will be required to take into account and contribute to the aims of the Rother Valley Biodiversity Opportunity Area.

The existing vehicular access should be utilised and necessary improvements made to it and Petersfield Road where identified. Development should facilitate a publicly accessible off-road pedestrian and cycle route from the existing site entrance on Petersfield Road through to the existing Public Right of Way on the eastern boundary of the site.

Discussion should take place with the SDNPA prior to any specific development proposal to develop the site, to establish what mineral resource information (and the level of information) is required by the Mineral Planning Authority. It is recommended that if the proposal overlays a safeguarded minerals resource that a Minerals Assessment Report is produced for the Mineral Planning Authority, submitted prior to the submission of an application to allow for early discussions to take place.

Policy SD72: Land at Petersfield Road, Greatham



1. Development for between 35 to 40 residential dwellings and associated open space will be permitted. Development for a Class A1 (Shop) unit with floorspace up to a maximum of 280m² with suitable vehicular parking for customers will also be permitted. Planning permission will not be granted for any other uses.
2. The site specific development requirements are:
 - a. Development proposals should be of a high quality and inclusive design which provides a suitable transition in form and fabric from Petersfield Road to the west to the open countryside to the east;
 - b. Development proposals should also enhance the setting of local heritage assets including the Greatham Conservation Area and local Listed Buildings and use local building materials to reinforce local distinctiveness;
 - c. Provide suitable mitigation towards the Wealden Heaths Special Protection Area (SPA);
 - d. Suitable mitigation measures to avoid increases in localised surface water flooding;
 - e. Retention of the existing vehicular access and, where identified as necessary to provide safe access and egress, improvements to both the vehicular access and to off-site highways;
 - f. Provision of a publicly accessible off-road pedestrian and cycle route from Petersfield Road to the existing Public Right of Way to the east of the allocation site;
 - g. Provision of an area of suitable public open space within the site;
 - h. Retention and enhancement of existing mature trees and site boundaries and new site boundaries appropriate to the local landscape; and
 - i. Biodiversity improvements which seek to address relevant local strategies
3. A planning application must be accompanied by suitable:
 - Arboricultural Assessment
 - Archaeological Survey
 - Flood Risk Assessment
 - Heritage Statement
 - Landscape Visual Impact Assessment
 - Minerals Assessment Report

Fern Farm, Longmoor Road, Greatham

Site area:	tbc hectares
Current Use:	Gypsy & Traveller site plus paddocks
Environmental Designations:	Within 400m of the Wealden Heaths Phase Special Protection Area. THIS REQUIRES FURTHER INVESTIGATION,
Allocated use:	Mixed housing (... homes) and Gypsy & Traveller site (2 additional pitches)

The site lies on the southern side of Longmoor Road in Greatham. Longmoor Road links Greatham with the Longmoor Camp and the A3. The site itself is irregularly

shaped and slopes down from north to south. The northern end of the site adjoins a number of residential properties and gardens. The southern part of the allocation contains two pitches plus a utility room, parking and hard standing for Gypsies and Travellers. These would be retained. South of the allocation is a paddock, which adjoins woodland and large ponds to the south and east and further paddocks and small enclosures to the west.

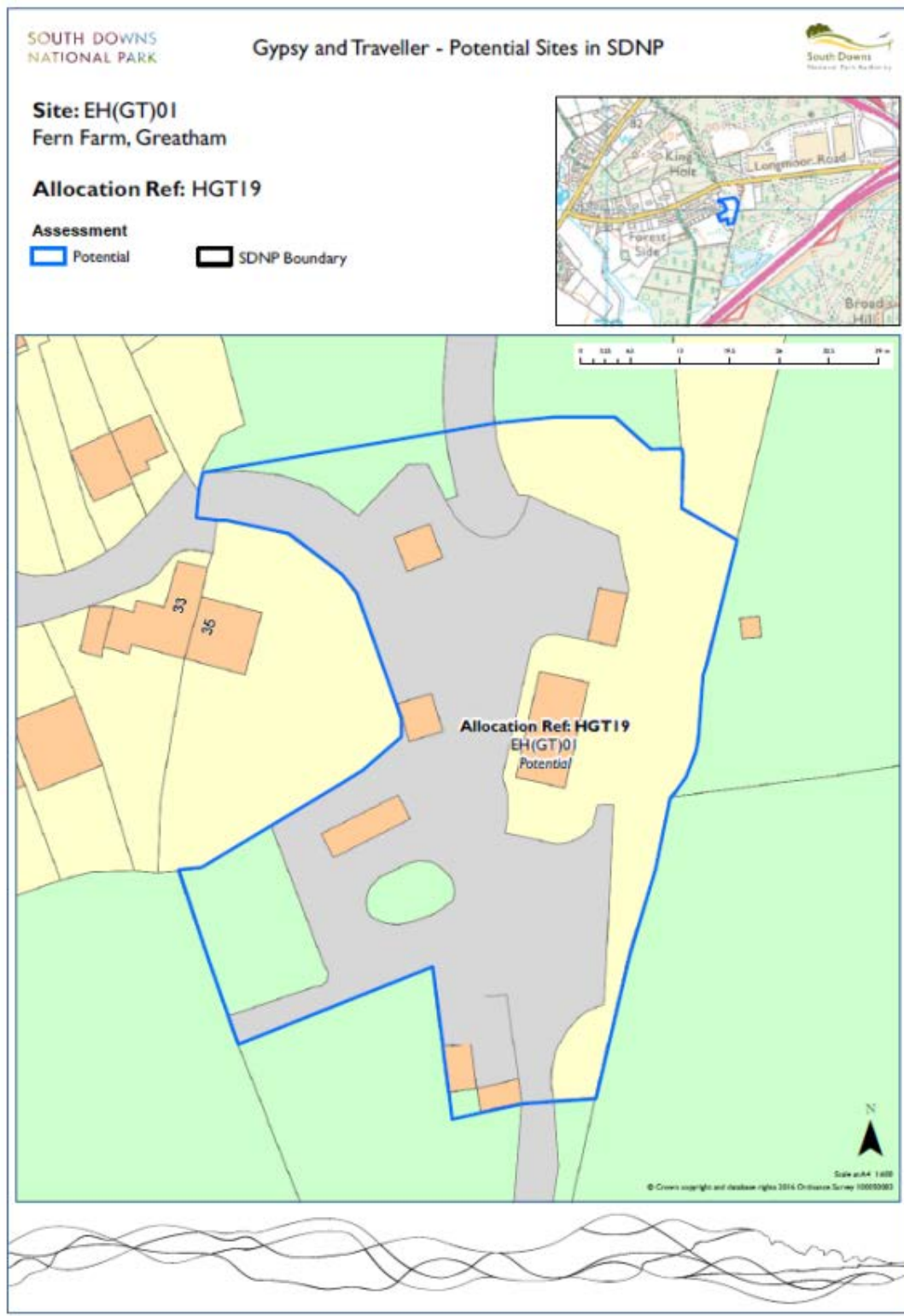
The site is accessed from Longmoor Road. The northern part of the allocation is more visually exposed than the central and southern part. The existing Gypsy and Traveller site has no visual impacts beyond the immediate boundaries. The site is closely related to the existing village and its relative containment limits its impact on the wider area. The allocation does not include the southern extent of the land and therefore restricts development to following the building line established along Wolfmere Lane.

Policy SD73: Fern Farm, Greatham



1. Development for homes on the northern part of the site and 2 further permanent Gypsy and Traveller pitches within the southern part of the site will be permitted.
2. The site specific development requirements are:
 - a. Provide an attractive street frontage to Longmoor Road, reflecting the transition from village to woodland in this location.
 - b. provide improved sight lines at entrance to site.
 - c. Provide suitable, permanent access to the Gypsy and Traveller pitches taking into account the need to manoeuvre larger vehicles. The Gypsy and Traveller site must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site.
 - d. Using the existing vegetation as a base the boundaries should be reinforced to enclose the site.
 - e. The site must contain significant planting in order to reduce the urbanising impact of the development and provide a transition to the woodland and ponds beyond.
 - f. Surface water drainage must be controlled on site.
 - g. No commercial activities should take place on the land, including the storage of materials, in order to protect the amenity of existing and new neighbours.
 - h. The Gypsy & Traveller development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.
3. The development of this site must be considered in a comprehensive manner to ensure the cumulative impact of the proposals can be considered and appropriate assessments undertaken.
4. A planning application must be accompanied by a suitable:
 - Foul sewerage and utilities assessment
 - Flood Risk Assessment
 - Lighting Assessment
 - Biodiversity Survey and report

Mitigation may be needed to allow development within 400m of SPA – to be confirmed



Hawkley

Hawkley is a small village in East Hampshire 3.5 miles north of Petersfield.

Half Acre Hawkley Road, Hawkley

Site area:	0.25 ha
Current use:	Gypsy & Traveller site
Allocated use:	Gypsy & Traveller site (3 permanent pitches)

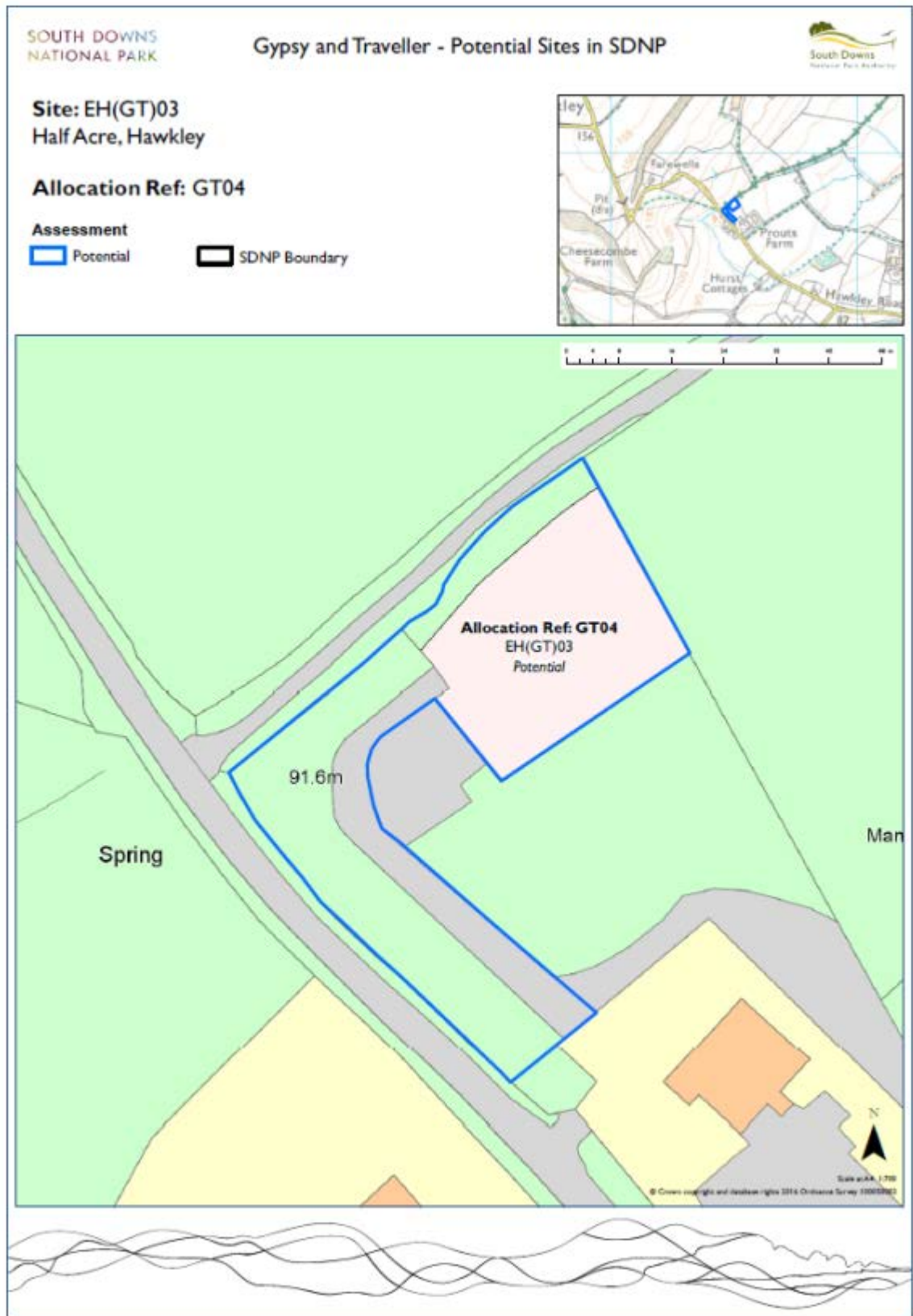
The site lies on the eastern side of Hawkley Road and within a fairly flat open field. This is an existing private Gypsy and Traveller site with temporary planning permission. It abuts woodland to the north and is screened by hedging along much of Hawkley Road. The site is accessed from that same road and contains a number of caravans located in the northern section adjacent to a footpath. To the south lies a converted farm building. On the opposite side of the road is a single property. The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking.

The site lies between Liss to the east which contains a good range of services and facilities and the much smaller Hawkley to the west.

Policy SD74 Half Acre, Hawkley



- 1. A Development for 3 permanent Gypsy and Traveller pitches will be permitted. Planning permission will not be granted for any other uses.**
- 2. The site specific development requirements are:**
 - a. Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;**
 - b. Built and mobile units should be positioned to the north of the site to reduce the urbanising effects on the road frontage in this rural area;**
 - c. It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;**
 - d. The amenity of the public footpath adjoining the site is restored and protected;**
 - e. The hedging surrounding the site is retained and further reinforced with appropriate species; and**
 - f. The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller**
- 3. A planning application must be accompanied by a suitable:**
 - Foul sewerage and utilities assessment**
 - Lighting Assessment**



Itchen Abbas

Itchen Abbas is a linear village located in the north-west of the National Park approximately four miles north-east of Winchester. Itchen Abbas developed along the northern edge of the River Itchen, a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Most of the community buildings are located around the junction between the main road (B3047) and a north-south lane which crosses the River Itchen. The older houses in Itchen Abbas are mainly scattered in a linear fashion along the main road. The allocation site is a typical example of this. Characteristic building materials in the older houses are brick, sometimes mixed with flints, reflecting the chalky surroundings.

Land at Itchen Abbas House, Itchen Abbas

Site area:	0.x ha
Current Use:	Residential Garden
Environmental Designations:	Site closely sited to River Itchen SSSI and SAC Itchen Valley Biodiversity Opportunity Area
Allocated Use:	Residential Development

The site is located in the east of the village. The site is closely related to the River Itchen SSSI and SAC. Suitable evidence should be provided to ensure that development would not be harmful to the River Itchen SSSI and SAC.

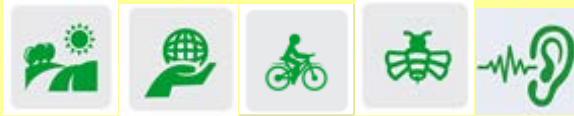
The site is currently a domestic garden with the land noticeably rising towards the north. The Avington Park Conservation area and Grade II* Registered Park and Garden is approximately 150m to the south of the allocation site. As such, the design of residential development should be informed by a suitable Landscape Visual Impact Assessment.

New development would need to ensure that surface water runoff was suitably addressed. Development may be required to be accompanied by a groundwater study.

Vehicular access would need to be from either the existing or a new access. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads. There is an existing Public Right of Way on the eastern boundary of the site. Development should not harm the amenity of the PROW.

The site is within 250 of an historic landfill site and as such investigations into potential contamination should be carried out.

Policy SD75: Land at Itchen Abbas House, Itchen Abbas



1. **Development for between 8 and 10 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **To demonstrate that there would be no significant impact on the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)**
 - b. **Development must provide a suitable transition in form and fabric towards the open countryside to the east, north and south**
 - c. **The site boundaries should be suitably landscaped**
 - d. **The development should provide a suitable new vehicular access if the current vehicular access is not suitable or available;**
 - e. **Not to harm the amenity of the adjacent Public Right of Way**
 - f. **To contribute towards the aims of the Itchen Valley Biodiversity Opportunity Area**
 - g. **To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads**
3. **A planning application must be accompanied by:**
 - **Ecology Assessment including Protected Species Survey**
 - **Landscape Visual Impact Assessment**
 - **Heritage Statement**
 - **Surface Water Management Plan**
 - **Land Contamination Survey**

Kingston near Lewes

Kingston near Lewes is a village in East Sussex located two miles (3.2 km) south of Lewes on the slopes of the South Downs. Kingston is a village which has a settlement boundary (Policy SD22).

The Pump House, Kingston Ridge, Kingston

Settlement:	Kingston
Site area:	0.03 ha
Current use:	Gypsy & Traveller site (temporary)
Allocated use:	Gypsy & Traveller site (1 permanent pitch)

The site is located at the north western end of the Kingston Ridge cul-de-sac. To the west of The Pump House is a stable block and adjacent to that is a bunded enclosure containing a caravan. A mature hedgerow forms the northern boundary of the site beyond which is a garden and then expansive, open rolling downland. The site shares an access with The Pump House. To the south is a paddock and then further residential properties on large plots.

This is an existing private Gypsy and Traveller site with temporary planning permission. The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking.

Policy SD76: The Pump House, Kingston

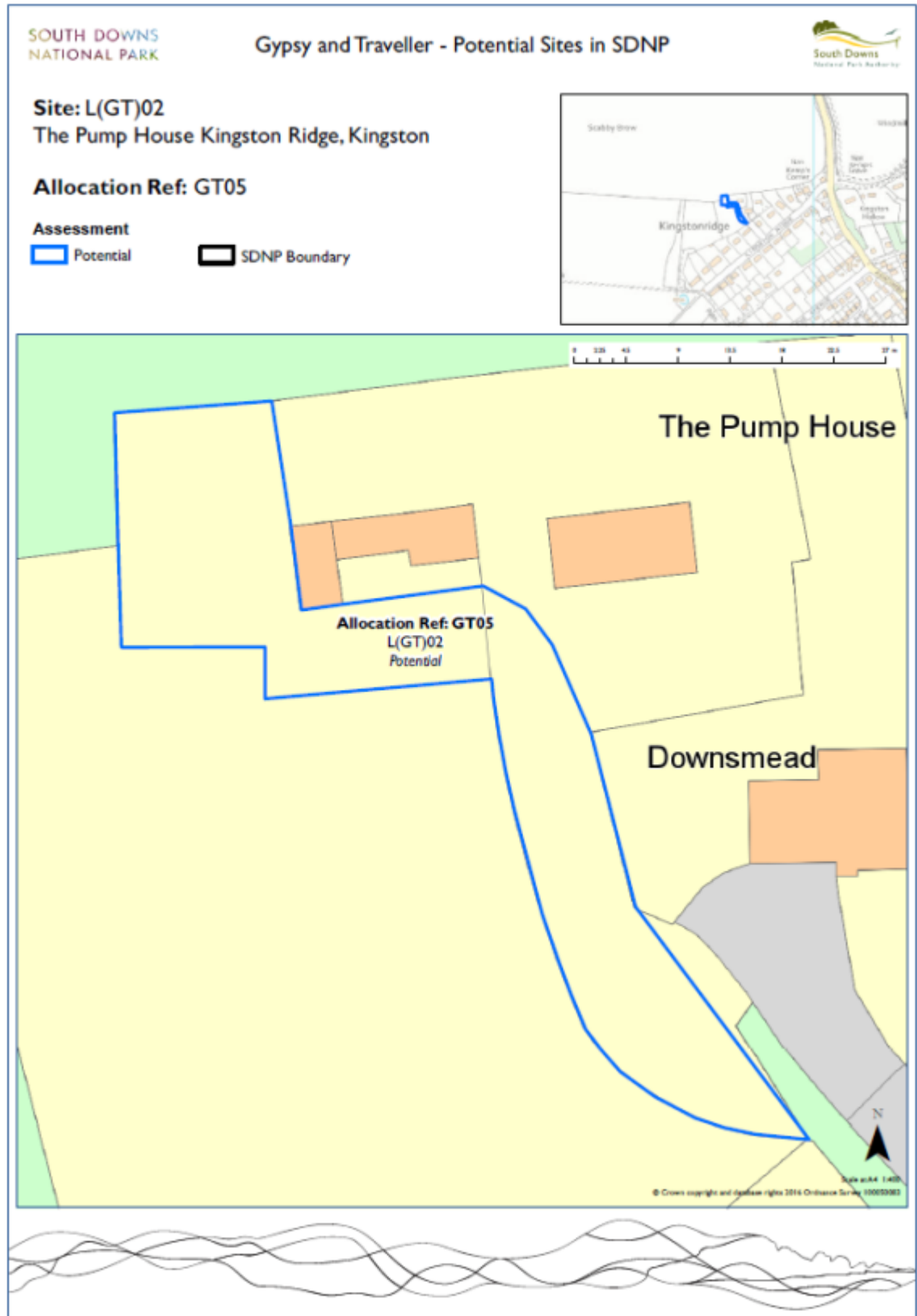
Development of 1 (total) permanent Gypsy and Traveller pitch will be permitted. Planning permission will not be granted for any other uses other than those appropriate to the needs of the equestrian uses.

The site specific development requirements are:

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

A planning application must be accompanied by a suitable:

- Foul sewerage and utilities assessment



Lewes

Lewes is the county town of the administrative county of East Sussex and historically of all of Sussex. Lewes has a long history as a bridging point and as a market town. The town was the site of the Battle of Lewes in 1264. The town has landmarks including Lewes Castle and a 15th-century bookshop amongst a rich historic and cultural fabric. As of 2011 Lewes had a population of approximately 17,300.

Strategic Housing Allocation: Land at Old Mallings Farm, Lewes

Site area:	10.0ha (approx. 6.6ha developable)
Current Use:	Agriculture
Environmental Constraints:	Offham Marshes Site of Special Scientific Interest (SSSI)
Allocated Use:	Residential

The site is situated on the northern side of the town in a 'green finger' between the 1970s part of the Mallings Estate to the east and the River Ouse, mainline railway and Landport Estate to the west. The site lies wholly within the South Downs National Park and is currently in agricultural use. There is an existing access bridge over the disused railway cutting (a Site of Nature Conservation Importance SNCI), providing single track access to Old Mallings Farm from Old Mallings Way. A further double width access point onto Monks Way, which is at grade and currently used for agricultural vehicles, is situated at the northern end of the site. Monks Way would form the principal access to the site, with the railway bridge providing secondary access for pedestrians, cyclists and emergency use, as well as access to the former farm buildings. To the south of the site lies the Mallings Deanery Conservation Area, including the Grade II* St Michaels Church.

Much of the site is Agricultural Land Classification Grade 2, with some Sub-grade 3a, and therefore constitutes best and most versatile agricultural land. There is also ecological interest in the area, including the Offham Marshes SSSI on the opposite side of the River Ouse and the SNCI along the adjacent disused railway cutting on the east of the site. The site also lies within an area of high archaeological potential being in the vicinity of a medieval settlement and the ruins of a college of Benedictine Canons.

While current information would suggest that these interests do not override the principle of development on the site, further survey work will be required and appropriate mitigation measures implemented. The loss of best and most versatile land is to be avoided where possible. However in this case the few alternative options for strategic level residential development around Lewes town have been ruled out for other reasons, such as being of even greater landscape sensitivity within the National Park.

Development of the site could adversely impact the special qualities of the National Park, for instance on landscape and views, on recreational activities (the Ouse Valley Way), on tranquillity (including dark night skies), on historical features and cultural heritage (including the Conservation Area, Listed Building and archaeological remains), and on nearby wildlife and habitats. Nevertheless a sensitively designed scheme could be accommodated at Old Mallings Farm, which takes into account the range of significant

constraints and impacts on the SDNP and its special qualities and incorporates an appropriate range of mitigation measures.

Landscape mitigation measures must address the following sensitivities (as identified by the SDNPA's landscape consultant):

- Views from the site to local landmark features including chalk hills, church towers and Lewes Castle give this site a strong sense of place.
- The strong rural, tranquil and natural character of the Ouse Valley with no development apparent on its eastern banks, save for historic settlement associated with Old Malling Farm and Lewes Malling Deanery.
- The visually sensitive western edge of the site above the Ouse Valley floor where development would intrude into the valley.
- The site is seen in the context of the wider Ouse Valley floodplain when the site is viewed from elevated locations to the east and west.
- From elevated locations to the west the entire site is clearly visible and visually separates the historic settlement of Old Malling Farm and Lewes Malling Deanery.
- From elevated locations to the east the northern field of the site is visually prominent and is seen as part of the wider Ouse Valley corridor.
- The Ouse corridor to the north of Lewes was included in the South Downs National Park as providing a high quality setting to Lewes town for reasons of its intrinsic scenic attraction, cultural heritage and nature conservation.

Various measures are suggested by the landscape consultant to address these, including development on parts of the site only and at a lower density, and pulling development back and away from the western, southern and northern parts of the site. Other suggestions include:

- providing only limited night lighting on the site and the use of low level lighting where required
- ensuring the use of dark colours for roofs
- retaining views out of the site to surrounding landmarks
- retaining some areas of floodplain with no access, and;
- ensuring that any improved access to the floodplain does not unduly extend urbanising influences, including that signage and surfaces, gates and fencing are low key

These various measures will be reviewed and considered for inclusion in a Design Brief to be undertaken for the site either by the SDNPA or by the applicant and subject to the SDNPA's approval. This will be informed by a detailed site appraisal, which shall include as 3D computer modelling of the site and its context; appropriate Verified Photomontages; and Zone of Theoretical Visibility plots from appropriate locations within the site.

With regard to the other fields in the same ownership but outside the developable area, this land may not be viable for agricultural purposes once the development goes ahead. There is a significant risk that the land would be vulnerable to alternative peri-urban

activities as a result of the development, being sold off for alternative uses such as equine grazing/small holding, or other recreational activities. This would significantly affect its character and have impacts on the wider Ouse Valley and the Ouse Valley Way. It is therefore proposed that, in the event of it no longer being used for farming, it should be designated as a Local Nature Reserve (LNR) or Local Green Space as appropriate. This would be done through the Lewes Neighbourhood Plan or, failing that, through the South Downs National Park Local Plan. Public access within this area shall be subject to control through design measures which are based on preserving the most ecologically valuable areas, as identified through the ecological survey. This should apply even if the land is retained for farming under the Higher Level Stewardship (HLS) scheme. The maintenance of the LNR shall be subject to an agreed Land Management Plan, to be funded from the development through a section 106 agreement.

Transport evidence shows that significant development of this site should be contingent on highway improvement works at the Earwig corner junction of the A26 with the B2192 on the edge of the town to the east of the site. This is a junction that already experiences congestion, particularly at peak times, and therefore the further strain from new development (including from other development in Lewes town and at Ringmer) will need to be mitigated. Development consistent with this policy, as well as other development in the area will enable this mitigation to occur, possibly through a traffic light system to improve the flow of traffic through the junction. In addition, mitigation measures associated with the impact of development at Old Malling Farm will be required at the critical junction of Church Lane/Malling Hill and at the Brooks Road/Phoenix Causeway roundabout, in agreement with the local highway authority. Traffic calming measures are also required to reduce the amount of existing traffic using the access roads to the site so that they can accommodate the additional traffic movements that will be generated by the development.

Contributions to infrastructure, including green infrastructure and equipped play space, will be sought through planning obligations or tariffs.

It is a greenfield site with no known abnormal development costs. It also represents the only strategic level greenfield site that can deliver a significant level of housing, which includes affordable housing, in and around Lewes town.

In line with the *National Parks Vision and Circular* (2010), the delivery of affordable housing within a National Park is seen as a priority. It is therefore considered that 50 per cent affordable housing could be delivered on this site without unduly affecting the viability of the development. Viability evidence has been prepared indicating that this is the case. Due to the high number of affordable houses that will be delivered on this site it will be important to consider the mix of these houses, particularly in terms of type and tenure. With this being the case, the National Park Authority and Lewes District Council (as the Housing Authority) may seek/accept a tenure split for the affordable housing that delivers a greater proportion of intermediate housing than 25 per cent.

Policy SD77: Land at Old Malling Farm, Lewes



- I. Land at Old Malling Farm, Lewes is allocated for the development of approximately 240 dwellings. Detailed proposals that comply with other relevant policies, meet the following site-specific development requirements and with a Design Brief to be approved by the local planning authority in advance of an application will be permitted:**
 - a. Suitable provision of affordable housing;**
 - b. Development is restricted to the parts of the site above the 10 metre contour in the northern field and further than 20 metres from the western and southern boundary in the southern field, or in such other way as is agreed by the SDNPA through a detailed site appraisal and included in the Design Brief;**
 - c. Development on the western edge of the southern field is lower density than other parts of the site with gardens bounded by hedges rather than walls or fences;**
 - d. Development and appropriately designed equipped play space integrates into a multi-functional network of green infrastructure;**
 - e. The design, layout, built form, spatial arrangements, landscaping and materials, including the pattern, scale and colour of roofs, respect and reflect the National Park location;**
 - f. Views from elevated chalk hills to the east and west, from Hamsey to the north, and from Lewes itself are protected and enhanced. The design shall incorporate views within, to and from the site to surrounding landmarks and features;**
 - g. Development is consistent with positive local character and local distinctiveness and respects the character, amenity and setting of the adjacent Malling Deanery Conservation Area and the listed Church of St Michael;**
 - h. Impacts on tranquillity, dark night skies and biodiversity are minimised by restricting access to some areas of floodplain outside the site and by providing only limited night lighting and the use of low level lighting where required;**
 - i. An ecological survey is undertaken and appropriate measures are implemented to mitigate adverse impacts on the South Malling Disused Railway SNCI and Offham Marshes SSSI;**
 - j. Fields which are in the same ownership but are outside the developable area shall be retained as a designated Local Nature Reserve and/or Local Green Space and be subject to an agreed Land Management Plan, funded through a section 106 agreement; public**
 - k. access within this area shall be controlled to protect the most ecologically valuable areas;**
 - l. The primary access point is to be off Monks Way at a point opposite Mantell Close the design of which should minimise impacts on views from the north; the existing former railway bridge forms a secondary access point for emergency use and an access for pedestrians and cyclists and to the existing farm buildings;**
 - m. Development respects the amenity of the existing dwellings adjoining the site;**

- n. A site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy is agreed by the appropriate body and implemented as agreed;
- o. A survey is undertaken of existing trees and hedgerows and appropriate measures are implemented for their protection in accordance with a schedule to be agreed with the local planning authority;
- p. Development is subject to a geophysical survey and trial trench evaluation of the high archaeological potential in the area and any resulting measures are implemented;
- q. Contributions are made towards other off-site infrastructure improvements arising from and related to the development, including complementary measures in keeping with the landscape setting to reduce the attractiveness to existing traffic of Church Lane/Mayhew
- r. Way/Brooks Road as an alternative to Malling Hill and to improve the capacity of the junctions at the A26 /B2192 Earwig Corner, Church Lane/Malling Hill, and the Brooks Road/Phoenix Causeway roundabout;
- s. Measures are put in place to improve access from the site to the town centre by non-car modes; and
- t. The development will provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.

Malling Brooks, Lewes

Site area:	1.72ha
Current Use:	Cleared woodland
Flood Risk:	The whole site is within Flood Risk Zone 3
Allocated Use:	Employment Development

This is a large greenfield site within the settlement boundary for Lewes, between the edge of the principal employment site of Central Lewes (safeguarded under policy X) and residential areas to the north and east. . Most of the site was previously allocated for employment uses (B1, B2 and B8) and a public car park, in the saved Lewes Local Plan policy LW4; portions were also allocated for landscaping under policy LW5 of the same plan. In 2009 the whole site received planning permission for seven industrial units, ancillary car parking, a significant landscaping belt around the north and eastern edges, and a long stay public car park (planning application LW/07/1608). The planning permission was extended in time by planning application LW/12/0342/NP. In 2013 permission was given to replace the public car park element of the development with additional landscaping. Permission has also been granted to re-site one of the proposed buildings (SDNP/13/02119/NMA) and link together two others into a single unit (SDNP/16/01255/FUL). The landscaping plan has also been approved (SDNP/13/04579/DCOND). Preparatory construction works began on the site in summer 2015, including clearance of the site.

The site is owned by one of the owners of North Street Quarter, which is a strategic site allocated in this plan. In 2016 that development was granted planning permission for redevelopment, including a substantial net loss of employment floorspace. The committee report recommending approval of that application made note of the likelihood that “redevelopment of the North Street Quarter may ... trigger the implementation of industrial development at Malling Brooks... which indicates a reasonable supply of industrial floorspace.” The Employment Land Review Update 2016 found that the site should be allocated for employment use, since it constitutes an important element of the supply of new employment land in the National Park.

The site formerly had the character of ‘brooks’; that is, pastureland drained by numerous ditches, which had become overgrown by mature trees. The site is visible in views from the hills surrounding Lewes, and partially screens the adjacent industrial estate from some views. There are numerous records of protected and notable species in the area and most notably of reptiles on site. The whole site is within Flood Risk Zone 3A. However, it is defended by the flood defences protecting the wider Brooks Road area, and commercial/industrial uses are defined as ‘less vulnerable’ in flood risk terms and in principle appropriate for zone 3A. A Flood Risk Assessment including Sequential Test accompanied the original application for the site. A new watercourse is proposed to be constructed through the landscaped belt around the northern and eastern sides of the site, draining into an existing watercourse which runs through the broader industrial estate and into the Ouse behind the Tesco superstore. As well as performing a drainage role this feature will also partly mitigate the loss of the former habitats which covered the central portion of the site, and buffer adjacent residential areas from the new industrial units. The roofs of the industrial units are proposed as green roofs, which in combination with the landscape strip will mitigate the impact of the development in wider views. Natural England and the Environment Agency raised no objection to the scheme, conditional on the implementation in full of recommendations from the relevant studies that accompanied the 2007 application. Since the site has now been largely cleared of vegetation it is of additional importance to ensure that these measures are carried forward into any potential revised scheme.

Due to its former wetland nature the site has been identified as having high potential for wetland archaeology, including prehistoric organic remains.

There are two historic landfill records overlapping the boundaries of the site and the southern end of the site is also within HSE Outer and to some degree Middle Zones, However, the latter zones are centred on a site already developed for housing and it is considered that these constraints can be overcome by condition.

A public footpath cuts across the north-western end of the site. The development will retain much of this footpath within the landscaping belt, but a portion of it will run past one of the proposed buildings. This footpath provides a link from the South Malling area into the industrial estate and towards the town centre, and its attractiveness to pedestrians must be protected and enhanced.

The main principles of development are already set out in the existing planning permissions on the site, in particular the detailed specifications relating to flood risk management, landscaping and biodiversity. It is considered necessary to allocate the site

to ensure any future changed proposals that come forward continues to accord with those requirements. In addition, the development of the site is needed to accommodate businesses displaced from the North Street Quarter development and for that reason it is essential the site comes forward for the proposed uses in parallel with the strategic site.

Policy SD78 Malling Brooks, Lewes

- 1. Development for approximately 7,040m² of B1/B2/B8 employment uses, and appropriate landscaping, will be permitted. Planning permission will not be granted for any other uses.**
- 2. The site specific development requirements are:**
 - a. Landscaping to retain and enhance the previous ecological connectivity of the site, to cover around 30% of the site. The northern and eastern sections of the site must provide broad landscape strips of at least 20m, planted with native species and incorporating a watercourse, in accordance with the plans submitted with planning applications SDNP/13/04579/DCOND and SDNP/13/02155/FUL, and appropriate management proposals secured through Section 106 agreement;**
 - b. All main roofs on the site should take the form of green roofs;**
 - c. Protection and enhancement of the footpath running through the site;**
 - d. The phasing of development to be coordinated with that of the North Street Quarter to provide a smooth transition for businesses displaced from the latter site;**
 - e. Development to be undertaken in accordance with the recommendations of the Flood Risk Assessment dated 8th November 2006 (Revision F Feb 2009) accompanying Planning Application LW/07/1608;**
 - f. Development to be undertaken in accordance with the findings and conclusions of the Ecological Assessment Report dated December 2007 Revision 1 and the Ecological Design Strategy dated December 2007 Revision 3, accompanying Planning Application LW/07/1608; and**
 - g. Parking spaces ancillary to the development, at a level acceptable to the highway authority.**
- 3. A planning application must be accompanied by:**
 - Suitable archaeological surveys, including fieldwork assessment;**
 - A transport assessment and travel plan to the satisfaction of the Highway Authority**
 - A scheme for the provision of surface water drainage works, including details of underground storage tanks to attenuate flows to the main drainage system, where required.**
 - An appropriate scheme to deal with the risks associated with contamination of the site**

Midhurst

Midhurst is a historic market town in West Sussex, England. It lies on the River Rother 12 miles north of Chichester. Just across the River Rother, in the parish of Easebourne, is the ruin of the Tudor Cowdray House. The population of Midhurst in 2011 was approximately 5,000 people.

In the post-war period the population expanded significantly with the construction of modern suburbs. These were, however, built entirely outside the historic core and had no significant impact on its historic structure and character. Midhurst's historic core exhibits an unusual degree of autonomy and separation from later phases of expansion due to the topographic and ownership characteristics of the surrounding landscape. The physical proximity and influence of the Cowdray estate is one of Midhurst's special features whose spacious, managed natural environment confers stately qualities upon the town.

The busy area of North Street and surrounding streets contain a mix of both multiple retailers and many independent stores, restaurants and cafes. The town contains a good mix of services and facilities including primary schools, the Grange Community Centre (which is also home to the library and indoor sports and fitness), and the Midhurst Rother College which serves a large area stretching well beyond the town.

Strategic Housing Allocation: West Sussex County Council Depot and Former Brickworks, Midhurst

Site area:	2.7ha
Current Use:	Council depot; public household recycling facility; aggregate storage and processing; vehicle and plant hire
Environmental Designation:	Adjacent to Site of Importance for Nature Conservation, Local Wildlife Site, and Priority Habitat Area
Flood risk:	Risk of surface water flooding

This strategic allocation site consists of two distinct but adjacent land parcels. The West Sussex County Council Depot is a partially derelict area of previously developed land, currently used to accommodate various local authority operations, with a small amount of office accommodation. Approximately 0.2 hectares of the depot site is used as the main public household recycling depository for Midhurst. The SDNPA Employment Land Review concluded that the depot site was a poor quality under-occupied site that should be considered for other uses.

The former Midhurst Brickworks, famed for producing "Midhurst White" bricks, closed in 1985 and is currently occupied by a company that stores and processes aggregate. Some of the original structures remain in situ on site, but are in a state of dereliction. This site is also substantially underused, and in need of regeneration for the benefit of the local area.

It is considered that the two parcels together offer a substantial opportunity to improve the local environment for this corner of Midhurst, by providing a housing-led scheme.

However the site is located adjacent to sensitive heathland and woodland at Midhurst Common, which is a Local Wildlife Site (LWS), and identified as a Site of Importance for Nature Conservation (SINC).

Furthermore, parts of the site have been identified as potential habitats for protected and notable species. Using an ecosystem services approach, development on the site will therefore need to deliver positive benefits to Midhurst Common, in respect of wildlife, setting and green infrastructure. It will be particularly important to ensure an appropriate interface between build development and the adjacent heathland and woodland, for example through providing a wildlife buffer as a 'soft' urban/heathland interface, and carefully designed wildlife corridors through the site. A further key objective will be to provide high-quality pedestrian links through the site which improves public access to the Common. These should be achieved through partnership working with the National Park Authority and other relevant stakeholders.

The Authority will expect the respective landowners to work closely, to achieve and deliver a comprehensive masterplan, to ensure an exemplar development befitting this sensitive part of the National Park. It will be necessary to safeguard a vehicular access from the existing (or equivalent) access from Bepton Road into and through the Depot site, to residential development on the former Brickworks site such that traffic need not pass along Station Road and through the Midhurst Business Park. Key development parameters are set out in the policy.

The Authority will prepare a development brief to support the policy, which will reflect the principles of the Local Plan and provide detailed guidance.

Strategic Allocation Policy SD79: West Sussex County Council Depot and former Brickworks site, Midhurst



1. The site will deliver a residential-led development to provide a mix of housing types. A masterplan for the whole site will be submitted as part of any outline or full planning application.
2. Development for between approximately 65 to 90 dwellings will be permitted. Development for other complementary uses will be permitted where such uses are justified through the whole-site masterplan, and are shown to meet a local need. Planning permission will not be granted for any other uses. Planning permission will not be granted for any proposals which prejudice the whole of the site being bought forward for development.
3. The site specific development requirements are:
 - a. Deliver an ecosystem services-led solution to mitigate the sensitive interface with Midhurst Common, and provide positive enhancements to wildlife habitats within and surrounding the site;
 - b. Provide wildlife corridors within the site as part of a site-specific Wildlife Management and Enhancement Plan;
 - c. Provide high-quality pedestrian links through the site linking into Midhurst Common;

- d. Retain, or relocate to an appropriate location, the Household Recycling Facility ensuring an equivalent standard and capacity of provision;
- e. Safeguard a suitable vehicular access route through the Depot site to allow for vehicular access to the former Brickworks site direct from Bepton Road;
- f. Provide a pedestrian/emergency vehicle access to the former Brickworks site from Station Road/Midhurst Business Centre;
- g. Provide suitable on-site surface water drainage.

3. A planning application must be accompanied by:

- Archaeological survey
- Heritage Statement
- Land Contamination Survey
- Lighting Assessment
- Protected Species Survey

Strategic Housing Allocation: Holmbush Caravan Site, Midhurst

Site area:	xxha
Current Use:	Former caravan site and large pond
Environmental Designation:	Tree Preservation Order
Flood risk:	Fluvial flood zones 2/3; Groundwater flooding; Some surface water flood risk at site boundaries

This strategic allocation site is previously developed land comprising a disused caravan site centred on a large pond. The site would appear to be located in an historic mineral extraction site and has notably visual advantages being contained within a bowl in the townscape of Midhurst and well screened by mature trees.

The Authority will expect the site promoters to deliver an exemplar development which delivers a suitable housing scheme in conjunction with local environmental improvements. Given its landscape context it is considered that the site could be suitable for housing of contemporary or traditional design.

Using an ecosystem services approach, development on the site will need to deliver positive benefits to biodiversity within the site such as wildlife corridors and connected to green infrastructure outside the site. The site has an existing Tree Preservation Order. Development proposals should include strategies for improving and maintaining the quality of waterbodies within the site. Trees worthy of retention should be identified. Development proposals should include an arboricultural strategy which sets out improvements to the treescape of the site.

The site has flood risk issues. The centre of the site is within the EA fluvial flood risk zones 2 and 3. There is some areas of surface water flood risk in areas adjacent to the site boundary. The site is identified as an area of high groundwater floor risk. As such,

development proposals should be supported by suitable flood risk assessments and hydrogeological surveys.

Development proposals should be supported by appropriate assessments related to ground stability and contamination.

Strategic Allocation Policy SD80: Holmbush Caravan Park, Midhurst



1. **Development for between 45 and 70 residential dwellings will be permitted. A masterplan for the whole site should be submitted as part of any outline or full planning application. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **To provide positive enhancements to the site treescape, waterbodies, wildlife corridors and habitats within the site;**
 - b. **Built development to be located sequentially only within those parts of the site outside Fluvial Flood Zones 2 and 3 as defined by the Environment Agency;**
 - c. **Built form and fabric which takes appropriate account of flood risk;**
 - d. **Incorporation of suitable site boundary treatments;**
 - e. **Incorporation of suitable flood risk mitigation measures;**
 - f. **Provision of pedestrian routes through the site linking into adjacent open spaces; and**
 - g. **Retention and improvement of, where necessary, the existing vehicular access**
3. **A planning application should be accompanied by suitable:**
 - **Site Masterplan**
 - **Arboricultural Assessment;**
 - **Ecology Assessment incorporating both a Protected Species Survey;**
 - **Flood Risk Assessment;**
 - **Ground Stability Survey;**
 - **Hydrogeological Survey;**
 - **Land Contamination Survey;**
 - **Landscape Visual Impact Assessment; and**
 - **Transport Assessment**

Brisbane House, Midhurst

Site area:	0.3ha
Current Use:	Residential car parking
Environmental Designation:	Tree Preservation Order

The site is located within the southern suburbs of Midhurst, with access off The Fairway. It is characterised by three existing apartment blocks of a modern design, of which one, Brisbane House, is included in the development site. A large mature hornbeam tree within the site, which is subject to a Tree Preservation Order, contributes to the character of the site. A disused railway tunnel entrance in the southeast corner of the site provides historical character and context. There is evidence of potential impacts on notable and protected species including the Greater Horseshoe Bat and Brown Long-eared Bat.

The developable area of the site consists of residential parking for the three apartment blocks, together with landscaped areas. The land is considered to be under-used at present, and suitable for a well-designed residential development that enhances the character of the area and draws attention to its special features. Given the surrounding context and topography, flattened development of a suitable scale would be an appropriate development.

Development proposals will be expected to provide an appropriate level of car parking, in line with adopted standards, for both the existing flats (Perth House, Adelaide House and Brisbane House) and the new dwellings.

Policy SD81: Brisbane House, Midhurst

- 1. Development for between 8 and 10 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
- 2. The site specific development requirements are:**
 - a. The existing hornbeam tree will be retained, and an appropriate protective buffer applied;**
 - b. The development will enhance the setting of the old railway tunnel entrance, and ensure that there are public views to it; and**
 - c. Development must provide car parking to appropriately replace existing provision, and additionally provide parking for the new development**
- 3. A planning application must be accompanied by suitable:**
 - Arboricultural assessment**
 - Protected Species survey**

Land at Lamberts Lane, Midhurst

Site area:	0.4 hectares
Current Use:	Disused youth club, WI meeting hall and tennis/netball courts
Flood risk:	Surface water flooding on sports court at northern boundary

The larger part of the allocation site was formerly part of the old Midhurst Grammar School site, which has now been replaced by the Midhurst Rother College. This included 3 hard surfaced tennis/netball courts, and a single storey building previously used by a youth group, which has now been replaced by a modern building on a separate site to the north. A small portion was formerly owned by the Women's Institute and occupied by a small meeting hall. Both buildings and the tennis/netball courts are now vacant and derelict.

The site is a previously developed site which is sustainably located close to Midhurst town centre. It is considered a suitable site for meeting housing need.

The site is accessed via Lamberts Lane, which is a narrow residential road, constrained at both ends by historic buildings and fabric acting to limit its width and visibility. A Transport Statement will be required which in particular addresses whether Lamberts Lane and associated junctions can safely accommodate the increase.

Given the site is contiguous with the site Land at Park Crescent (Policy SD83), vehicular access to this site must be provided. The scheme design and layout should ensure that a through vehicular route is provided which ensures an appropriate and workable access to and through both sites can be achieved.

The site is located on the edge of the Midhurst Conservation Area, and within 20metres of a Grade II listed building, Lassiters Cottage, which lies to the east. Development will be required to respond positively to the area's historic character and the setting of the listed building and conservation area. Particular attention should be given to enhancing the frontage onto Lamberts Lane.

Policy SD82: Land at Lamberts Lane



- 1. Development for approximately 20 residential dwellings will be permitted. Planning permission will not be granted for any other uses. Planning permission will not be granted for development which precludes vehicular and pedestrian access to adjacent allocation sites.**
- 2. The site specific development requirements are:**
 - a. Development must conserve and enhance the setting of the Midhurst Conservation Area and preserve the setting of Lassiters Cottage;**
 - b. Vehicular access should be provided through the site to allow common access from Lamberts Lane to the adjacent site Land at Park Crescent (Policy HA34); and**
 - c. Suitable flood mitigation measures**
- 3. A planning application must be accompanied by suitable:**
 - Heritage Statement**
 - Transport Statement**
 - Archaeological survey**
 - Arboricultural assessment**
 - Protected Species Survey**

Land at Park Crescent, Midhurst

Site area: 0.4 hectares
Current Use: Residential gardens
Allocated Use: Residential development

The site is located northwest of the historic core of Midhurst, on the edge of the settlement. It consists of a large area of residential garden in the curtilage of 12 Park Crescent, together with smaller portions of the gardens for 9, 10 and 11 Park Crescent respectively. The site is contiguous to the east with the site Land at Lamberts Lane (Policy HA31), with open sports fields to the north, and a steep incline up to Midhurst Tennis Club forming the western boundary.

The site is sustainably located close to Midhurst town centre, and in principle a modest-scale residential development would be considered suitable to help meet housing need.

The site is generally well-screened from the public realm. However views of the site can be gained from Lamberts Lane across the open sports pitches that serve Midhurst and Rother College. The site contains three prominent trees that contribute to the wider character of the area. These trees should be preserved in situ. To do so will require a carefully considered site layout which avoids buildings intruding on the semi-wooded western portion of the site.

The current vehicular access to the site is the side access to 12 Park Crescent, which is not considered adequate to provide access to new homes, given its restricted width and close proximity to neighbouring properties. Access will therefore need to be provided from Lamberts Lane via the adjacent allocated site (not via Park Crescent). Lamberts Lane is a narrow residential road, constrained at both ends by historic buildings and fabric acting to limit its width and visibility. A Transport Statement will be required which in particular addresses whether Lamberts Lane can safely accommodate the increase in vehicle movements that will arise from the proposed development.

Policy SD83: Land at Park Crescent, Midhurst



1. **Development for between 8 and 12 residential dwellings will be permitted. Planning permission will not be granted for any other uses. Planning permission will not be granted for development which precludes vehicular and pedestrian access to adjacent allocation sites.**
2. **The site specific development requirements are:**
 - a. **Vehicular access should be provided to the site through the adjacent allocated housing site Land at Lamberts Lane (Policy HA31); and**
 - b. **Mature trees on the site should be retained.**
3. **A planning application must be accompanied by suitable:**
 - **Transport Statement which demonstrates that, taking into account the cumulative impact of this site with other nearby development, the two junctions of Lamberts Lane with the A286 are not subject to any decrease in safety**
 - **Desktop archaeological survey, and any further archaeological assessment deemed appropriate**
 - **Arboricultural assessment**
 - **Protected species survey**

Offham (East Sussex)

Offham is a small village is on the A275 just north of Lewes. Nearby Cooksbridge contains local services and facilities.

Offham Barns, North of Offham Filling Station, The Street, Offham

Site area:	0.3 ha
Current use:	Gypsy & Traveller site
Allocated use:	Gypsy & Traveller site (4 permanent pitches)

The site is located between Lewes and Cooksbridge on the eastern side of the A275, and just to the south of its junction with the B2116. The allocation will enable a small northern extension of the existing Gypsy & Traveller site at Offham Barns, north of the Offham Road Service Station, to take place.

The site as a whole is bordered on its southern and western boundary by mature hedging. The existing caravans and mobile homes are separated from the northern part of the site by a further hedge. To the east is a large open field. The site is flat and set slightly below the field levels. The existing Gypsy & Traveller site is well established and contains four pitches plus stabling and horses.

Policy SD84: Offham Barns, Offham

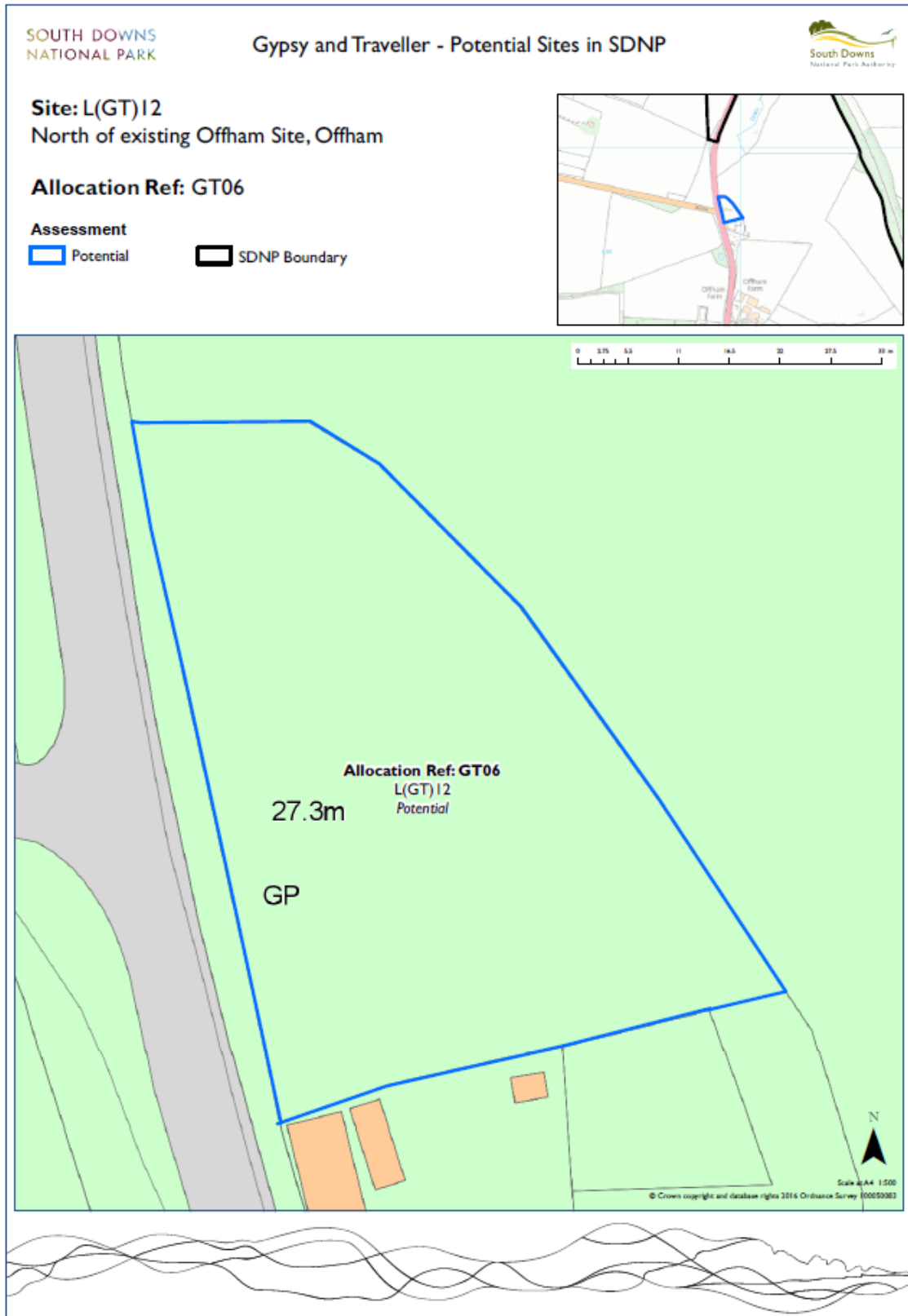
A Development for four permanent Gypsy and Traveller pitches will be permitted. Planning permission will not be granted for any other uses.

The site specific development requirements are:

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

A planning application must be accompanied by a suitable:

- Foul sewerage and utilities assessment; and
- Lighting Assessment



Pyecombe

Pyecombe is a village and civil parish West Sussex located 7 miles (11 km) to the north of Brighton. Pyecombe parish has a population of 237.

Land at Church Lane, Pyecombe

Site area: 0.8 ha
Current use: xxx
Allocated use: Residential Development

The allocation site comprises an existing planning consents (SDNP/15/04137/FUL) for residential development comprising a total of 8 dwellings.

Policy SD85: Land at Church Lane, Pyecombe



- 1. Development for up to 8 residential dwellings will be permitted.
Planning permission will not be granted for any other uses.**

Selborne

Selborne is an historic village in Hampshire in the north-west of the South Downs National Park. Selborne is most famous for its association with the eminent naturalist Revd. Gilbert White.

Land to the Rear of Ketchers Field, Pyecombe

Site area:	0.8ha
Current use:	Agricultural
Environmental Designation:	Wealden Heath Special Protection Area; Hampshire Hangers Biodiversity Opportunity Area
Flood Risk:	Surface Water Flood Risk
Heritage Designation:	Selborne Conservation Area to north of site
Allocated use:	Residential Development

The allocation site is located in the south of the village beyond the historic core in the Selborne Conservation Area, adjacent to an existing area of modern housing.

The allocation site is suitable for modern housing but given its location on the edge of Selborne the appropriate use of local traditional materials and vernacular that reinforces local distinctiveness would also be welcomed. Development should provide suitable site boundaries given the open countryside to the east.

Development must include suitable vehicular access and on-site parking. The likely access is an existing Public Right of Way and as such development is dependent on this being suitable for vehicular use. Where vehicular access is dependent on off-site improvement works these should be sought through a planning obligation. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads.

New development would need to ensure that surface water runoff was suitably addressed. Development may be required to be accompanied by a groundwater study.

Development should contribute towards the aims of the Hampshire Hangers Biodiversity Opportunity Area.

Policy SD86: Land to the Rear of Ketchers Field, Selborne



- 1. Development for between 5 and 6 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
- 2. The site specific development requirements are:**
 - a. A suitable transition in built form and fabric from the housing to the west to the open countryside to the east;**
 - b. Site boundaries sympathetic to the local landscape;**
 - c. Vehicular access compatible with non-vehicular users of, and not harmful to the amenity of, the existing Public Right of Way;**
 - d. To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;**
 - e. The internal site layout should provide suitable turning provision for a long wheel based vehicle;**
 - f. Incorporation of necessary surface water flood mitigation measures; and**
 - g. Retention and protection of existing mature trees**
- 3. A planning application must be accompanied by suitable:**
 - Highways Assessment**
 - Landscape Assessment**
 - Surface Water Management Plan**
 - Tree Survey**

South Harting

South Harting is a springline village on the greensand terrace, dominated by the chalk ridge immediately to the south, from which the South Downs Way overlooks the settlement. The original main village street, partly the main Chichester to Petersfield road, roughly follows the route of a stream away from the foot of the Downs. A conservation area covers the historic core, extending some way up the road leading to Midhurst. Older buildings in the village are notable for their rich variety of materials derived from the varied geology of the parish. More modern housing areas are found to the east. There is a small employment site at Church Farm. The village supports a school, public house, post office and shop as well as the imposing Grade I listed church.

Land at Loppers Ash, South Harting

Site area:	Xha
Current Use:	Arable land
Allocated Use:	Housing development

This site forms part of a much larger arable field on the eastern edge of the village. The allocated area is along the frontage of New Lane, a narrow country lane which leads away from Elsted Road towards the South Downs ridge, forming a popular route for walkers and cyclists. The site is set around one metre above the lane, which is slightly sunken. There is a gentle but noticeable slope up from the northern to the southern end of the site.

To protect a view of the Downs from the north end of New Lane, the space between the access road and the northern end of the site should either be retained as agricultural land, or converted to use for a small number of community allotments or other local green space, in such a way as to retain the view of the South Downs across the land.

The site is immediately to the west of the main core zone for the Dark Night Sky Reserve and this should be accounted for in design proposals. High archaeological potential has also been identified on the site.

There is an area of surface water flood risk in the lane adjacent to the site. Suitable mitigation should be used to ensure the development addresses this flood risk.

Policy SD87: Land at Loppers Ash, South Harting



1. **Development for 6 to 8 dwellings and an area of local green space or allotments will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **Development must conserve and enhance the landscape;**
 - b. **A publicly accessible green space must be left at the northern end of the development;**
 - c. **Building line to reflect that of neighbouring dwellings;**

- d. **A single vehicular access road leaving New Road around 30m south of the northern boundary;**
- e. **To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads; and**
- f. **The site layout must not include opportunities for future vehicular access into adjacent fields**
- 3. **A planning application must be accompanied by:**
 - **Archaeological Assessment**
 - **Highways Assessment**
 - **Landscape Assessment**

Policy SD89: Land North of the Forge, South Harting

Site area:	Xha
Current Use:	Arable land
Flood Risk:	Surface water flood risk affects southern corner and adjacent road.
Allocated Use:	Housing development

This site forms part of a much larger arable field on the north-eastern edge of the village. The allocated area is along the frontage of Elsted Road, a relatively busy lane which connects South Harting with Midhurst. The site is located in a sensitive position in its immediate context, being adjacent to the village conservation area, though of limited impact in wider views as a result of topography. The field slopes down relatively sharply to the road and especially to the south-eastern corner of the site. A flat stream corridor lies adjacent to the east.

The site is of importance to the setting of South Harting Conservation Area and any development must preserve and enhance that setting. Since the site currently makes a positive contribution to that setting, this means that the development must be designed to a high standard. The site adjoins the South Harting Conservation Area to the west (the house called 'South Bank'), the south (Elsted Road, including the site's own verge, and the new housing opposite) and close by to the west (Horses Knapp cottages, although the intervening field is outside the conservation area).

Particular care must be had to the impact of development on views eastwards along Elsted Road towards the site. Boundary treatments on the site will be particularly important. The site is immediately to the west of the main core zone for the Dark Night Sky Reserve and this should be accounted for in design proposals.

Entrance(s) to the site must be carefully sited with adequate visibility splays.

The site is immediately to the west of the main core zone for the Dark Night Sky Reserve and this should be accounted for in design proposals.

Surface water flood risk is an issue adjacent to and overlapping the site, with no public surface water sewers available. However, the adjacent stream valley is also of ecological value. Care will therefore be needed with surface water disposal. Lighting and

fenestration must also be ecologically sensitive to avoid light pollution impacts on the stream corridor.

Policy SD88: Land North of the Forge, South Harting



- 1. Development for between 5 and 6 dwellings will be permitted. Planning permission will not be granted for any other uses.**
- 2. The site specific development requirements are:**
 - a. Development must preserve and enhance the setting of South Harting Conservation Area, with special regard to views from the west**
 - b. Development should reflect the dispersed and varied character of adjacent dwellings, retaining views of the countryside behind.**
 - c. Protection and enhancement of the ecological and landscape value of the adjacent stream corridor**
- 3. A planning application must be accompanied by:**
 - Archaeological and historic environment surveys;**
 - Development should incorporate necessary flood mitigation;**
 - Ecological survey;**
 - Visibility splays and swept path tracking for all types of vehicles that would reasonably use the site access.**
 - External lighting plan**

Stedham

The village of Stedham together with the smaller village of Iping are combined into a single parish approximately two miles west of Midhurst in West Sussex to the north of the A272. The historic core of Stedham, a conservation area, is the northern portion of the village. The southern portion of Stedham is a larger area of modern housing. To the south of the A272 is Iping Common SSSI.

Stedham Sawmill, Stedham

Site area:	1.2ha
Current use:	Commercial; undeveloped open space
Environmental Designation:	Iping Common SSSI (to south of site)
Heritage Designation:	Listed building adjacent to northern boundary of site
Allocated use:	Mixed Use: Class B1 (Business) and Residential

The allocation site is a large open area located between Stedham and the A272. The eastern portion of the site is previously developed land currently used for commercial storage. The western portion of the site is currently open and undeveloped. The north, west and south of the site are mostly bounded by mature trees and vegetation which affords the site a degree of enclosure. To the east of the site are fields and outbuildings. The site has an existing vehicular access from A272. There are Public Rights of Way on the eastern boundary of the site and in the registered common land on the western boundary of the site.

The allocation site is closely sited to the Iping Common Site Special Scientific Interest (SSSI) which is south of the A272. The site is within the SSSI impact risk zone and as such development proposals must demonstrate that any impacts can be suitably mitigated. The site is located within an area of particular ecological value including protected species. An ecological survey and mitigation plan of the site will be required to ensure that development enhances opportunities for local ecology and protected species to flourish.

The allocation site is suitable for mixed-use development comprising business units and residential development. The western portion of the allocation site is suitable for Class B1 (Business) units and the eastern portion of the allocation site is suitable for a modest residential scheme of up to 20 dwellings. Given the enclosed nature of the site and the proposed co-location of commercial buildings there is scope for the design of the housing to be either contemporary or traditional. Development proposals should address the setting of the listed farmhouse closely sited to the north of the site.

Vehicular access to both portions of the allocation site should be from the existing access onto the A272 to the south of the site. Security gates must not be placed at the shared vehicular entrance so as to form a gated residential community.

A suitably designed and publicly accessible pedestrian and cycle route should be provided which links through the centre of that portion of the allocation site proposed for housing from the existing Public Right of Way to the north of the site to the southern site boundary. The re-routing and incorporation of the Public Right of Way on

the eastern boundary into this new route would be supported in principle but is not considered a necessity for development to be permitted.

Given the history of commercial use on the site, development proposals should be supported by a land contamination survey.

Policy SD89: Stedham Sawmill, Stedham



1. **Mixed use development for between 16 and 20 residential dwellings, and employment buildings for Class B1 (Business) use providing a maximum overall floorspace of 3,000m² will be permitted. Planning permission will not be granted for any other uses. The residential development shall be located in the eastern portion of the site and the employment development shall be located in the western portion of the site.**
2. **The site specific development requirements are:**
 - a. **To demonstrate that there would be no significant impact on the Iping Common SSSI through development of the site for residential and employment use;**
 - b. **Not to harm the amenity of the Public Right of Way on the southern, western and northern boundaries**
 - c. **To provide for the amenity and privacy of its occupants and those of neighbouring properties;**
 - d. **To provide for acceptable levels of daylight and sunlight reaching new residential dwellings and associated private amenity spaces;**
 - e. **The existing vehicular access should be suitably improved for use by occupants of all buildings;**
 - f. **To provide all necessary vehicular parking on-site to avoid additional on street parking; and**
 - g. **Existing mature trees to be retained**
3. **A planning application must be accompanied by:**
 - **Ecology Assessment including Protected Species Survey**
 - **Flood Risk Assessment and Surface Water Management Plan**
 - **Heritage Statement**
 - **Land Contamination Survey**
 - **Landscape Visual Impact Assessment**
 - **Lighting Assessment**

Steep

Steep is a village and civil parish in Hampshire. Its nearest town is Petersfield, which lies 1.4 miles (2.3 km) south of the village, just off the A3. It has two public houses, The Harrow and the Cricketers Inn, with the former being an 18th-century Grade II listed building. According to the 2011 census, it had a population of 1,391.

Land South of Church Road, Steep

The allocation site is located in the centre of Steep, north of Bedales school. The site is undeveloped. The site closely sited to the Hampshire Hangers Biodiversity Opportunity Area. Development should seek to support the aims of the related Hangers strategy. The site is bounded by mature trees which should be retained and protected.

Policy SD90: Land South of Church Road, Steep



- 1. Development for 6 to 8 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
- 2. The site specific development requirements are:**
 - a. A suitable transition in built form and fabric from the housing to the north to the open countryside to the south;**
 - b. Site boundaries sympathetic to the local landscape;**
 - c. Development sympathetic to the Grade II War Memorial sited close to the site;**
 - d. To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;**
 - e. The site layout must not include opportunities for future vehicular access into adjacent fields;**
 - f. The internal site layout should provide suitable turning provision for a long wheel based vehicle; and**
 - g. Retention and protection of existing mature trees;**
- 3. A planning application must be accompanied by:**
 - Arboricultural Assessment;**
 - Heritage Statement;**
 - Landscape Visual Impact Assessment**

Stroud

Stroud is a village and civil parish in Hampshire. It is 1.4 miles (2.3 km) west of Petersfield, on the A272 road. The nearest railway station is Petersfield, 1.4 miles (2.3 km) east of the village.

Land at Ramsdean Road, Stroud

Site area:	1.2ha
Current use:	Paddock
Allocated use:	Residential and Community Building

To the north of the application site is the Seven Stars public house and the northern boundary of the site itself is defined by a small watercourse. To the south of the site are terraced houses with long rear gardens. The terraced houses front on to Ramsdean Road and the rear gardens extend significantly to the east. Further to the south of the terraced houses is Langrish Primary School. To the south of the school is a public right of way (PROW) running in a west to east direction. The site is bounded by Ramsdean Road to the west and a field boundary to the east. To the north-east of the site (approximately 180 metres from the site) is a Roman Villa which is a Scheduled Ancient Monument. Within the north-west corner of the site itself are some existing brick built stables.

The allocation site is suitable for residential development delivering between 26 and 30 new dwellings. Provision of a community building such as village hall is also acceptable in principle.

Development proposals should be landscape-led and provide a masterplan which integrates the development into local green infrastructure. Existing topographical features such as streams and vegetation should be suitably accounted for in the masterplan and contribute towards achieving a sense of place. Development proposals should also reinforce local distinctiveness through built form and fabric.

The site is of archaeological potential and is located in a wider area noted for high archaeological interest and adjacent to an area noted for land contamination. As such, development proposals should be supported by suitable assessments.

The northern end of the site adjacent to the existing watercourse is prone to surface water flooding and therefore any proposal should address the related floor risk.

Development proposals would need to be supported by at least a Phase I ecological survey report concentrating on those species that are realistically likely to occur.

There are trees on and adjacent to the northern and eastern boundaries of the site, which are important in the landscape and thus retained. Development proposals should be supported by a suitable Tree Survey which informs the site masterplan.

Policy SD91: Land at Ramsdean Road, Stroud



1. Development for between 26 and 30 residential dwellings will be permitted. Development for a community building (Class D1 use) will be permitted. Planning permission will not be granted for any other uses.
2. The site specific development requirements are:
 - a. Development must be informed by a comprehensive landscape strategy and provide a suitable transition in form and fabric from the existing residential areas to the west and the open countryside to the west and south;
 - b. To provide suitable pedestrian and cycle links to the adjacent open countryside;
 - c. To provide a new vehicular and pedestrian from Ramsdean Road;
 - d. To provide all necessary vehicular parking on-site to avoid additional on street parking;
 - e. The site layout must not include opportunities for future vehicular access into adjacent fields;
 - f. To provide biodiversity enhancements;
 - g. Existing mature trees and hedgerows to be retained and enhanced; and
 - h. To provide suitable flood risk mitigation
3. A planning application should be accompanied by:
 - Arboricultural Assessment;
 - Archaeological Assessment
 - Ecology Survey
 - Flood Risk Assessment
 - Heritage Statement
 - Highways Assessment
 - Land Contamination Assessment
 - Landscape Visual Impact Assessment
 - Tree Survey

Waterhall (near Brighton)

Sweet Hill, Waterhall

Site area:	0.75 ha
Current Use:	Grazing land
Flood Risk:	The south eastern corner of the site may be susceptible to surface water flooding
Constraints:	a) The site appears to be dissected by a Regional High Pressure Gas pipeline. THIS REQUIRES FURTHER INVESTIGATION, ADVICE HAS BEEN SOUGHT b) The site is very close to the London – Brighton Mainline. THIS REQUIRES FURTHER INVESTIGATION, ADVICE HAS BEEN SOUGHT

The site comprises part of a field of pasture adjacent to Waterhill Road used for grazing. The road forms the eastern boundary of the site which slopes up to a hedgerow along the south-western boundary. There is also a hedgerow along the south-eastern boundary but the north-western boundary is not marked on the ground. To the north are a couple of residential properties. The main line railway runs just east of Waterhill Road, with the A23 beyond.

Brighton lies to the south of the site on the other side of the A27 and footbridge crosses from Waterhall Road to Braypool Lane on the opposite side of the A23.

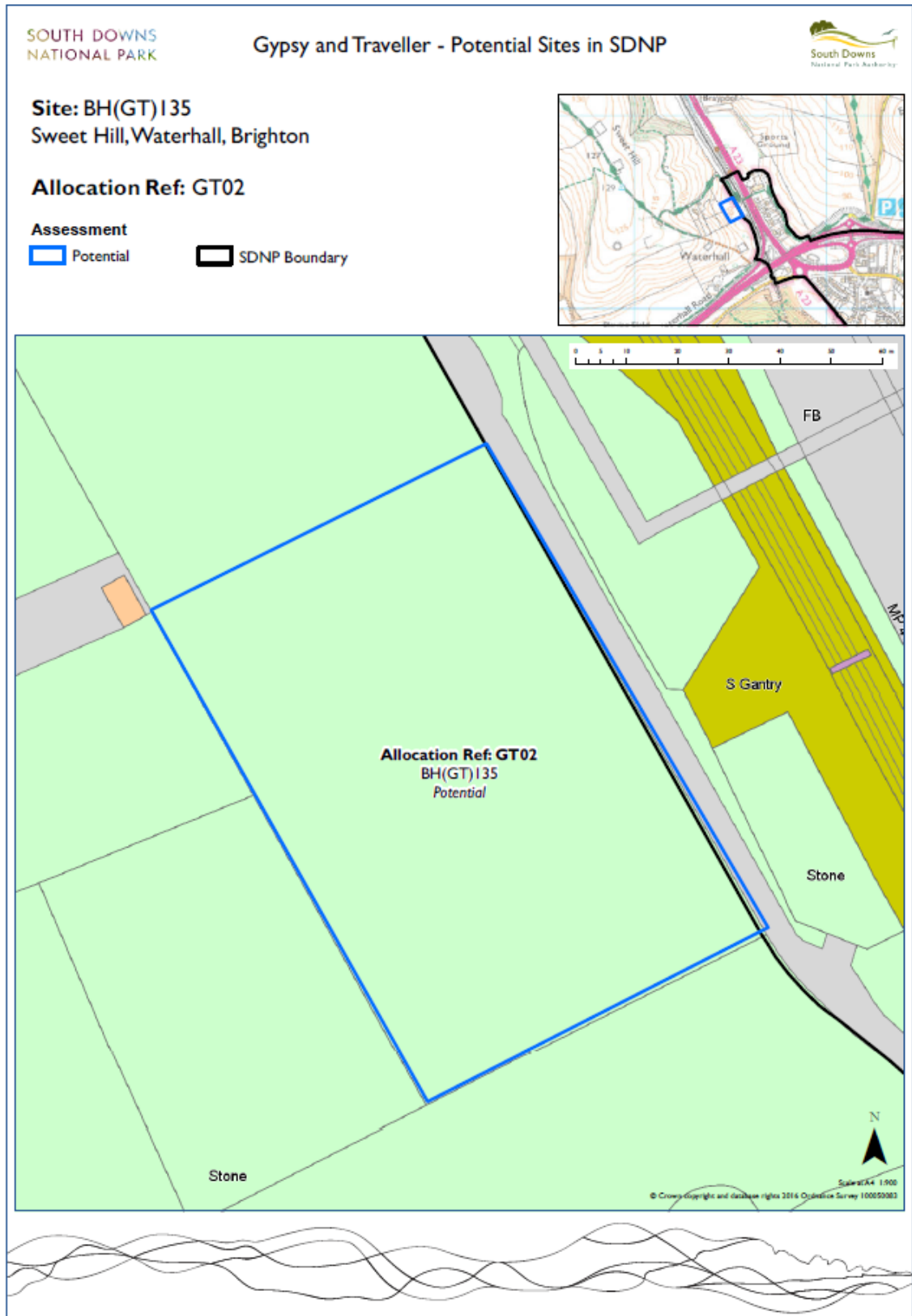
Policy SD92: Sweet Hill, Waterhall ECOSYSTEM SERVICES ICONS

1. **A development of approximately 10 permanent Gypsy and Traveller pitch will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **The noise generated by the A27 and mainline railway must be appropriately mitigated;**
 - b. **Using the existing vegetation as a base, a wooded edge to the boundaries to enclose the site should be created and a native field hedgerow along the boundary with Waterhill Road established;**
 - c. **The site access must be designed to reflect the rural character of the area;**
 - d. **The development must be designed and laid out in a manner which minimises views of it from the Sussex Border path and the adjoining Waterhall Road;**
 - e. **The site must contain significant planting in order to break up the hardstanding that will be required and reduce the urbanising impact in this rural location;**
 - f. **It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;**
 - g. **Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge; and**
 - h. **The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller**
(These requirements may be supplemented following information received from Network Rail and Southern Gas Networks.)
3. **A planning application must be accompanied by a suitable:**
 - **Fowl sewerage and utilities assessment;**
 - **Archaeological survey needed (geophysical or trial trench);**
 - **Lighting Assessment; and**

- **Noise assessment**

4. A design brief will be prepared to support this allocation.

Note to applicant: An electricity line crosses the site which may need to be moved or may inform the development layout. The applicant also needs to confirm whether this development will generate a requirement for a new electricity sub-station.



West Ashling

West Ashling is a village located in the south-west of the National Park approximately 3.5 miles west of Chichester.

Land South of Heather Close, West Ashling

Settlement:	West Ashling
Site area:	0.4ha
Mineral:	Mineral Safeguarding Area
Current Use:	Paddock
Allocated Use:	Residential Development

The site is located to the south of the village. Vehicular and pedestrian access would be from Portal Close, a recent residential development. There are no particular historic constraints.

The form and fabric of development should take account of the site's location in the wider landscape with appropriate landscape boundaries on each side of the site. The local area and existing site boundaries may host protected species and as such development proposal should be supported by suitable ecological surveys.

The allocation site is within 5.6km of the Solent Special Protection Area and as such development will need to provide suitable mitigation.

Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads.

The site is within a Mineral Safeguarding Area for unconsolidated gravel.

Policy SD93: Land South of Heather Close, West Ashling



1. Development for between 18 and 20 residential dwellings will be permitted. Planning permission will not be granted for any other uses.
2. The site specific development requirements are:
 - a. Development must provide a suitable transition in form and fabric from the housing east and north and the open countryside to the south and west;
 - b. The site boundaries should be suitably landscaped and the mature trees on the western boundary protected;
 - c. The existing vehicular access should be made from Portal Close;
 - d. To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;
 - e. The site layout must not include opportunities for future vehicular access into adjacent fields; and
 - j. Provide suitable mitigation towards the Wealden Heaths Special Protection Area (SPA);
3. A planning application must be accompanied by:
 - Arboricultural assessment
 - Ecology Assessment

West Meon

West Meon is an historic village on the major valley slopes of the upper Meon chalk valley system. Its hilly relief gives views across the surrounding countryside to and from the village. The nucleus of the village is at a crossroads where the main road between Fareham and Alton (the A32) rises up northwards out of the Meon Valley, separating from the road that continues along the valley to East Meon and Petersfield. The village has a complex form. Traditional building materials in the village include brick, flint and render, and there are a notable number of thatched houses. West Meon sits at the head of the Meon Valley Trail and the South Downs Way passes nearby to the south, across the hill fort of Old Winchester Hill.

Land at Long Priors, West Meon

Site area:	0.x ha
Current Use:	Agricultural field
Allocated Use:	Residential Development

The site is located in the north-west of the village. The site is a portion of a larger agricultural field. The site is located between two existing housing estates and some tennis courts. The elevation of the site rises notably from west to east. The site is located in a sensitive position in the wider open landscape. A landscape and visual impact assessment will be required to inform the site layout and design. Existing mature trees should be safeguarded. The northern and eastern boundaries of the site should include suitable new hedgerows and biodiversity improvements.

A new vehicular access should be facilitated from Long Priors an adjacent residential road. A new pedestrian access should be provided linking the site with the adjacent recreation ground to improved permeability in a part of the village with a number of cul-de-sacs, and link through to the Public Right of Way to the west of Long Priors.

Development proposals will be expected to incorporate Sustainable Drainage Systems.

Policy SD94: Land at Long Priors, West Meon



1. **Development for between 10 and 12 residential dwellings will be permitted. Planning permission will not be granted for any other uses.**
2. **The site specific development requirements are:**
 - a. **Development must provide a suitable transition in form and fabric from the housing to the south and west to the open countryside to the north;**
 - b. **The site boundaries should be compatible with the open character of the adjacent countryside;**
 - c. **A publicly accessible footpath should be provided from the Public Right of Way to the west into the site through to the recreation ground to the east;**
 - d. **The development should be supported by a suitable vehicular access which safeguards existing mature trees, including their Root Protection Zones;**
 - e. **To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;**
 - f. **Existing vehicular parking spaces in Long Priors lost to facilitate a new vehicular access must be re-provided within the development site in addition to those serving the proposed new dwellings;**
 - g. **The internal site layout should provide suitable turning provision for a long wheel based vehicle;**
 - h. **Development should incorporate necessary flood mitigation measures;**
 - i. **Demonstrate no harm to be caused to groundwater resources; and**
 - j. **Retention and protection of existing mature trees**
3. **A planning application must be accompanied by:**
 - **Arboricultural Assessment**
 - **Highways Assessment**
 - **Hydrogeological Survey**
 - **Landscape and Visual Impact Assessment**

9. STRATEGIC SITES

List of changes from Regulation 18 to 19 Local Plan

Post LPMWG – a further criterion has been added to policy SD56: Shoreham Cement Works at 2c to state that the SDNPS would support ‘further types of development that would enable the environmentally-led restoration of the site.’

Change	Reason
Amendments and deletion of introduction and need for development supporting text	Remove unnecessary text / repetition, improved clarity and readability, and to ensure consistency with the rest of the Local Plan
Changes to introductory text to Policy SD56: Shoreham Cement Works	To reflect new approach to produce AAP, remove unnecessary text / repetition, improved clarity and readability and to ensure consistency with other policies in the Local Plan
Changes to introductory text to Policy SD56: Shoreham Cement Works – constraints and opportunities	To address comments from Environment Agency and provide further information to highlight the site specific issues relating to ecosystem services
Policy SD56: Shoreham Cement Works – re-written and simplified	To reflect new approach to produce AAP, remove unnecessary text / repetition, improved clarity and readability and to ensure consistency with other policies in the Local Plan
Policy SD56: Shoreham Cement Works – additional criterion to policy text on ensuring any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for	To address comments from Natural England
Policy SD56: Shoreham Cement Works – amendment to criterion to policy text on employment uses to clarify uses to support local economy and include a focus on environmentally sustainable activities	To address comments from Adur and Worthing Council and Callstone Ltd
Policy SD56: Shoreham Cement Works – addition to criterion to policy text on refer to historical significance	To address comments from Historic England
Changes to supporting text to Policy SD56: Shoreham Cement Works	To reflect new approach to produce AAP, remove unnecessary text / repetition, improved clarity and readability and to ensure consistency with other policies in the Local Plan
Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes – amended text	Re-ordering of policies, in response to reps and to reflect the Lewes Joint Core Strategy being found ‘sound’ and the planning permission granted in May 2016
Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes – additional criterion to policy text refer to biodiversity and green infrastructure	To address comments from Natural England, East Sussex County Council, Sussex Wildlife Trust and Hampshire & Isle of Wight Wildlife Trust
Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes – additional	To address comments from East Sussex County Council

Change	Reason
criterion to policy text refer to sustainable drainage	
Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes – additional criterion to policy text on ensuring any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for	To address comments from Natural England
Policy SD57: North Street Quarter and adjacent Eastgate area, – addition / amended criterion to refer to phases of development	To address comments from CPRE Sussex and to provide flexibility in recognition that the site will be delivered in phases
Changes to supporting text to Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes	To reflect the Lewes Joint Core Strategy being found ‘sound’ and the planning permission granted in May 2016, remove unnecessary text / repetition, improved clarity and readability and to ensure consistency with other policies in the Local Plan
Policy SD33 Former Syngenta Site, Fernhurst and supporting text	Policy deleted to reflect the Fernhurst Neighbourhood Plan being made 14 th April 2016

Introduction

This chapter sets out the policies for the strategic sites within the National Park. These sites represent one-off opportunities for developments of exceptional quality. They have the potential to make a substantial contribution towards sustainable development and deliver multiple ecosystem services, which in turn promotes the National Park’s purposes and helps to achieve the vision set out in this Plan. The strategic sites are:

- Shoreham Cement Works, Upper Beeding, and
- North Street Quarter and adjacent Eastgate area, Lewes (also a strategic allocation in the Lewes Joint Core Strategy).

The former ‘Syngenta’ site in Fernhurst is also a ‘strategic’ site. It has already been allocated for a sustainable mixed-use development incorporating residential (approximately 200 homes), commercial development and other suitable uses in the Fernhurst Neighbourhood Plan, which was made on 14th April 2016.

This chapter identifies how the strategic sites can collectively and individually contribute to meeting the National Park’s objectives and purposes, and how their development could be justified by exceptional circumstances and be in the public interest, in accordance with Policy SD3: Major Development in the South Downs National Park.

There are three strategic housing allocations set out with all the other allocations in Chapter 10. Firstly, Old Malling Farm in Lewes, which is a greenfield site that will make a significant contribution to meeting the unmet housing need of Lewes. Secondly, the Depot / Brickworks site and thirdly, the former Holmbush Caravan Park in Midhurst, which are both brownfield sites and will contribute significantly to the unmet housing need of Midhurst.

NEED FOR THE DEVELOPMENT

There are two types of need for development on these sites. Firstly, there is a need to restore and regenerate underused sites that are having an adverse impact on the landscape and natural beauty of the National Park. This need is self-evident from the site descriptions.

Secondly, there is a need for development to take place to meet growth needs, as far as it is compatible with the National Park purposes and overarching ecosystem services led approach. The following paragraphs identify the need for different types of development for which the strategic sites may be appropriate in principle.

Housing Need

The DEFRA *Vision and Circular for English National Parks* 2010 (paragraphs 78 and 79) states that the National Park Authorities have an important role to play in the delivery of affordable housing and the Local Plan should include policies that pro-actively respond to local housing needs. As in line with the NPPF, the expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services. Therefore, the South Downs National Park Authority (SDNPA) should maintain a focus on affordable housing to ensure the needs of local communities are met and affordable housing remains so in the longer term.

The issue of housing need (both market and affordable) is addressed earlier in this document and in particular Policies SD23: Housing Provision and SD24: Affordable Housing Provision. The policies demonstrate that there is a substantial need for affordable housing within the National Park and a need for local housing.

Employment Need

The Employment Land Review (ELR) identified a limited need for further development, namely 2 to 3 hectares gross of offices (B1a/b) and up to 5 hectares gross of industrial and warehousing (B1c/B2/B8). It suggests some qualitative need for office floorspace in Lewes. It also identifies the potential for the Shoreham Cement Works site to provide about 5 hectares of employment (B1, B2 and B8) uses as 'secondary supply'.

Tourism Need

As highlighted in Policy SD20: Sustainable Tourism, there is potential for tourist accommodation development across all parts of the National Park. Whilst the potential scale of some visitor accommodation can clearly present a challenge in a sensitive environment such as a National Park, given the benefits they can bring there is merit in a proactive approach to identifying suitable sites where larger-scale visitor accommodation development projects could be acceptable in planning terms.

IMPACT ON THE LOCAL ECONOMY

The development of the sites for employment uses would clearly have a beneficial impact on the economy of the National Park and of the wider sub-region, while development for visitors' accommodation and visitor / tourism attractions would create employment opportunities directly as well as bringing additional expenditure in to the local area. Housing development will generate construction jobs, while retaining expenditure by local people occupying the dwellings and providing a local labour force for existing and new businesses.

MEETING THE NEED OUTSIDE THE DESIGNATED AREA OR IN SOME OTHER WAY

With regard to the first type of need, that is to restore and regenerate currently underused / vacant sites and improve their impact on the landscape, by definition, this can only take place on these sites. Suitable development must achieve an acceptable level of restoration which enhances the landscape, scenic beauty, wildlife and cultural heritage of the National Park at these locations.

In relation to visitor accommodation and employment development, it would not be sustainable to expect all provision to be made outside the National Park, increasing commuter flows and day trippers. Some use should be made of already underused hotel and guest house accommodation in the coastal towns, but it is also important to add to the amount of accommodation within the National Park in order to increase the currently low levels of average visitor expenditure. Moreover, it is the South Downs National Park itself which creates the need and demand for tourist accommodation. Developing outside the designated area would only partly meet these needs.

With regard to housing, a large amount of development to meet the objectively assessed need in market housing will need to take place outside the National Park, using the Duty to Cooperate. Lewes, has limited opportunities to do this, hence the pro-active approach of both Lewes District Council and the SDNPA to allocate land at North Street Quarter for a mix of uses including housing.

EFFECT ON ENVIRONMENT, LANDSCAPE, RECREATION AND SPECIAL QUALITIES

Each of the strategic sites presents a great opportunity to create an exemplar sustainable development, which makes a positive impact on the landscape, intrinsic beauty and special qualities of the National Park through:

- Enhancement of the landscape character of the areas through their restoration and regeneration and supporting and enhancing habitats;
- Embedding ecosystems services within any development proposals (in accordance with Policy SD2: Ecosystems Services);
- Providing opportunities for the enjoyment and understanding of the National Park and supporting sustainable economic activities, for example through recreational uses / development or employment uses supporting the rural economy as part of a mix of uses;
- Supporting and enhancing local communities, for example through delivering infrastructure needs such as high speed broadband or improving health and wellbeing through providing walking and cycling routes, and
- Sustainable travel links with the rest of the National Park.

SHOREHAM CEMENT WORKS

Introduction

Shoreham Cement Works is a 48 hectare site that includes an inactive chalk quarry and semi-derelict works. It is the most prominent site within the National Park in a key location where the Park is at its narrowest. Despite being an important part of the social and industrial heritage of the area, the site has a significant negative visual impact on the National Park, particularly from public rights of way and wider viewpoints, including the South Downs Way and the Downs Link cycle route.

The SDNPA's main objective for the site is to restore it in a way that is compatible with the special qualities and statutory purposes of the National Park. Major development may provide an opportunity for the site to be restored by enabling the demolition or renovation of unsightly buildings, suitable treatment of prominent quarry faces and other landscaping improvements.

The site is located about 5km to the north of Shoreham and 2km south of Upper Beeding village, on each side of the A283. It is bounded to the west by the River Adur and farmland in the floodplain, to the north by chalk grassland, and to the south and east by farmland. Immediately to the north on the A283 are 40 Edwardian terraced houses (Dacre Gardens) which were built to house workers at the cement works, together with an infill development of 10 flats.

The site can be divided into 4 main sub-areas (see Figure 9.1):

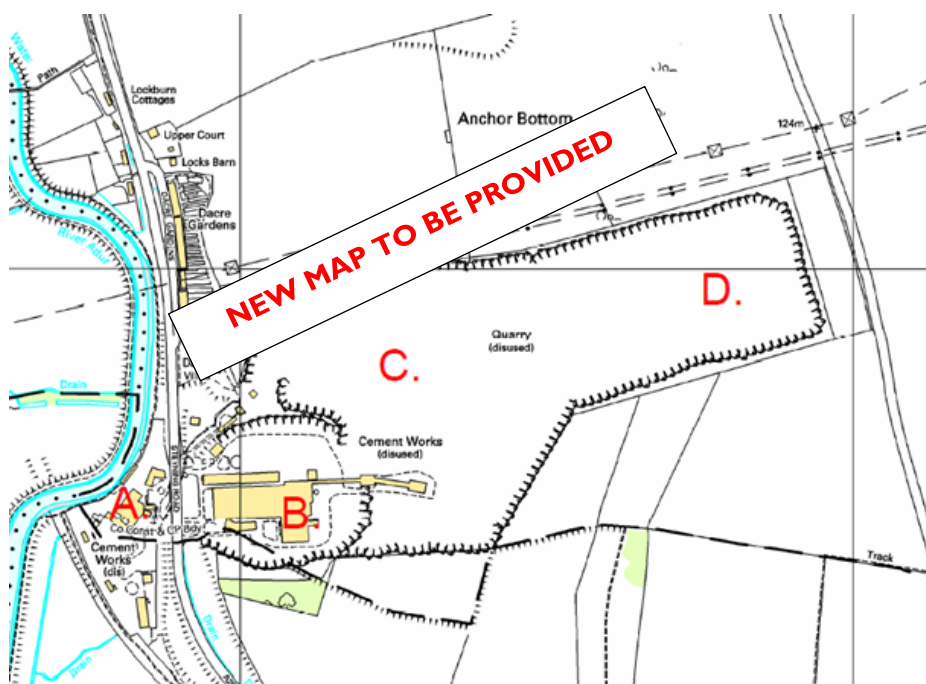
- Area A – west of the A283, containing the former offices for the cement works and now occupied by a variety of temporary industrial and storage uses. These uses are unsightly although largely screened by trees. The area has a frontage onto the River Adur and is linked by a tunnel under the A283 to Area B.
- Area B – immediately east of the A283, containing the former cement works buildings. These are very large unsightly structures, highly prominent from close viewpoints, including the main road, the towpaths on both sides of the river, the South Downs Way, the Downs Link and the road to Coombes and Botolphs.
- Area C – the exhausted chalk quarry area which is partly used, under an expired permission, for the importation, storage and treatment of inert material to produce recycled / secondary aggregates and this use is currently under review. Much of the area is screened from views by the cliff faces of the original quarry.
- Area D – the rear, elevated portion of chalk available for extraction. It has been described as 'a substantial scar' and a 'large gash in the rolling landscape of the Downs', visible over a wide area and from a large number of viewpoints, including much of the South Downs Way to the west. The area has biodiversity and geodiversity interest and immediately adjoins a Site of Special Scientific Interest (SSSI) and a Scheduled Monument.

Large-scale cement production began on the site at the end of the 19th Century. The buildings were completed in 1948-50, permission having first been granted for chalk extraction in 1946, and extended in 1950 and 1969. Chalk extraction and cement production ceased in 1991, but the permissions have been kept alive by an application for registration of the old mining permission in 1992. These extant permissions for the extraction of chalk run to 2042, when a basic restoration scheme would have to be implemented.

Existing use rights exist for B2 industry within existing buildings and for associated uses (such as storage) taking place in the open air.

Areas A and B can be classed as brownfield land, but not Areas C and D, since the NPPF excludes minerals sites from the definition of previously developed land.

FIGURE 9.1: SHOREHAM CEMENT WORKS –



Constraints

Constraints affecting the site include:

- Cost of extensive restoration needed to deal with both the short- and long-distance views;
- Cost of demolition or renovation of the cement works buildings;
- Uncertainty with regard to the significance of the heritage asset represented by the buildings and plant and the measures required to either retain or record this;
- Protected bird species nesting within Area D;
- Regionally Important Geological Site at Area D;
- Ecological designations near the site – surrounding area is rich in unimproved chalk grassland, a unique habitat for a number of notable flora and fauna species;
- Scheduled Monument (prehistoric cross-ridge dyke) outside the site but near the northern edge of Area D;
- A principal aquifer below the site;
- Parts of the site are likely to be contaminated – ground remediation works required and need to ensure protection of water quality (particularly given close proximity of the River Adur);
- Proximity to Shoreham Airport, including the potential of any new development involving tall structures or telecommunications interference;
- Improvements needed to the two site accesses but without an increase in the visual impact of highway infrastructure, including hard-surfacing, signage and traffic signals; and
- Unsustainable location with poor access to shops, schools and other services and facilities.

Opportunities

The site offers the following opportunities to:

- Enhance the landscape and scenic beauty of the National Park, restoring the site to an appearance which is acceptable within a National Park. This involves:
 - removal of the unsightly uses and buildings on Area A which impinge on the largely undeveloped river corridor and replacement by development which takes advantage of the river frontage;
 - demolition or renovation of the existing cement works buildings on Area B;
 - creation of a landscaped bund or alternative enhancement of the road frontage as a gateway to Areas B and C;
 - re-modelling of the most prominent quarry faces and planting of Area D; and
 - accepting enabling development to secure the satisfactory restoration of the site.
- Create an exemplar of sustainable development with the following development principles:
 - enhance the site's contribution to ecosystem services;
 - contribute towards the green infrastructure network;
 - develop previously developed land in Areas A and B;
 - maximise and enhance levels of biodiversity on the site in order to support the adjacent Anchor Bottom SSSI, while preserving the Scheduled Monument;
 - explore the potential for biodiversity off-setting;
 - enable geo-conservation, given the scientific and educational value of the strata;
 - develop renewable energy generation, such as solar panels and small scale combined heat and power plant and explore hydro-electricity generation;
 - reduce waste including re-using and recycling waste on site;
 - explore a wider environmental enhancement programme to address issues such as the removal of overhead power lines nearby;
 - deliver sustainable drainage systems (SuDs) and minimising the amount of impermeable surfaces;
 - explore an integrated sustainable transport solution, including innovative and alternative modes of transport to the private car, promoting demand management measures, and increasing road safety for the benefit of all users;
 - improve cycle and walking routes in the vicinity, enhancing the Downs Link recreational route between Upper Beeding and Shoreham, including a southern loop from the South Downs Way, and
 - develop sustainable visitor and tourism opportunities appropriate to a National Park, including promoting the understanding and enjoyment of its special qualities.

The site has many challenges but it also represents a great opportunity to deliver an innovative, exciting and imaginative solution which treats the site as an asset to the National Park rather than a problem. To enable a comprehensive, appropriate and viable scheme to be delivered, the SDNPA will prepare an Area Action Plan (AAP).

The AAP will facilitate the formulation of a bespoke approach for the environmentally-led restoration of the site, with significant landscape improvements, that can deliver a viable scheme with multiple benefits for the National Park and may attract external funding.

Strategic Site Policy SD56: Shoreham Cement Works

1. Shoreham Cement Works, as identified on the Policies Map, is an area of significant opportunity 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. To help achieve this the SDNPA will prepare an Area Action Plan (AAP) with the overall aims of:
 - a) enhancing the visual impact of the site from both the nearby and distant public viewpoints;
 - b) conserving, enhancing and providing opportunities for understanding the biodiversity, geodiversity, historic significance and cultural heritage of the site;
 - c) ensuring the delivery of Ecosystems Services, and
 - d) ensuring that the design of any development is of the highest quality and appropriate to its setting within a National Park.
2. The SDNPA would support development proposals for
 - a) sustainable tourism / visitor based recreation activities and leisure development directly related to the understanding and enjoyment of the National Park;
 - b) B2 and B8 business uses to support the local economy, with a focus on environmentally sustainable activities, supporting local communities and providing opportunities for entrepreneurship, and
 - c) further types of development that would enable the environmentally-led restoration of the site,

provided that the proposals can clearly demonstrate how they would deliver the key considerations set out in 1 above and

 - d) improves accessibility and helps to create sustainable patterns of travel;
 - e) provides renewable energy generation to serve any development on the site;
 - f) provides realistic proposals for the relocation of existing employment and storage uses that are not appropriate to a National Park setting, and
 - g) ensures that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.
3. The SDNPA will resist more development than is necessary to secure and deliver the environmentally-led restoration of the site.
4. The SDNPA wants to see a comprehensive redevelopment of the whole site consistent with the AAP. However, if any planning applications come forward separately and prior to the adoption of the AAP, then they would have to clearly demonstrate how the proposals would accord with the key considerations set out above.

Supporting Text

The AAP will address in more detail the constraints and opportunities including land restoration, environmental impacts, transport, flood risk, cultural and heritage, design considerations, viability (including identifying possible partnership funding to enable delivery of a scheme) and phasing of delivery over a number of years.

Over recent years a number of proposals to redevelop the site have emerged from different interested parties, including a scheme dismissed at appeal in 2003 and a visitor accommodation / recreational uses based scheme put forward by the Upper Beeding Neighbourhood Plan Group.

Through the AAP process, the SDNPA will work in partnership with landowners, developers, relevant public bodies and the local community to demonstrate the delivery of a viable scheme which is truly exceptional in terms of concept, quality and sustainability.

The site has the potential to provide sustainable tourism / visitor based recreational and business uses to support the local economy provided that they are compatible with its sensitive location within the National Park and those uses meet the purposes of the National Park.

The SDNPA's main objective is to secure a significantly enhanced landscape. The authority accepts that major development provides the opportunity to achieve this and that any scheme has to be viable to ensure delivery. However, the scale of any major development has to be consistent with the SDNPA's main objective and meets the National Park's purposes. Therefore, the AAP and subsequent planning application will have to have a particular focus on viability and a clear delivery process.

The SDNPA wishes to see a comprehensive and clear planning approach to this important site and believes the AAP is the right way to achieve this. However, it accepts that planning applications may come forward prior to the adoption of the AAP. If this were to be the case, then consideration will be given to whether the development proposals adequately address the key considerations set out in Policy SD56, and other relevant policies in this Local Plan, and the emerging AAP.

Evidence

- Transport Assessment of Potential Minerals and Waste Sites (WSCC, 2011) West Sussex County Council.
- West Sussex County Council Minerals and Waste Landscape Sensitivity Study 2010 (LUC).
- West Sussex Strategic Flood Risk Assessment (Capita Symonds 2010).

Monitoring and Implementation

This policy will be delivered through the adoption of an Area Action Plan and decisions made on any planning applications.

The policy will be monitored through:

- The monitoring of the creation and adoption of the Area Action Plan.
- The delivery of ecosystem services as part of any development proposals.
- The monitoring of any planning applications and decisions.

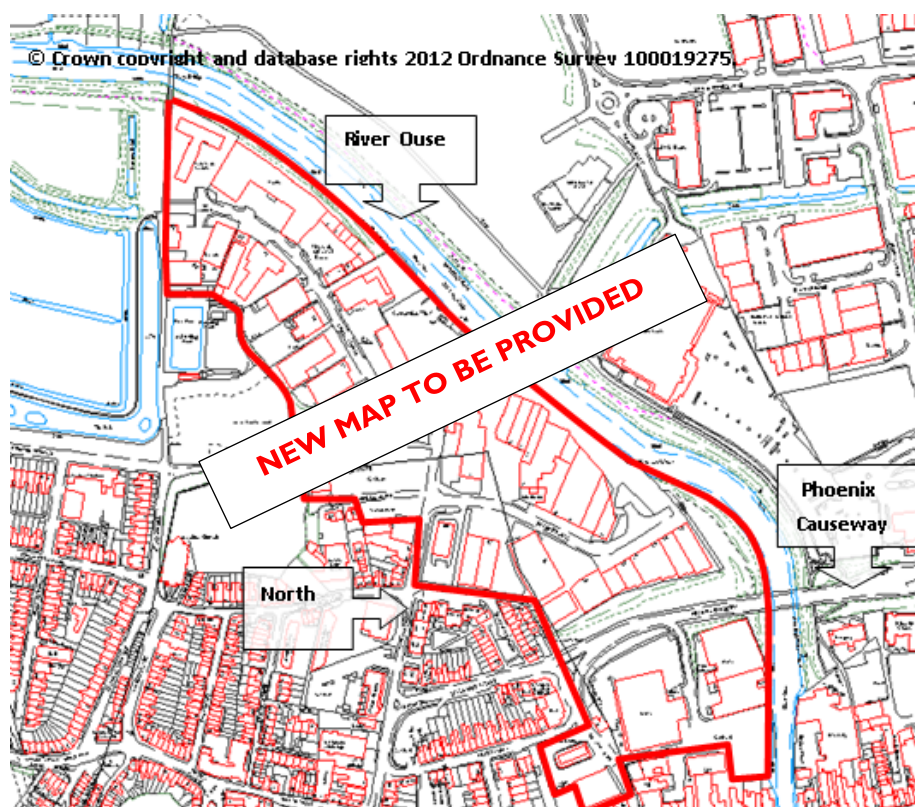
NORTH STREET QUARTER AND ADJACENT EASTGATE AREA, LEWES

Introduction

North Street Quarter and adjacent Eastgate Area is located immediately to the north-west of Lewes town centre and has an extensive river frontage stretching from just south of Phoenix Causeway up to Willey's Bridge.

The area is in two distinct parts, but its redevelopment needs to be considered as one in order for a comprehensive approach to be taken to this part of the town. The two parts are the North Street Quarter, which lies to the north of Phoenix Causeway (this area is wholly outside, but adjoins the Lewes Conservation Area), and the northern part of the Eastgate area, which is within the Conservation Area (Figure 9.2).

FIGURE 9.2: NORTH STREET QUARTER AND ADJACENT EASTGATE AREA



Constraints

Constraints affecting the site include:

- Limited opportunity for outward expansion of Lewes town due to extensive floodplain of the River Ouse and surrounding sensitive and high-quality landscape;
- Impact of the October 2000 flood event and lack of flood defences, which in turn has restricted investment in the area and led to many of the units becoming run down and less able to meet the needs of modern businesses;
- Range of industrial and warehouse buildings dating from the 1950s and 1960s;
- Bus Station – although the bus station performs a vital transport role and is well located in relation to many important parts of the town centre, it is not a vital asset. The bus station and garage are unattractive utilitarian features at an important entrance to the historic core of the town. It is the interchange function which it is essential to retain in the area rather than the longer term bus storage;
- Limited quantitative need for additional convenience floorspace during the plan period – redevelopment should not result in a significant increase in floorspace when compared to the existing food store, and

- Need to retain car-parking – the site contains some areas of surface level parking and the town has an under provision of parking spaces.

Opportunities

This site offers the only opportunity for strategic level growth and the redevelopment within Lewes town and can help to deliver:

- Enough housing to help significantly to meet the affordable and market housing needs in the town, including accommodation for the elderly;
- Business floorspace in order to meet a qualitative need to provide greater choice for existing and prospective businesses, particularly modern offices;
- Retention of the creative businesses / community that has developed in the North Street Quarter, including small flexible, low-cost work units ('box spaces'), a large flexible work space ('creative industry hub') and assembly and leisure space ('performance hub');
- Community facilities, including a health centre and leisure uses to build upon the sense of place and support the local community;
- Some more modern retail floorspace meeting a qualitative need that cannot be satisfied within the historic centre and helping to reduce leakage of retail spending to other centres;
- Restaurants cafes and bars, small-scale retail and other uses which will introduce vibrancy and support the new neighbourhood to be created, without undermining the vitality and viability of the main town centre;
- Relocation of existing businesses to the Malling Brooks East employment allocation, which has been acquired by the majority landowner for the North Street Quarter;
- Tourism accommodation, and
- An exemplar sustainable development with the following development principles and infrastructure:
 - a flood defence system to meet Environment Agency conditions;
 - a new gateway access point from Phoenix Causeway;
 - associated new highway, cycle and footpath routes with an emphasis on creating a 'walkable neighbourhood';
 - a new footbridge connecting the south and north banks of the river;
 - a new riverside footpath along the full length of the site, of a width that will add to the enjoyment, amenity and experience of users;
 - new bus interchange;
 - on-site parking at ground level for residents and town visitors and including other measures such as a car club and electric vehicle charging points;
 - a new public square beside the River Ouse;
 - formal and informal public open spaces including play areas;
 - landscaping and widespread planting including new wildlife corridors, green roofs and sustainable surface water management systems;
 - on-site renewable energy;
 - eliminating waste through re-use and recycling, and
 - installation of water efficient fittings and appliances and avoiding flooding and pollution of water courses.

The redevelopment of this area represents a significant opportunity to deliver a scheme which meets the objectives of the National Park and provides wider benefits, including the re-use of urban land which is highly accessible (immediately alongside an existing town centre and its services), the provision of affordable housing, important infrastructure in the form of new flood defences and improved accessibility / linkages to the wider National Park to help promote public enjoyment of its special qualities.

Whilst this site is allocated in the Lewes District Council Joint Core Strategy (LJCS, adopted in May 2016) for mixed use development and a hybrid planning permission for the North Street Quarter, which makes up the majority of the site, was granted in May 2016 (referred to as the 'consented scheme'), this Local Plan will supersede the LJCS, and the policy has been designed to be sufficiently flexible to allow other proposals to come forward to achieve National Park objectives, should the consented scheme (or phases of the consented scheme) not proceed and / or other proposals come forward.

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

1. Proposals for the sustainable mixed-use development of approximately 9 hectares of land at North Street and the neighbouring part of Eastgate, as shown on the Policies Map, will be permitted provided they comply with the criteria below.
2. The development would create a new neighbourhood for the town of Lewes. Therefore, any proposals should be based on the following uses and broad quantum of development:
 - a) approximately 415 residential units, predominantly focused towards the northern part of the site, of which 40 per cent should be affordable;
 - b) at least 5,000 square metres of B1a office and / or B1c light industrial floorspace, subject to market needs and general viability;
 - c) the redevelopment or relocation of the existing A1 food supermarket;
 - d) other uses that are deemed to aid in the successful delivery of a new neighbourhood, whilst not undermining the wider function of Lewes town centre (this could include A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways, C1 hotel, D2 Assembly and Leisure uses and community floorspace);
 - e) C2 nursing / care home (self-contained units will be counted as residential within the above figure);
 - f) D1 non-residential institutions such as medical and health services, crèches, exhibition and training space, and
 - g) new floorspace for other cultural, artistic and artisan uses not covered by the uses stated above.
3. In addition, any proposal will need to demonstrate:
 - a) it includes the early provision of flood defences to an appropriate standard and to the approval of the Environment Agency;
 - b) it facilitates improved linkages across Phoenix Causeway and Eastgate Street and a better balance between the use of the private car and other modes of transport, in order to enable the safe flow of pedestrians and the improved integration of the area to the north of Phoenix Causeway with the wider town centre;
 - c) it delivers enhancements to vehicular access and off-site highway improvements, arising from and related to the development and its phasing;

- d) it respects and enhances the character of the town and achieves a high standard of design, recognising the high quality built environment, on and within the vicinity of the site, and the site's setting within the South Downs National Park and adjacent to a Conservation Area;
 - e) it is subject to an analysis and appropriate recognition of the site's (or phase of the site) cultural heritage and a programme of archaeological work, including, where applicable, desk-based assessment, geophysical survey, geo-archaeological survey and trial trenching to inform design and appropriate mitigation;
 - f) it conserves and enhances biodiversity and the green infrastructure network in and around the area;
 - g) it incorporates a riverside shared foot / cycle route along the western bank of the River Ouse to extend the town's riverside focus and contribute to its character and quality, and provides additional pedestrian and cycling routes to link the site (or phase of the site) to the rest of the town, improves permeability within the site (or phase of the site) and provides views out of the site (or phase of the site);
 - h) it provides an appropriate level of public car parking provision;
 - i) any retail uses are incorporated into the designated town centre boundary as far as possible and the amount of retail provision is informed by a Retail Impact Assessment, if necessary;
 - j) alternative uses on the bus station site are subject to the facility being replaced by an operationally satisfactory and accessible site elsewhere;
 - k) it makes contributions towards off-site infrastructure improvements arising from, and related to, the development;
 - l) it provides a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensures future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes;
 - m) it incorporates sustainable surface water management systems, and
 - n) it ensures that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.
4. Whilst the SDNPA wants to see a comprehensive redevelopment of the whole site, it recognises that planning applications may come forward separately or in phases. Therefore, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out above and are consistent with other planning permissions granted or emerging proposals.

Supporting text

The Eastgate area consists of a Waitrose store and associated parking area, the adjacent former Wenban Smith buildings and a bus interchange. Historically, the Eastgate area has been a separate allocation in previous versions of the Lewes District Local Plan. The site was identified as a potential area for redevelopment with the priority being for the retention of a major food store and the introduction of a replacement bus interchange. Although no such proposals have been subsequently put forward, there is still interest in redeveloping this site for a mixed use development that would incorporate an enhanced food store.

At the same time, there are still concerns over the long-term viability of operating the bus station in its current location. Therefore, the principle of redevelopment is acceptable, providing that attractive, operationally satisfactory interchange facilities for passengers are provided on a site elsewhere of equal convenience in this sector of the town.

Given the shared constraints and opportunities between the two sites, the SDNPA believes it appropriate that the policy seeks a comprehensive approach to the redevelopment of the whole area. Although it does recognise that planning applications will come forward separately and the policy provides that flexibility while ensuring that when detailed proposals come forward they are consistent with other phases / schemes.

Evidence

- Lewes District Local Plan, Part 1, Joint Core Strategy 2010-2030, South Downs National Park Authority and Lewes District Council, May 2016.
- Report on the examination into the Lewes District Local Plan - Part 1 – Joint Core Strategy, The Planning Inspectorate, 22nd March 2016.
- SDNP/15/01146/FUL – Hybrid planning permission (being a full permission for Phase 1 and an outline permission for the remainder being Phases 2 & 3) for the demolition of existing buildings and the redevelopment of the North Street Industrial Estate, North Street, Lewes for a mixed use development granted 25th May 2016.

Full planning permission (Phase 1) for the demolition of existing buildings, provision of infrastructure, construction of access off Phoenix Causeway and associated highway improvements, flood defences, erection of new buildings of up to 4 storeys, comprising 243 residential units (Class C3) [including 51 extra care units (Class C2/C3)]; 4185m² (Class B1 and A1, A2, A3, A4 and D2 uses) [Flexible work space including creative community space, assembly and leisure uses and restaurant]; Class D1 medical and health services [Health Hub including pharmacy]; creation of areas of public realm, cycle and car parking provision, including public parking, riverside pedestrian route, footbridge over the River Ouse and associated landscaping.

Outline permission (Phases 2 & 3) for the demolition of existing buildings, construction of flood defences, provision of infrastructure, enhancements to recreational facilities at Malling Fields and Pells Park, the erection of new buildings of up to 3 storeys comprising up to 173 residential units (Class C3) with details relating to access, layout and scale for approval and details relating to appearance and landscaping reserved for subsequent approval.

Monitoring and Implementation

This policy will be delivered through decisions made on any planning applications.

The policy will be monitored through:

- The delivery of ecosystem services as part of any development proposals.
- The monitoring of any planning applications and decisions.

I. Affordable Housing Introduction

- I.1 The Local Plan Members Working Group (LPMWG) met on 14 February 2017, and were asked to consider revised drafts of Local Plan Policy SD24 – Affordable Housing and Policy SD25 – Rural Exception Sites. Members were briefed that Policy SD24 had been substantially revised in relation to the Preferred Options version, as indicated in the ‘change tables’. Members were particularly asked to note the following potential changes:
- Revised policy thresholds, such that SDNP would expect affordable housing provision on sites of 3 or more new dwellings (which goes further than the threshold advised in Planning Practice Guidance but reflects the landowners conference held on 3 February 2017 and other evidence; such as appealed cases);
 - Introduction of a ‘sliding scale’ of affordable housing provision for sites of 3 to 10 dwellings (similar to the one described in the adopted Lewes JCS), to avoid a ‘cliff edge’ when moving through different brackets of site size;
 - Propose an affordable housing target of 50% of all dwellings from a threshold of 11 or more dwellings (compared with 40% in the Preferred Options);
 - Propose a more tightly defined tenure mix of 75% ‘rented affordable’ and 25% ‘intermediate’ tenures respectively;
 - Move the ‘cascade’ of scenarios for when the full target cannot be achieved on a site (generally due to viability constraints). This sets an order of preference in respect of tenure types, overall proportion of affordable housing, and financial contributions in lieu of on-site provision, to enable delivery of the development whilst still providing for some affordable housing.
- I.2 In respect of the above changes, Members were briefed that the proposed changes are subject to further viability testing, to be considered alongside alternative approaches. This will be conducted alongside a ‘Whole Plan Viability Assessment’. Changes to the draft policy may result from this further testing. This study is in the process of being commissioned, and is expected to conclude in June, ahead of reporting to full NPA on 4 July 2017.
- I.3 Members indicated they were content with the direction of travel, but asked that officers further consider two key points:
- Whether a distinction should/could be made between (financial) viability and feasibility as a constraint to delivering the target affordable housing requirement;
 - Propose further consideration of the principle of a ‘cascade’ approach, and if retained, request simplification.
- I.4 With respect to the first point, further changes have been made to reflect Members’ comments, namely a change to the policy wording such that financial viability and feasibility are considered as part of the same ‘test’ rather than as separate.
- I.5 With respect to the second point, a steer has been sought from the Director of Planning and other Local Plans/JCS as to how the approach can best be refined. This has led to a revised ‘preferred option’ as set out in the section below.
- I.6 However, it is important that the way in which the policy works has the full support of Planning Committee in light of the different options that could be pursued. **It must be emphasised that Policy SD24 should clearly set out the priorities of the NPA in respect of types of affordable housing coming forward, to provide certainty in the development management process in delivering the NPA’s objectives.** The section below sets out these options, such that Planning Committee are able to positively recommend a firm ‘preferred option’ to pursue through viability testing and further stakeholder consultation.

2. Options for the viability/feasibility cascade

2.1 Officers have considered and discussed the options with the Director of Planning, and as a result the 'preferred option' proposed has altered, compared with the draft policy seen by LPMWG. This is detailed in the 'change table' accompanying the latest draft policy.

2.2 **The 'preferred option' now put forward accepts greater flexibility of tenure, in favour of maintaining the highest possible number of affordable homes overall.** This is because it allows the rented affordable homes to reduce before a reduction in the overall number of affordable units is considered. In practice, this may result in far fewer homes available for affordable rent coming forward, but a higher number other types of affordable housing (such as starter homes) being built. It is important to note that this does not reflect the current evidence of priority housing need across the National Park as set out in the SHMA – which clearly shows that the main need is for rented tenures.

2.3 The full set of options that Members may wish to consider are as follows:

Option 1 ('preferred'): focus on maintaining total affordable at as high a level as possible

Where provision of affordable housing which complies with Policy SD24 is shown to be unviable, alternative provision may be made by working through the following cascade, until the development proposal becomes viable:

- a. First preference: Progressively reduce the proportion of affordable rented tenure homes in favour of intermediate tenures, starter homes or other forms of affordable homes (definitions pending outcome of White Paper consultation)
- b. Second preference: Provide a reduced number of affordable units;
- c. Third preference: Provide a financial contribution for affordable housing to be delivered off-site on third party land.

Option 2: as per LPMWG version - focus on rented affordable tenure

Where provision of affordable housing which complies with Policy SD24 is shown to be unviable, alternative provision may be made by working through the following cascade, until the development proposal becomes viable:

- a. First preference: Provide a reduced number of affordable units, to a minimum of xx% of the total or 2 homes, whichever is the greater;
- b. Second preference: Reduce the proportion of affordable rented tenure homes;
- c. Third preference: Provide a financial contribution for affordable housing to be delivered off-site on third party land.

Option 3: Simplified cascade – maximum flexibility, easier to understand, but more limited contribution to meeting evidenced need

Where provision of affordable housing which complies with Policy SD24 is shown to be unviable, alternative provision may be made by working through the following cascade, until the development proposal becomes viable:

- a. First preference: Provide a reduced number of affordable units, with a tenure mix to be agreed with the Authority on a site-by-site basis;
- b. Second preference: Provide serviced land in lieu with planning consent and at nil cost, in a location appropriate to meet local need
- c. Third preference: Provide a financial contribution for affordable housing to be delivered off-site on third party land.

Option 4: No cascade – maximum flexibility, but minimum negotiating leverage for SDNPA

Where provision of affordable housing which complies with Policy SD24 is shown to be unviable, the applicant will be expected to work with the Authority and other relevant partners to secure an appropriate provision of affordable housing within proven viability constraints. The strong preference will be for on-site affordable housing, however financial contributions will be accepted, partly or wholly in lieu of on-site provision, where necessary to deliver a viable scheme.

3. Conclusions

- 3.1 Local Plan Policy SD24 will set out the approach to be used where the target affordable housing provision cannot be met due to viability constraints. This is important to ensure that SDNPA priorities are reflected in the types of housing coming forward, even where the full provision of affordable housing is unviable or otherwise unfeasible.
- 3.2 Members are asked to consider the options for dealing with housing proposals where viability is a constraint on delivering the target affordable housing requirement, and confirm the approach to the affordable housing 'viability cascade' to be set out in draft Policy SD24.

AFFORDABLE HOUSING [SUB-SECTION OF SUPPLY OF HOMES] RURAL EXCEPTION SITES [SUB-SECTION OF SUPPLY OF HOMES]

Policies SD24 and SD25 Introduction: Changes between Regulation 18 and Regulation 19 Local Plan

Change	Reason
Introduction – additional text to emphasise the scale and impact of the affordability problem in the SDNP; some previous text deleted; additional text to recognise estates providing rural worker dwellings and reference WEPs	Important context for the strengthened affordable housing policy; text deleted containing overly detailed background and superfluous references to national policy; emphasise valued contribution with regards rural worker homes on estates, to be picked up in WEPs (Landowners Conference)

Introduction

Policy SD24, Affordable Housing, relates to the proportion of affordable housing to be delivered from development schemes. Provision should be on-site as required by the NPPF (paragraph 50) unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

The SDNPA supports the principle of rural exception sites, which provide 100 per cent affordable housing delivery on sites which may not be suitable for market housing. Policy SD25 sets out the basis for this type of development which is particularly relevant to a national park.

The affordability of housing is a major barrier to sustainable communities in the National Park. In 2016, the average house price in the National Park was 13.6 times average earnings, making it the second least affordable National Park in the UK. House prices in the National Park increased by 45% from 2006 to 2016. With relatively high house prices, jobs that tend to be lower paid and a comparatively small proportion of affordable homes, it can be difficult for people working in the National Park to afford to live within it. Young people and young families, in particular, struggle to find low-cost housing which creates a significant local housing need. The SHMA concluded that there is strong justification for policies seeking to maximise delivery of affordable housing within the National Park, given that 294 affordable homes per year are needed to meet the full need for affordable housing.

The Local Plan must balance meeting these local housing needs with upholding the Purposes of the National Park, and also ensuring the economic viability of development. It responds to the challenge posed by a large proportion of housing in the National Park being delivered on small sites of 10 or fewer homes – especially in the National Park's smaller settlements, where the impacts of housing unaffordability are most keenly felt. The Authority has prepared a robust evidence base to demonstrate the deliverability of the Local Plan, including those policies that seek to deliver affordable housing on the majority of housing sites. This evidence also takes into account the adoption of CIL which came into force on 1st April 2017.

Community Land Trusts (CLT) are supported as one mechanism for delivering affordable housing. They facilitate community ownership of land, homes and other assets to deliver long-term community benefits such as affordable housing, low cost workspace and local services. Partnership working between

Housing Authorities, CLTs and other community-led and legally constituted organisations is essential to maximise the delivery of affordable homes.

It is crucial for the Local Plan to deliver affordable housing that truly meets the needs of those on low incomes, such as affordable rented tenures available to a range of local people. However, the Authority also recognises the complementary role of housing provided for rural workers by large-scale landowners, as part of their historic stewardship role and commitment to local communities. Opportunities for these less formal types of arrangement will be encouraged through Whole Estate Plans.

AFFORDABLE HOUSING

[Note the numerical thresholds and numerical/percentage affordable housing targets cited in this section are subject to viability testing]

Policy SD24 and supporting text: Changes between Regulation 18 and Regulation 19 Local Plan

Change	Reason
Policy SD24: substantial re-write – • Tenure split introduced to favour affordable rented tenures (with flexibility to take account of local evidence of need) • Lower threshold of 3 dwellings for on-site delivery where possible • Sliding scale of requirement for 3-10 dwellings • Increased requirement of 50% affordable housing from a threshold of 11 dwellings • Cascade for dealing with cases where full provision is not viable • Clarifying statement that financial contributions must be spent on communities within the SDNP • Statement that developers may not artificially subdivide	Lead officer has had regard to the detail/approach to viability assessment in published study; partner authorities' approached (particularly Lewes JCS), other NP's approaches, the SHMAA and ever increasing scale of the housing affordability problem, as well as para 78 of the NP Vision and Circular which states the focus of housing delivery in NPs should be affordable housing. Policy significantly strengthened as a result.
Applying SD24 to residential development: approach set out to artificial subdivision of sites	Important to head off attempts to split sites into smaller sites, to avoid the full affordable housing requirement
Amount of affordable housing: Amended text to explain how policy works with regards proportion of homes on site	To elaborate on policy requirement
Local connections: Amendments to local connection approach (<u>needs some further work</u>)	SDNPA needs to be clear on criteria applied – further officer and Member discussion needed
Mix of affordable housing tenures: Additional text on how tenure split will work	To better reflect SHMA findings, whilst recognising role of local housing surveys etc. in providing evidence of need. Clear priority for rented tenures emphasised

Change	Reason
Providing for affordable housing on-site: Approach set out to on-site and off-site provision of affordable housing	Beefing up of Preferred Options cascade approach. Important to give strong steer toward on-site provision, whilst clearly setting out alternative approaches that will be acceptable to the SDNPA.
Viability: Additional text on approach to viability appraisal	Beefed up section to be clear on need for robust and independent viability assessment. Appendix to set out approach in detail to be considered.
Design & mix: Amendments to text	No significant change – re-ordering of text
Affordable housing delivery: Amendments to text	No significant change – re-ordering of text
Throughout policy and supporting text: Substitute “Rented affordable tenure” for “Affordable rented tenure”	LPMWG change: To draw a distinction between ‘Affordable Rented’ (a specific affordable housing tenure whereby tenants may be charged up to 80% of the market rent) and ‘Social Rented’ tenure. The term ‘rented affordable tenure’ is used here to include both of these. All terms to be explained in the glossary.
Policy SD24: Part 1a, second sentence deleted (deleted reference to ‘cascade of methods’ in cases where on-site provision is agreed to be inappropriate)	LPMWG change: Members requested to strengthen the policy in respect of on-site provision. Section ‘Providing for affordable housing on-site’ remains and explains this exception to the policy.
Policy SD24: Delete ‘where possible’ from second sentence below table in the policy.	LPMWG change: Members requested change to strengthen policy.
Policy SD24: Part 2 a-d, re-word cascade to simplify the approach, and reflect that the first priority is to provide as high a proportion of affordable homes as possible (second priority is to maximise rented affordable tenure units).	LPMWG change: Members requested simplification of text and make easier to interpret. Order of cascade changed to better reflect SDNPA priorities.
Policy SD24: Add ‘ <u>where feasible will</u> remain in perpetuity’	LPMWG change: Factual correction, reflecting Government move to allow discretionary ‘right to buy’ for housing association provided homes (with exception of CLT developments)
Policy SD24: New part 5: relating to occupancy conditions reflecting local connection criteria	LPMWG change: Corrects omission – should have been carried forward from Preferred Options

Strategic Policy SD24: Affordable Housing Provision

2. Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:

- a. On sites with capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure*.
- b. On sites with capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

3-4 homes	1 affordable home
5-7 homes	2 affordable homes, at least 1 of which is a rented affordable tenure*
8-9 homes	3 affordable homes, at least 2 of which is a rented affordable tenure*
10 homes	4 affordable homes, at least 2 of which is a rented affordable tenure*

Development proposals of 3 to 10 net dwellings will provide affordable housing on-site. Where on-site provision is not feasible, financial contributions in lieu will be accepted.

3. Where provision of affordable housing which complies with the above is shown to be financially unviable, alternative provision may be made by working through the following cascade, until the development proposal becomes viable:
 - a. Firstly, reduce the proportion of rented affordable tenure homes in favour of intermediate housing that best reflect local need;
 - b. Secondly, reduce the overall percentage of housing provided as affordable units;
 - c. Thirdly, provide a financial contribution for affordable housing to be delivered off-site on third party land.
4. Development proposals will be permitted provided that affordable housing units are integrated throughout the development, are indistinguishable in design and materials from the market housing on the site, and where feasible will remain affordable in perpetuity.
5. Where on-site provision of affordable housing cannot be achieved, development proposals will be permitted only if legal provision is made for financial contributions to be used to secure affordable housing which directly benefits local communities within the National Park.
6. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.
7. Developers may not circumvent this policy by artificially subdividing sites.

*At the discretion of the Authority, an alternative tenure mix may be permitted if robust evidence is provided and agreed that reflects local need.

Supporting Text

Applying Policy SD24 to residential development

All development falling within Use Class C3 is subject to Policy SD24, including any retirement or assisted living accommodation within this use class. The policy applies to all developments of 3 or more new homes, and applies to all residential units on the site that have been created by building new structures or converting existing structures.

The SDNPA will not accept the artificial subdivision of sites where an obvious consequence of doing so would be to fall under the relevant policy threshold requiring either on-site provision of affordable housing, or a financial contribution proportionate to the total sum of development. For the purposes of housing provision, the SDNPA will consider a site to be a single site if the current arrangements (in either functional and/or legal land ownership terms) can be considered part of a wider whole.

Amount of affordable housing

Policy SD24 sets out a sliding scale of requirement for developments to provide affordable housing. This recognises the greater challenges that exist for small site developers in making such provision. These requirements have been tested for viability, taking account of the different market circumstances across the National Park. Where the calculation of the on-site affordable housing requirement results in a fraction of a unit, the requirement will be rounded up to the nearest whole number. Applications proposing a lower proportion of affordable home provision should present robust evidence to demonstrate constrained viability or other exceptional circumstances.

Mix of affordable housing tenures

The SHMA 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). However the SHMA also recognises that different communities within the National Park have different needs and aspirations.

Policy SD24 reflects the SHMA strategic tenure mix as a requirement for new housing development, whilst allowing flexibility to reflect local need. Evidence of local need can include, but is not limited to, local housing needs survey, relevant housing market assessment published by a local authority, and housing registers (waiting lists). If a tenure mix is proposed which departs from the strategic tenure mix set out in Policy SD24, robust evidence must be provided, which is supported by the relevant housing enabler.

The Authority considers that social rent tenures are the most affordable to those in greatest need, and should be prioritised over other forms of rented tenure. Levels of rent for affordable rented homes must be genuinely affordable, and must not exceed the relevant Local Housing Allowance.

Local connections

Local connections need not be restricted to a specific settlement, but may be focused on community connection and cohesion and allow for a wider interpretation within a national park context. It will be assessed in a cascade manner; to include the needs of the relevant settlement; then the parish; and then the wider area including nearby settlements and parishes, as necessary. Rural local connection criteria, which is linked to parishes, will take precedent over district- or city-wide need.

Local connections will be determined by the SDNPA, parish council and relevant housing authority, having regard to the relevant housing register allocations policy. Where a Community Land Trust (CLT) is to be the managing body for the homes provided, regard will be given to the CLT's objectives and strategy. The Authority will also have regard to evidence of local need which is specific to a rural estate or large farm.

Viability

The Authority recognises that market-led housing schemes must be commercially viable to both the landowner and the developer. Where viability is considered to be a constraint to development, the Authority will expect applicant to demonstrate that the development is not viable. In such cases, developers will be expected to contribute as fully as possible to mixed and balanced communities, by working through the cascade set out in Policy SD24 part 2. An independent open book viability appraisal must be undertaken by a professionally qualified member of the Royal Institute of Chartered Surveyors to establish the appropriate form and level of contribution. Where the Authority does not agree that the appraisal has been undertaken robustly and fairly, it must be independently audited at the cost of the developer and subsequently reviewed if necessary. Appendix x sets out key requirements for viability appraisals.

Where a lower proportion of affordable housing is accepted by the Authority as an exception, a clawback clause will be included in the Section 106 Agreement to secure higher affordable housing contributions (up to the requirement in Policy SD24) if market conditions improve before the completion of development.

Providing for affordable housing on-site

Affordable homes should be provided on-site, especially when the site is greenfield land. The options for achieving this should be discussed in full with both the Authority and the relevant housing enabler

Exceptionally, off-site provision or a financial contribution of broadly equivalent value to the normal on-site provision may be justified. Only when all options for on-site provision are shown to have been reasonably explored, without success, will a financial contribution to provide affordable housing off-site be accepted. This may be as a result of a lack of financial viability, ascertained by working through the cascade in Policy SD24 criterion 2. There may on occasion be other exceptional site-specific circumstances that make on-site provision of a policy-compliant mix of housing tenures unfeasible.

The calculation of financial contributions will be based on the most up-to-date policy or guidance published or used by the local housing authority within which the site is located. The South Downs National Park Authority will publish its own guidance on this matter in due course, which will supersede other guidance.

In some cases, the Authority may be willing to accept serviced plots as payment-in-kind, either on the application site, or on an equivalent site that equally addresses local need and is in other respects suitable and deliverable. This, together with any additional payment necessary, should represent a value equivalent to the financial contribution which would otherwise be calculated and paid to the Council in the absence of acceptance of the serviced plot.

Design and mix

Affordable homes must be integrated throughout the development and be of visually indistinguishable design. They should be located throughout the site in a manner that supports integration but can also be managed efficiently by the relevant housing association. The mix of dwelling types and standards of design for affordable housing are considered under other development management policies in the Local Plan alongside all other types of housing.

Affordable housing delivery

The Authority supports the involvement of Community Land Trusts (CLTs) as one delivery mechanism for affordable housing, subject to normal planning policies on each proposal. CLTs provide an opportunity for local community ownership of land for long-term affordable housing provision and other sustainable local development, and can be provided with land directly by a developer. Affordable housing provided by CLTs are also exempt from the “Right to Buy”, so that affordable homes provided in this way will remain affordable in perpetuity.

Affordable housing provision will be secured at the granting of planning permission by a Section 106 legal obligation. If the proposal is subdivided after planning permission has been granted, the Authority will ensure that the overall affordable housing provision is secured either by each phase proportionally, or as a whole. Developers and landowners are expected to consider the overall cost of development, including the required planning obligations, CIL, any abnormal costs and phasing implications, prior to negotiating the sale or purchase of land or the acquisition or sale of an option. Affordable housing provision and other obligations should therefore result in reduced residential land values which reflect Local Plan requirements. The renegotiation of land options may in some cases be necessary to reflect Local Plan requirements. The Authority is not responsible for subsidising affordable housing requirements.

RURAL EXCEPTION SITES

Policy SD25 and supporting text: Changes between Regulation 18 and Regulation 19 Local Plan

Change	Reason
Policy SD25: minor changes to some criteria- - Removal of “provided that they comply with other relevant policies” - Amplification & clarification of (b) to remove reference to sustainability appraisal and refer to landscape, ecosystem services and overall site functionality - Minor clarification of (d) - Amended 2. to refer to local community aspirations and needs, in respect of a suitable mix, and remove reference to “liaison with the applicant, parish council, relevant housing authority and rural housing enablers” - Note further work needed on local connections criteria – part 3.	- Agreed plan-writing principles - In response to reps (avoid confusion over statutory SA process) and ensure site selection takes account of ecosystem services etc. - Strengthens policy – mix should be based primarily on evidenced need, combined with what the community wants – removes potential get-out for developers to disregard evidence and provide a sub-standard product
Purpose of rural exception sites: remove sentence “Rural exception sites provide a significantly higher proportion of affordable housing than market-led developments”	Factual update for consistency, given the policy requires 100% affordable housing on rural exception sites (i.e. normally would be no market housing)
Mix of tenures: specific references to NPPF para 50 removed; text reordering (now includes text explaining importance of 100% affordable and flexibility to take account of viability issues)	Changes made to improve flow of supporting text; no fundamental changes.
Mix of tenures: minor rewording, including removal of reference to potentially allowing commuted sums to support a scheme for 100% affordable housing.	Changes made to simplify and clarify. Removal of reference to commuted sums reflects that nil cross-subsidy should always be assumed for rural exception sites.
Local needs and local connections: Additions made to make consistent with SD24 and reflect changed policy emphasis on community aspirations; remove sentence “Local needs should be determined by the SDNPA, parish council and relevant housing authority on a case by case basis to allow maximum flexibility...etc.”; some reordering of text concerning balancing provision of local needs with the character of the settlement/landscape.	To cross-reference text on local connections under SD24 (avoid duplication) and ensure SDNPA is not too flexible on what constitutes local need (this should be based on evidence on actual local need). Other changes to improve readability / sense.
Delivery of rural exception sites: Text removed relating to process of SI06 pooling etc., additional text on benefits of CLTs and partnership working between stakeholders; emphasis on delivering affordable housing in perpetuity.	Good practice in plan-making seeking to minimise detail on process; beef up on CLTs as SDNPA’s favoured vehicle for delivery and reflecting strong community involvement.
Evidence: Addition of Lewes JCS and Lloyds Bank analysis of house price growth in National Parks.	Factual update.

Strategic Policy SD25: Rural Exception sites

1. Proposals for new residential development of 100 per cent affordable housing outside of settlement boundaries as shown on the Policies Map will be permitted, provided that the following are met:
 - a) affordable housing is provided in perpetuity where feasible;
 - b) the site selection process has considered all reasonable options, and the most suitable available site in terms of landscape, ecosystem services and overall functionality has been chosen;
 - c) the scale and location relates well to the existing settlement and landscape character; and
 - d) it is shown that effective community engagement has fed into the design, layout and types of dwellings proposed.
2. The size (number of bedrooms), type and tenure (e.g. social and affordable rented, intermediate, shared ownership or older people's housing) of affordable homes for each proposal will be based on robust and up-to-date evidence of local community aspirations and need.
3. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.

Supporting Text

Purpose of rural exception sites

Rural exception sites provide a critical source of affordable housing in perpetuity to meet local needs which are not served by the market, on land that would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Mix of tenures

National guidance indicates that small numbers of market homes may be allowed at the SDNPA's discretion, for example, where essential to enable the delivery of the site without grant funding. However, the SDNPA believes that a policy of allowing market housing would reduce the number of affordable homes coming forward and reduce the willingness of communities to support the principle of rural exception sites. The emphasis on rural exception sites in national parks should be on 100 per cent affordable housing. If a viability appraisal has robustly demonstrated that viability genuinely risks preventing a rural exception site from coming forward, and there are no alternative, more viable, sites, the Authority will work with the landowner, community and other stakeholders to establish the optimum alternative option which best meets the local need.

Site selection, scale and location

Policy SD25(1)(b) requires the most sustainable, available site to be chosen. It is important to ensure that locations which best preserve or enhance ecosystem services, work best within the landscape and settlement form, allow better access to local services, and are most suitable in other respects, are preferred.

Community and stakeholder engagement

“Effective community engagement” should be demonstrated by the applicant in both the site selection and application design processes. This can include liaison with the relevant parish council(s), community groups and neighbours. It is also essential that the advice of the relevant Rural Housing Enabler feeds into these processes, so that any practical difficulties regarding management issues are identified and overcome at an early stage of design.

Local need and local connection

Occupation of affordable housing brought forward on both rural exception sites and market-led sites is subject to conditions to ensure the needs of local people are being met. The meanings of “local need” and “local connection” are set out in the supporting text to Policy SD24. Rural exception sites should reflect the aspirations of the local community, for example as expressed in the relevant Neighbourhood Plan or Village Statement. The type and tenure of dwellings on rural exception sites will need to balance the provision of local needs with the character of the existing settlement and the landscape within which it is located.

Delivery of rural exception sites

The Authority will expect all rural exception sites to reflect local needs and aspirations. An effective way to achieve this is through establishing CLTs to drive the delivery of sites. Local partnership arrangements will generally be appropriate for delivering on sites, for example between CLTs, Parish or Town Councils, Specialist Housing Associations and/or Rural Housing Enablers (RHEs). Whichever delivery model is used, the Authority will seek to ensure that affordable housing remains affordable in perpetuity.

Evidence

CIL & Affordable Housing Viability Assessment (Dixon Searle Partnership, January 2014)

Coastal West Sussex Duty to Co-Operate Housing Report (GL Hearn, 2013)

Coastal West Sussex Strategic Housing Market Assessment (GL Hearn, 2012)

East Hampshire Strategic Housing Market Assessment (NLP, 2013)

Housing Authorities Officer Group

Housing Registers (housing authority waiting lists).

Housing Requirement Study (DTZ, 2011)

Lewes Joint Core Strategy (Adopted 11th May 2016)

“National Parks command £119,000 house price premium” (Lloyds Bank, press release 25th November 2016)

Review of affordable housing policies within the Joint Core Strategies for best practice (Lewes, EHDC, Winchester, Wealden). Elmbridge policy for the land acquisitions element.

Rural Affordable Housing Experts Forum

Strategic Housing Market Assessment: South Downs National Park Authority (GL Hearn, 2015)

Winchester Housing Market and Housing Need Assessment Update (DTZ, 2012).

GREEN INFRASTRUCTURE

Introduction

Changes from Regulation 18 to Regulation 19 Local Plan: Introduction/general changes

Change	Reason
Introduction paragraphs merged into one at the start of this subsection.	Consistency across the plan, to improve flow of chapters and subsection. New policy structure.
Delete PMP Objectives and Policies	Response to representations received. New Policy Structure
Moved Supporting text to follow Policy	New Policy Structure
Delete Options Considered and Preferred Approach	New Policy Structure
National policy context deleted	New Policy Structure
Additional paragraph at the start of the introduction setting out the policies included within the subsection	New policy structure/wording
Introduction generally restructured. More information included on the emerging Green Infrastructure Framework.	Updates and clarification

This section includes policies related to green infrastructure provision. It includes a strategic policy providing the overarching requirements for green infrastructure (Policy SD14), and development management policies on specific requirements for open space, sports and recreation facilities or other amenity space and burial grounds (Policy SD35) and on Local Green Space designation (Policy SD36).

Green infrastructure is the multifunctional network of natural and semi natural features, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure is a vital tool for the delivery of ecosystem services benefits, for resilience to climate change, and for health and wellbeing. The South Downs National Park as a whole is a nationally significant green infrastructure asset through its role as the green heart of the South East, and its green infrastructure network is recognised to extend beyond the boundaries of the National Park. Accordingly, green infrastructure is identified as one of the six key strategic cross boundary issues (see Chapter 4 of the Local Plan).

The emerging South Downs Green Infrastructure Framework sets out a roadmap for green infrastructure planning for the South Downs National Park and the wider sub-region. It aims to *'create, protect and enhance a connected network of multifunctional assets; which sustainably meet the needs of local communities and supports the special qualities of the South Downs; by achieving a consensus about the strategic principles for planning, delivery and management of green infrastructure'*.

The Framework covers all of the local authority areas which adjoin or have an area within the National Park, enabling cross-boundary issues to be captured and a sub-regional approach to green infrastructure to be followed by the partnership. The framework identifies Green Infrastructure Investment Areas (GIIA) and sets out key opportunities for these areas for green infrastructure improvements or new green infrastructure provision.

National Parks have traditionally been places for informal recreation and this is widely recognised in the National Parks Vision and Circular. As the local planning authority, the South Downs National Park Authority has an additional responsibility to plan for the provision of formal sports and recreational facilities for the health and wellbeing of its population. Such provision needs to be based on robust and up-to-date assessments of the needs for facilities and opportunities for new provision.

The National Planning Policy Framework introduces the concept of Local Green Space Designation as a way to provide special protection for green areas that are demonstrably special and holds a particular local significance for local communities. The designation would rule out development other than in very special circumstances. The Local Plan designates and protects Local Green Spaces which were nominated by local communities.

Changes from Regulation 18 to Regulation 18 Local Plan: Policy SD14 Green Infrastructure

Change	Reason
Reference to compliance with other relevant policy removed and also deletion of 'as appropriate'.	New policy structure/wording
Removal of the word: 'identified'	Inappropriate wording; GI will not be identified through this policy.
2 a) Removal of the word: 'unacceptably'	Development should not compromise the integrity of GI or the network. Any compromise is unacceptable.
Criteria 1 and 2 merged to become new criteria 1a) b) and c)	Restructure of policy to improve flow.
New criteria 2	Clarification on matters GI proposals should cover.
New criteria 3	Criteria suggested by the Wildlife Trusts and checked with Becky Moutrey; it recognises that sometimes development occurs in for reasons of overriding public interest including as part of National Strategic Infrastructure Projects. This clause endeavours to ensure no net loss to GI that may extend beyond merely satisfying the IROPI test under the Habitats Directive.
New criteria 4	Clarification on how GI will be maintained
Amended wording for criteria 5: '...and supports the health and well-being of communities'	Establishing the important link between GI and health and well-being.
Reference to GIAs added to criteria 5	To reflect the emerging GI Framework
Paragraph added at the start of the supporting text setting out the purpose of the policy	New policy structure.
In criteria 2d) 'sustainable transport' is replaced with 'cycling and walking'	LPMWG
In criteria 3 'or offset their' is added.	LPMWG
Supporting text reviewed, reduced and restructured	To reflect changes to the policy wording

Strategic Policy SD14: Green Infrastructure

1. Development proposals will be permitted where they:
 - a) maintain or enhance green infrastructure assets, green infrastructure links and that of the overall green infrastructure network; and
 - b) propose new or improvement to existing green assets and green linkages by integrating them into the development design and/or through on site contributions that meets the needs of communities both within and beyond the site's boundaries.
2. Green Infrastructure proposals should seek to achieve multifunctional landscapes which:
 - a) strengthen connectivity and resilience of ecological networks;
 - b) incorporate green infrastructure measures that are appropriate to the type and context of the development proposal as part of an overall landscape design;
 - c) maximise opportunities to mitigate, adapt and improve resilience to climate change;
 - d) maximise opportunities for cycling and walking and, where possible, facilitate circular routes; and
 - e) support health and wellbeing and improve opportunities for understanding and enjoyment of the National Park and its special qualities.
3. Development proposals that will harm the green infrastructure network are required to incorporate measures that sufficiently mitigate or offset their effects.
4. Where appropriate, the Authority will seek to secure via planning condition or obligation provision for the future management and/or maintenance of green infrastructure.
5. The Authority will support proposals that deliver a strategic cross-boundary green infrastructure resource, which underpins a network of natural and semi-natural spaces and features, and supports the health and well-being of communities, as identified in the Green Infrastructure Investment Areas (GIAs) defined in the emerging Green Infrastructure Framework.

Supporting Text

The purpose of this policy is to promote the provision of new green infrastructure whilst protecting existing assets and the integrity of the green infrastructure network as a whole, which extends well beyond the boundaries of the National Park.

Enhancing existing and provision of new green infrastructure

Both green infrastructure assets and the green infrastructure network as a whole are important considerations in determining planning applications. Where either will be harmed by new development proposals they will not be permitted without modification to avoid or fully mitigate the harm. Green infrastructure assets in this context may relate to a wide range of natural or semi-natural features, for example, a clearly defined habitat for which further fragmentation by new development would undermine the viability of that habitat; it may relate to a safeguarded former railway route, the loss of a section of which would compromise its intended conversion into a multi-user route; or it could relate to functional floodplain the loss of which would cause potential flooding issues both upstream and downstream of the site, and loss of wetland habitat.

Where new development can be designed in a way to avoid harm, perhaps by the creation of new elements of green infrastructure that maintain the integrity of the network then the SDNPA will also seek contributions for the future management and maintenance of the new infrastructure.

It is acknowledged that green infrastructure assets serve not only residents within the immediate locale, but also the wider community both locally and further afield. Wherever possible both new and enhanced green infrastructure will be planned to deliver benefits to as wide a cross-section of National Park users as possible.

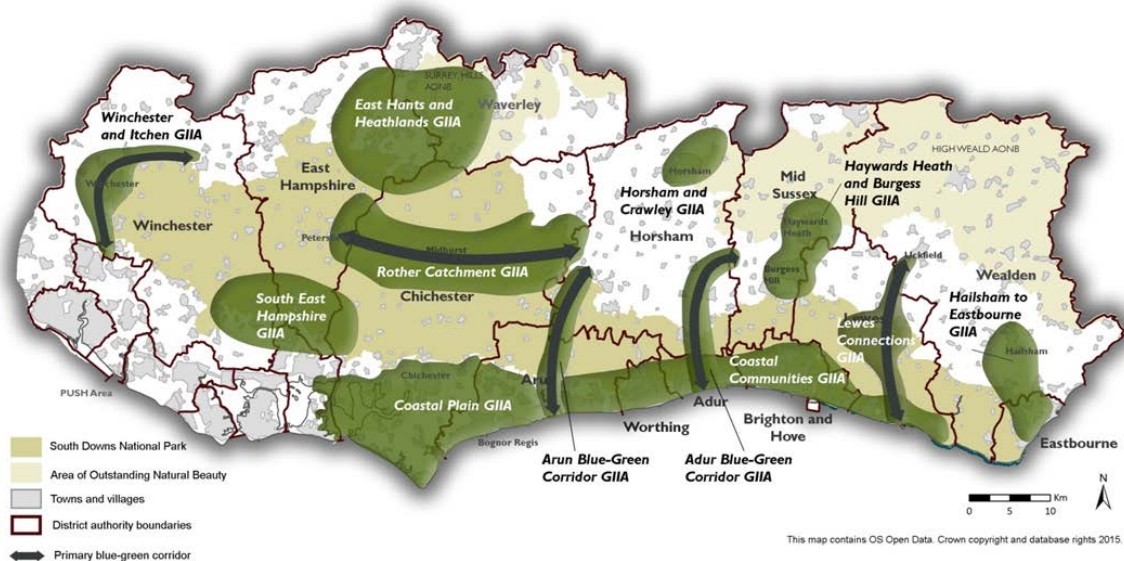
Multifunctional green infrastructure

Improvements to existing or provision of new infrastructure should be an integral part of the design of development proposals and should be landscape led and planned around existing green infrastructure assets. Opportunities should be identified and taken for improving and creating new connections between habitats. Where appropriate, green infrastructure should be integrated into the built form of development proposals, for example through green roofs and swales. The multifunctional role of green infrastructure can strengthen climate change resilience through sustainable drainage and flood storage provision, and mitigate against climate change through carbon storage and providing sustainable transport options. Circular routes are desirable for dog walking and other local recreational walking.

Green Infrastructure Investment Areas

The Green Infrastructure Framework identifies Green Infrastructure Investment Areas (GIIA) (see figure X below) – areas with particular issues and opportunities for green infrastructure provision. The Green Infrastructure Framework sets out opportunities for each GIIA, and development proposals within the GIIAs which take the opportunity to deliver these opportunities would be supported.

Figure X: Green Infrastructure Investment Areas (GIIA) identified in the Green Infrastructure Framework



Changes from Regulation 18 to Regulation 18 Local Plan: Policy SD35: Provision and Protection of Open Space, Sport and Recreational Facilities

Change	Reason
Policy title and wording amended to incorporate specific reference to sports and recreational facilities.	To address Sport England comments.
Paragraphs 1 and 1 a) of original policy have been removed.	Wording of original 1 a) was rightly criticised for being difficult to follow.
New criteria 1 (replaces and amplifies old 1 b and 1 c). States the requirement for new development to provide open space to meet SDNPA's (to be adopted standards); ensures that per capita provision does not degrade with an increasing residential population.	Need for locally assessed standards and consideration of sports and recreational facilities called for by Sport England, Lewes DC, Chichester DC, Bury PC and South Downs Society.
Criteria 1d deleted	Covered by policy elsewhere in the Local Plan
New criteria 3 to replace original criteria 2, the scope of which has been expanded.	To better reflect NPPF paragraph 74. The wording is sufficiently nuanced to merit its inclusion.
New criteria 2 covering development proposals which may occur outside of settlement policy boundaries	Omission
The following is added to the policy title: 'and Burial Grounds/Cemeteries'	LPMWG
Addition of 'playing surfaces' to criteria 2	LPMWG
Standards table moved from policy into supporting text	LPMWG
Supporting text restructured	To reflect changes to the policy

Development Management Policy SD35: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries

1. Residential development will be required to provide open space on site or within the proximity set out in the Authority's adopted standards as set out in table 1, or their replacements, notwithstanding the requirement for green infrastructure. Development proposals for open space should:
 - a) be of a type of open space determined by the scale and type of development and the needs of the area;
 - b) be of high quality design which reflects the landscape character and setting;
 - c) be safe and accessible for all members of the community; and
 - d) include provision for the long-term management and maintenance of any recreation or open space facilities provided. Private open space that is not available for public use will not be accepted in lieu of requirements for public open space provisions or contributions.
2. Outside of settlement policy boundaries, as defined on the Policies Map, new buildings and playing surfaces for local sport and recreational facilities will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation.

3. Development proposals will be refused where they would result in the loss of open space unless like-for-like provision of a similar quantity, quality and accessibility is made in close proximity to the existing open space. Robust evidence will be provided of the following:
 - a) alternative provision is available in the vicinity without causing an unreasonable reduction or shortfall in meeting the local need;
 - b) it has been demonstrated that the land cannot reasonably be converted to another form of open space provision for which there is an identified deficit; and
 - c) the development will result in local provision of alternative, sports, recreation or open space facilities, the need for which clearly outweighs the loss of the open space.
4. Development proposals for new cemeteries and burial grounds will be permitted where they are:
 - a) appropriately sited with regard to impact on local amenity;
 - b) designed to make the most of opportunities to improve and/or create new biodiversity, habitats and green infrastructure; and
 - c) will have no adverse impact on controlled waters including groundwater and surface water.

Supporting Text

The purpose of Policy SD35 is to ensure provision is made for open space, sports and recreational facilities commensurate with assessed need and protects existing facilities that are valued by the communities they serve.

Adopted open space standards

The SDNPA, as the local planning authority, works with the twelve local authorities that are responsible for delivery of sports and recreation facilities within their districts both in and outside of the National Park. It was, therefore, considered appropriate and proportionate to set local standards for local authority areas based upon local needs-based evidence. The South Downs National Park Open Space, Sports and Recreation - Evidence Study 2014 reviews the Open Space Standards in operation throughout the National Park. The standards set out in table 1 are taken from this report and represents the standards that SDNPA will adopt with one change; SDNPA is proposing to adopt a common standard for both Adur and Worthing Councils.

Table 1: Standards for Open Space, Sports and Recreational Facilities for the South Downs National Park by local authority area

Local Authority	Amenity Greenspace		Parks and Gardens		Outdoor Sports		Children/Teen Play	
	hectares per 1000 population	Proximity within * ¹	hectares per 1000 population	Proximity within *	hectares per 1000 population	Proximity within*	hectares per 1000 population	Proximity within*
Adur and Worthing	.78	800m	.20	1200m			.05	1200m
Arun	.86	720m	.47	720m	1.88	720m	1.15	480m
Brighton and Hove	.58	480m	.92	720m	.47	960m	.055	720m
Chichester	.50	480m	1.60	600m	(inc in parks)		.15	480m/600m

¹ * recommended distance/accessibility thresholds for each type of open space

East Hants	1	700m	1	650m			.25	480m/ 650m
Lewes (FIT)					1.7		0.7	
Horsham	1.7 (multi functional greenspac e)						0.52	
Eastbourne					1.5		0.1	
Mid Sussex	See sports		.2	900m	1.28		0.1	300m
Wealden	1.5	600m	See amenity		1.5	600m	.05	600m
Winchester	0.8	700m	1.5	650m			0.5	480/ 650m

Residential development proposals will be required to provide open space on site or within a set proximity in accordance with the appropriate standard in Table 1 or any updated standards adopted in the course of the plan period. Open space may form part of the requirement to deliver sustainable drainage as required by policy SD42 but this may not be compatible with the open space requirements to implement this policy. Where insufficient space exists on site to implement local needs then a contribution will be sought for off-site provision in the locality in line with strategic policy SD14 (Green Infrastructure).

Where up to five sites are being developed in close proximity, contributions from developers will be sought and pooled to create a community space of sufficient size and quality necessary to make the developments acceptable in planning terms (may need to be updated post CIL).

Safeguarding against loss

Criterion 3 of Policy SD35 safeguards against loss of existing open space and associated sports and recreational facilities. This policy will apply not only to public facilities but also privately owned facilities such as school playing fields and sports clubs. The latter are equally important to national park purposes in terms of shaping the form, character, and appearance of settlements and their place in the wider landscape.

Cemeteries and burial grounds

Cemeteries and burial grounds are a much valued and sensitive type of green infrastructure asset. The development proposals should have due regard to the character of the surrounding area especially those relating to the special qualities and retain any existing landscape features such as hedges and trees. Any opportunities to improve and/or create new biodiversity, habitats and green infrastructure should also be taken. It will be necessary to demonstrate that the proposed cemetery will not have an adverse impact on ground or surface water.

**Changes between Regulation 18 and Regulation 19 Local Plan
Policy SD36 – Local Green Spaces**

Change	Reason
First paragraph of supporting text starts with the purpose of the policy.	New policy structure/wording
Paragraph 2 of policy deleted.	New policy structure/wording
Additional second paragraph covering reasons for designation	Omission
Criteria 2 deleted. Policy to designate LGS sites only.	LPMWG

Development Management Policy SD36: Local Green Spaces

The following green areas, as defined on the Policies Map, are designated and protected as Local Green Spaces, in line with the National Planning Policy Framework:

Brighton and Hove - Green Ridge Buriton - The Links - Buriton Recreation Ground - Village Pond/War Memorial - Sheep Dip and Pond Green - Sumner Road Green Spaces - Pickle Lane (Weston) - Budds Orchard (Weston) Cheriton - Open space at Top of Freemands Yard Lane Droxford - Droxford Parish Green East Dean, East Sussex - The Horsefield - Went Way Allotments East Worldham - East Worldham Playground Fulking - North Town Field Hambledon - Speltham Down - The Whitedale Millenium Field - The Donkey Field - Land at Common View (Allotment Gardens) - Playing Field – land at Common View	Midhurst - South Pond and associated green space - Half Moon Covert - Carron Lane Recreation Area - Holmbush Recreation Area - St Margaret's development community garden - Jubilee Path and associated green space Poynings - Poynings Playing Field - Poynings Allotments Seaford - The Village Green, Bishopstone - Tide Mills, Mill Drove Selborne - Burlands Field or Culverscroft - Dowlings Little Mead and Church Meadow - Selborne Recreation ground Slindon - Slindon Common Recreation Ground - Top Playing Field - Meadsway - The Forge Field - Jubilee Orchard - The Allotments - The Copse Stedham - Stedham Sports Ground - Stedham Recreation Ground (Village Green) Wannock, Polegate - Wannock Coppice
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Supporting Text

The purpose of policy SD36 is to designate Local Green Spaces, which have been promoted to the National Park Authority as demonstrably special to the local community. The methodology and the results of the Local Green Space assessment is set out in an evidence based study *Local Green Spaces in the South Downs National Park*. Many other Local Green Spaces have been designated in neighbourhood development plans.

Paragraphs 77 to 79 of the NPPF set out how Local Green Spaces are protected. Development proposals should not conflict with the reasons that the local green space has been demonstrated to be special to the local community, or prejudice its role as a Local Green Space.

Evidence

- South Downs National Park Authority Access Network and Accessible Natural Greenspace Study 2014.
- Natural England (2009), Green Infrastructure Guidance (NE176[1]).
- South Downs National Park Authority (2016). Draft South Downs Green Infrastructure Framework.
- South Downs National Park Authority (2016). Draft South Downs Green Infrastructure Framework – Main Evidence Report.
- Blackwood Bayne 2016. South Downs National Park Open Space, Sports and Recreation – Evidence study.
- Town & Country Planning Association and The Wildlife Trusts (2012), Planning for a Healthy Environment – Good Practice Guidance for Green Infrastructure and Biodiversity.
- Local Green Spaces in the South Downs National Park

Monitoring and Implementation

TO FOLLOW

WATER

Change between Regulation 18 and Regulation 19 Local Plan: Introduction

Change	Reason
Delete PMP Objectives and Policies	Response to representations received. New Policy Structure
Moved Supporting text to follow Policy	New Policy Structure
Delete Options Considered and Preferred Approach	New Policy Structure
National Policy Context deleted	New Policy Structure
First paragraph of supporting text starts with the purpose of the policy.	New policy structure/wording
Additional paragraph at the start of the introduction setting out the policies in this section	New policy structure
Introduction restructured and reduced	Reduce length, reduce repetition, improve flow

Introduction

This section provides policy and supporting text for the protection of the water environment (Policy SD16) and the open coast (Policy SD10) of the National Park. These policies are interrelated through the water cycle, ecosystem services and marine planning (that applies up to the tidal extent of seawater in the estuaries of the rivers within the National Park). Estuarine issues are addressed in policy SD16 (Protection of the Water Environment) rather than the open coast policy.

The National Park contains a diverse range of groundwater and surface water features, including, but not limited to, aquifers, rivers, lakes, springs, winterbournes, estuaries and open coastline. Water plays an important role in the special qualities of the National Park and also offers essential supporting, provisioning and cultural ecosystem services. Water assets in the National Park contribute to:

- Supplying high-quality drinking water;
- Alleviating flooding;
- Drainage infrastructure;
- Economic prosperity;
- Transport infrastructure;
- Reducing pollution;
- Recreational and tourism related activities;
- Reducing, mitigating and adapting to climate change;
- Health and wellbeing;
- Cultural heritage and;
- Food production

Two aquifers, one chalk and one greensand, supply people inside and outside of the National Park with high-quality drinking water. Both aquifers are under stress. Ground water is a key part of the water cycle: it provides an important source for rivers, such as sustaining flows in dry periods, and for wildlife habitats. The future demands of development from water abstraction poses risks inside and outside of the National Park. The quality of ground water is easily polluted directly and indirectly and it is therefore better to prevent or reduce the amount of contamination at source rather than treat afterwards.

There are eleven main¹ rivers flowing through the National Park (see figure 5.8) and numerous other watercourses. These do not function in isolation and have complex and dynamic interactions with the landscape.

The National Park has 17.5km of largely undeveloped open coastline incorporating the whole of the Sussex Heritage Coast (see Figure 5.5), the iconic coastline between Eastbourne and Seaford where the South Downs meets the sea. Similar to national parks, heritage coasts have four purposes, three of which align with NP purposes and duty. The additional purpose of heritage coasts is to maintain and improve the health of inshore waters affecting heritage coasts and their beaches through appropriate environmental management measures

The social and economic links between the South Downs and the sea have always been and continue to be of considerable importance. The Heritage Coast is still one of the most popular visitor destinations in the National Park.

The coast is subject to environmental pressures, most noticeably associated with climate change and sea level rise that together are accelerating its erosion. Visitors annually erode cliff-top paths and generate traffic and car parking congestion. The sensitivity to offshore development is also an issue as the 'natural' seascape changes as a result of activities such as the erection of offshore wind farms.

¹ Main rivers are usually larger streams and rivers but also include smaller watercourses of strategic drainage importance. It is defined as a watercourse as shown on a main river map and whereby the Environment Agency has powers to carry out flood defence works.

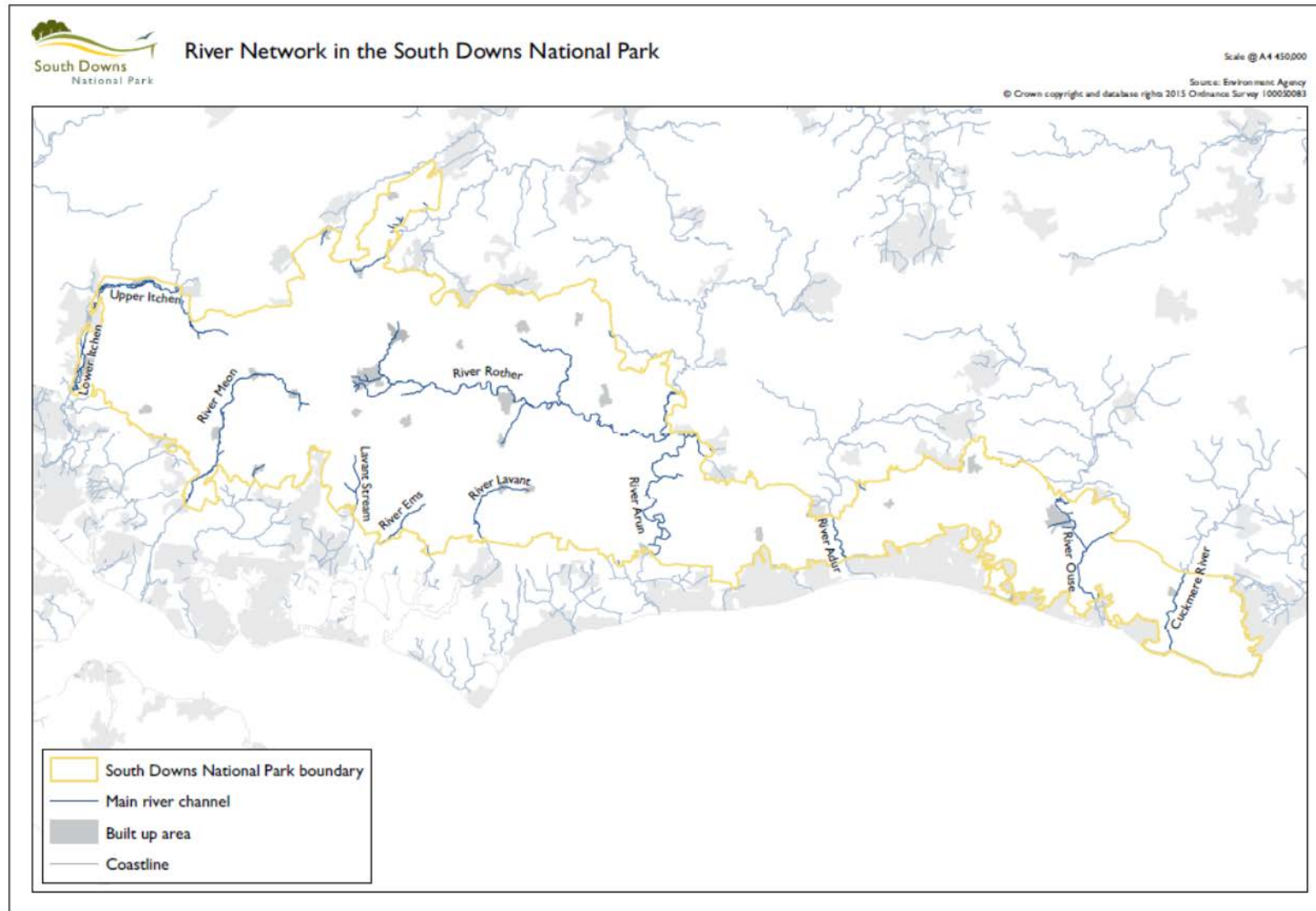


FIGURE 5.8: MAP OF THE MAIN RIVERS ACROSS THE NATIONAL PARK – AQUIFERS AND HERITAGE COAST TO BE ADDED

Changes between Regulation 18 and Regulation 19 Local Plan: Policy SD16: Protection of the Water Environment

Change	Reason
Change in title from Rivers and Watercourses to Protection of the Water Environment	Merging of policy SD15: Aquifers and SD16: Rivers and watercourses. Title proposed by Environment Agency.
Criteria 1 – delete ‘rivers, river corridors, estuaries and other watercourses’ and replace with ‘groundwater and surface water features and corridors’	To reflect merging of policies SD15 and SD16.
Criteria 1 remove ‘that comply with other relevant policies’	New policy structure/wording
Criteria 1; criteria have been re-organised so that ‘biodiversity’ and ‘public access to and along waterways’ are considered in their own right.	Responds to comments that these criteria should be considered discretely.
Addition to criteria 1a) ‘...and quantity and help achieve requirements of the European Water Framework Directive’.	Reference to the European Water Directive advised by the Environment Agency.
Old criterion 1 d), new criterion 1 f) introduces seasonal variation, a key consideration in relation to abstraction from surface waters.	The functionality of rivers needs to be considered in relation to seasonal variation in levels.
New criteria 2 introduced to stress the direct and indirect links between discharges from proposed development and the quality of water courses. This replaces the ‘sting in the tail’ clause.	Reinforces the link between wider development impacts and watercourses. The previous clause 2 has been removed as part of the new policy structure/wording.
New criteria 3 introduced to set out requirements for development within Groundwater Source Protection Zones.	Advised by the Environment Agency.
New Criteria 4 regarding agricultural reservoirs.	Responds to comments from South Downs Land Managers Group.
Supporting text restructured and reduced. Wording on Source Protection Zones and natural and seasonal function added	Reduce length, align with the order of the policy and address omissions.
Change criteria 1 to be a negatively worded policy	LPMWG
‘or its replacement’ added to criteria 1a	LPMWG
‘rivers, river corridors, estuaries and other watercourses or waterbodies’ replaced with ‘groundwater or surface water features’ in criteria 2	LPMWG

Strategic Policy SD16: Protection of the Water Environment

1. Development proposals that affect groundwater and surface water features and watercourse corridors will not be permitted unless they conserve and enhance, where appropriate, their:
 - a) water quality and quantity, and help achieve requirements of the European Water Framework Directive, or its replacement;
 - b) biodiversity;
 - c) historic significance;
 - d) character, appearance, and setting;
 - e) public access to and along the waterway for recreational opportunities as appropriate; and
 - f) ability to function by natural processes throughout seasonal variations within the immediate vicinity and both upstream and downstream of the site of the proposal.
2. Development proposals must incorporate measures to eliminate risk of pollution to groundwater and surface water features which would harm their ecological and/or chemical status.
3. Development within Groundwater Source Protection Zones will only be permitted provided that there is no adverse impact on the quality of the groundwater source or a risk to its ability to maintain a public water supply.
4. Development proposals for the provision of agricultural reservoirs that aid demand management, water efficiency and water storage will be permitted where they are compatible with the National Park purposes.

Supporting Text

The purpose of Policy SD16 is to ensure that proposed development, either individually or cumulatively, does not cause the quality of groundwater and surface water to deteriorate within the National Park. These groundwater and surface water features include, but are not limited to, aquifers, rivers and other watercourses, springs, winterbournes, estuaries, coastal waters, and other waterbodies. Coastal waters are included in this policy because the Water Framework Directive (WFD) extends to cover coastal waters. Development should also seek to deliver enhancements to groundwater and surface water features and should incorporate an ecosystems services approach (Policy SD2). This policy applies to any development proposals which may impact on groundwater or surface water features.

River corridors

River corridors can be defined as the width of the channel in which water flows, as well as a river's extensive influence on its surrounding landscape that is necessary for its natural functioning. This is characterised by many natural interactions between topography, hydrology, flooding hazards, geology, soils, climate, flora and fauna. The location and design of development alongside watercourses must ensure that the river corridor is protected and must positively respond to their character and appearance, setting and functions, making the most of opportunities to enhance the river environment, including public access. Any enhancements and mitigation should inform the earliest stages of the design process. In order to protect the watercourse and its corridor from pollution, to allow for the natural function, to protect biodiversity and to support long term management, development should not be located within a distance of 8 metres. Wider buffer strips

may be appropriate. Buffer strips should form part of the overarching landscape design of the site and arrangements should be made for long-term management.

Water quality and pollution

Pollution pressures arise in part from urban and rural surface water run-off that represent key challenges in meeting the WFD. Therefore, the SDNPA expects that water efficiency measures to reduce surface water run-off and sustainable drainage measures are incorporated into new development, in accordance with Policies SD31 (Climate Change and Sustainable Construction) and SD42 (Sustainable Drainage).

Groundwater/aquifers

The quality of groundwater is easily polluted directly and indirectly from many types of development, and is difficult to remediate. It is therefore better to prevent or reduce the amount of contamination at source and consideration should be given to the requirements in Policy SD12 (Biodiversity and Geodiversity) and Policy SD31 (Climate Change and Sustainable Construction). The Environment Agency provide information on areas which are sensitive to groundwater pollution. These include Groundwater Source Protection Zones (see paragraph x.x below) and areas of 'groundwater vulnerability'. These are mapped and available on the Environment Agency's website.

The Environment Agency define Source Protection Zones (SPZ's) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. Maps of SPZ's are available on the Environment Agency's website. These show three main zones (inner, outer, and total catchment) and a fourth zone of special interest to a groundwater source, which usually represents a surface water catchment that drains into the aquifer feeding the groundwater supply.

The Environment Agency may be consulted during the determination of planning applications, and conditions directed at preventing deterioration of water quality and quantity may be imposed on any approved development. This may also be achieved through the requirements of Policy SD42 (Sustainable Drainage). Particular attention will be paid to proposals for waste disposal, on-site sewage disposal, agriculture, and industrial and chemical processes. Advice should be sought at the earliest opportunity from the Authority on the sensitivity of a location in regard to all aquifers.

Rivers and coastal waters

The ecological status of our rivers and the coastal waters that they feed is predominantly classed as 'moderate' or 'poor'. The SDNPA is seeking to conserve and enhance their biodiversity through managing development and other initiatives, driven by partnership working, for example, the Local Catchment Partnerships, to deliver the objectives of the WFD.

Avoiding surface water run-off and waste water storm discharge from the waste water network are also two key areas to reduce pollution. This is likely to be exacerbated by future development and pressures on the network. On site sustainable drainage (Policy SD42) can minimise this impact. Managing waste water surface water run off rates through sustainable drainage systems can also minimise pollution and the frequency of overflow discharges and reduce run off rates from new development.

Character, appearance and setting

The character, appearance and setting of rivers reflect both natural and human influence over time. Requirements regarding landscape character and appearance and setting are found in Policy SD5 (Landscape Character) and Policy SD6 (Design). Reference should be made to the SDILCA and South Coast Seascape Character Analysis when assessing the impact of potential development on landscape character. Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. The culverting of watercourses will not be permitted, and development should wherever possible remove existing culverts. Development should be laid out to enable maintenance of the watercourse.

Opportunities for recreation

Opportunities to access and enjoy rivers relate to the second purpose of National Parks with many recreational opportunities such as canoeing, fishing, walking or observing their wildlife. All development proposals alongside watercourses should maximise opportunities to enhance recreational public access, whilst ensuring biodiversity is conserved.

Natural function and seasonality

The natural function of groundwater and surface water features is extremely important for maximum ecosystem service benefits. For example, culverting and realignment of watercourses can have significant impacts on river flows and sedimentation which can subsequently impact on biodiversity. There can be considerable seasonal variation to the water assets of the National Park and any seasonal variation should inform development proposals. Reference should be made to surface water flood maps which will give an indication of winterbournes.

Agricultural reservoirs

The design of any agricultural reservoirs will be carefully considered in relation to a range of considerations including reservoir safety, flood attenuation and risk landscape character and biodiversity. Reference should also be made to Policy SD46 Agriculture and Forestry.

Changes between Regulation 18 and Regulation 19 Local Plan: Policy SD10: The Open Coast

Change	Reason
Criteria 2 deleted	New policy wording/structure
Criteria 1b deleted	Avoid repetition – covered elsewhere in the Local Plan
Previous criteria 1a and 1c become 1b (i) and 1b (ii). Criteria 1b(ii) 'coastal defence, agriculture, forestry or fishing enterprises or countryside management' replaced with 'activities in support of the heritage coast'	Clarity
New criteria 1a) - addition of the Beachy Head to Selsey Bill Shoreline Management Plan	Omission
Supporting text restructured (some paragraphs moved to introduction or into the Water/coast background paper being drafted)	Reduce length and to ensure order of the supporting text matches the policy order
'or its replacement' added to criteria 1b	LPMWG

Strategic Policy SD10: The Open Coast

- I. Development proposals within the Sussex Heritage Coast area of the National Park and the undeveloped coastal zone of the National Park, as defined on the Policies Map, will be permitted where they:
 - a)
 - (i) are appropriate to the coastal location and conserve and enhance the character of the Heritage Coast / undeveloped National Park coastline; or
 - (ii) are necessary for the operational needs of activities in support of the Heritage Coast;
 - b) are consistent with the Beachy Head to Selsey Bill Shoreline Management Plan, or its replacement;
 - c) conserve and enhance coastal access to / from the coast and along the coastline; and
 - d) cause no adverse impact to the Beachy Head West Marine Conservation Zone or other MCZs that may be designated and should ensure their conservation and, where possible, enhancement.

Supporting text

Policy SD10 protects the undeveloped nature of the National Park coastline both within and outside the Sussex Heritage Coast and ensures that vulnerability to any new development is minimised. It ensures a level of protection consistent with the Marine Policy Statement, emerging South Marine Plan, the Heritage Coast Definition applying to the Sussex Heritage Coast, and the Beachy Head to Selsey Bill Shoreline Management Plan.

The policy applies to both the 'Undeveloped Coastal Zone' and the Sussex Heritage Coast shown in figure 5.5 and the Policies Map. The 'Undeveloped Coastal Zone' outside the Heritage Coast, is a zone defined as 1km inland from the National Park coastal boundary extending east and west as far as the SDNP boundary for each section of coastline.

Character of the undeveloped coast

The character of the undeveloped coast has been, and continues to be, heavily influenced by natural and human pressures. Sensitive design that relates to the relevant seascape and landscape character analysis is required for this iconic location. In particular, reference should be made to both the SDILCA and South Coast Seascape Character Analysis when assessing the impact of potential development on landscape character. A coordinated approach to development is required which takes into account the various pressures outside/adjacent to this vulnerable area including coastal port infrastructure, offshore development and recreational pressures, which have the potential to impact on the coastal area and the seascape. In this respect their landscape sensitivity demands equal protection to the Heritage Coast area of the National Park.

Operational needs of certain activities

Purpose 4 of Heritage Coasts provides the basis for criteria I a) (ii) of policy SD10. Improvements to existing sea defence works are not usually subject to planning control although the SDNPA would expect to be consulted on any proposed changes. Planning permission is, however, required for new sea defence works. As sea defences can have a considerable effect on the coastal environment and natural beauty of the area as well as coastal access, good design will be essential to ensure proposals conserve or enhance their surroundings visually and enhance coastal access, where possible.

Beachy Head Marine Conservation Zone

There is one Marine Conservation Zone situated off the National Park coastline, the intertidal section of which intersects with the Local Plan area, namely Beachy Head West. The purpose of these zones is to protect the biodiversity of our marine environment.



FIGURE 5.5: MAP OF THE SUSSEX HERITAGE COAST AND THE 'UNDEVELOPED COASTAL ZONE'

Evidence

- DEFRA (2010) *English National Parks and the Broads' Vision and Circular*.
- DEFRA (2015) *Marine Environment*.
- Environment Agency (2010) *Climate Change Impacts on the Southern Region River Flows*.
- EU (2000) European Water Framework Directive.
- Flood and Water Management Act (2010).
- South Downs Integrated Landscape Character Assessment (2011).
- The Climate Change Act 2008.
- The National Adaptation Programme (2013) '*Making the Country Resilient to a Changing Climate*.'
- The Water Act (2003).
- Climate Change Act 2008.
- DEFRA 'Marine Environment' (2015).
- Seascape Assessment for the South Marine Plan Areas (MMO 1037) (2014).
- South Downs Integrated Landscape Character Assessment (2011).
- The National Adaptation Programme: Making the Country Resilient to a Changing Climate (2013).
- The SDNP Boundary Report from the Public Examination in 2006.
- UK Climate Change Risk Assessment: Government Report (2012).

Monitoring and Implementation

TO FOLLOW

Change between Regulation 18 and Regulation 19 Local Plan: Introduction

Change	Reason
Delete PMP Objectives and Policies	New Policy Structure
Moved Supporting text to follow Policy	New Policy Structure
Delete Options Considered and Preferred Approach	New Policy Structure
National Policy Context deleted	New Policy Structure
First paragraph of supporting text starts with the purpose of the policy.	New policy structure/wording
Additional paragraph at the start of the introduction setting out the policies in this section	New policy structure
Introduction restructured and reduced	Reduce length, reduce repetition, improve flow

CLIMATE CHANGE

Introduction

This section of the Local Plan includes two strategic and two development management policies linked to the subject of climate change. These policies are SD46 Climate Change and the Sustainable Use of Resources, SD47 Flood Risk Management, SD48 Sustainable Drainage and SD49 Renewable Energy.

Mitigating against and adapting to climate change is an international and national priority. In response to anticipated long-term changes in our planet's average temperatures, weather and seasonal patterns and sea level rises, the UK has committed to reducing carbon dioxide emissions by 80 per cent of 1990 levels by 2050¹. Currently, the built environment nationally is responsible for approximately 50 per cent of carbon dioxide emissions.

The Vision and Circular states that national parks should lead the way in adapting to and mitigating climate change. Development in the South Down should minimise the National Park's vulnerability to climate change through reducing and mitigating the factors which are causing it, and become more resilient by being able to adapt to its effects. The South Downs National Park Climate Change Adaptation Plan (CCAP) is the main evidence based study for the National Park on climate change and states that the South Downs is particularly vulnerable to the impacts of present and future climate change. It sets out a range of responses to the risks and opportunities from climate change, including flood and coastal erosion management, building ecological resilience to the impacts of climate change and effective water management.

Our use of resources is not sustainable and the design and construction of new development with improved environmental performance is a critical part of delivering

¹ The Climate Change Act 2008 commits the UK to set a long-term binding framework to cut our emissions by at least 80 per cent by 2050 and by at least 35 per cent by 2020 against 1990 levels. It also places a duty on authorities to report to Government on the current and future predicted impacts of climate change on their organisation; proposals and policies for adapting to climate change; and an assessment of progress towards implementing the policies and proposals set out in previous reports. This is in the context of the national climate change risk assessment and adaptation programme that has been devised to address the Act's requirements.

sustainable development. Even without climate change, there is still an imperative to promote development which meets the highest possible environmental design standards which minimises the use of finite resources.

The likelihood of flooding is predicted to increase as a result of climate change causing more extreme weather events, such as prolonged periods of intense rainfall. Reducing the National Park's vulnerability to the impacts of climate change, and particularly flooding to residential properties, is therefore a key objective of the Local Plan. The National Park's extensive chalk geology makes groundwater flooding a key issue with a number of areas at risk. Areas at risk of surface water flooding in the National Park typically follow the main water courses and dry valleys in chalk downland areas.

To support the plan making process, a Strategic Flood Risk Assessment (SFRA) has been undertaken for the National Park. *An SFRA part 2 was produced to provide further information on site allocations that were partly within flood zones 2 and 3 (awaiting confirmation on site allocations)*. The SFRA sets out that there are seven sources of flooding that have been identified within the National Park:

- i. Fluvial;
- ii. Groundwater;
- iii. Surface Water;
- iv. Sewer Flooding (occurs when the capacity of the sewer systems are exceeded);
- v. Tidal (along the lower Rivers Arun, Adur, Ouse and Cuckmere);
- vi. Tide-locking (tides can affect water levels in drainage pipes as well as natural water courses) and;
- vii. Artificial Sources (structural failures of flood defences, reservoirs and other artificial water infrastructure can create flood risks).

There are corridors of fluvial flood risk along the main watercourses, their tributaries and smaller watercourses. The Environment Agency (EA) Catchment Flood Management Plans (CFMP) for areas within the national park identify the following settlements as being of notable risk from fluvial flooding:

- River Meon: Corhampton, Meonstoke, Warnford, Exton, West Meon, East Meon and Frogmore;
- River Rother: Petersfield and Midhurst and;
- River Ouse: Lewes.

Fluvial flood risk is also an issue along some of the smaller watercourses in the National Park such as the Rivers Hamble, Wallington, Ems and Lavant.

The SFRA also identifies that groundwater influence on fluvial flooding is a problem along the Findon Valley and Rivers Itchen, Meon, Lavant, as well as some of the smaller tributaries. In these areas fluvial flooding is often caused by high groundwater levels reaching the surface as a product of prolonged periods of above average rainfall rather than as a direct result of individual heavy rainfall events.

Sustainable drainage systems (SuDS) can help to mitigate the risk of flooding. Development can lead to increased surface water run-off and as such all proposals should ensure that as a minimum there is no net increase in surface water run-off taking account of climate change.

Therefore, development should incorporate mitigation techniques in its design such as permeable surfaces and SuDS.

SuDS are designed to replicate, as closely as possible, the natural drainage from a site before development and treat run off to remove pollutants, reducing the impact on groundwater and receiving water courses. SuDS are effective in conserving and enhancing the natural capital of the environment and, from an ecosystem services perspective, offer a wider range of benefits when compared to traditional drainage. The integration of SuDS in new development offers the following benefits:

- Improvements to water quality discharging to ground and watercourses, thereby reducing pollution and water treatment costs;
- Reduction in the rate of flow and volume of run off that is of particular importance in reducing flood risk in urban areas and locations that are prone to surface water flooding;
- In rural areas it can reduce the risk of soil erosion and associated diffuse pollution from agricultural run-off thereby improving soil quality; and
- Wider environmental benefits such as wildlife habitat and improved amenity.

However, there are locations in which elements of SuDS are either unfeasible or inappropriate; for example, infiltration mechanisms may not be appropriate on floodplains, areas of high groundwater or in areas with known soil contamination. Similarly they will not be a feasible option in areas with impermeable soils.

The use of renewable energy rather than fossil fuels will help to reduce carbon emissions and thus reduce climate change. Renewable energy offers a more sustainable use of natural capital and therefore is an important ecosystem service. However, the landscape character of the National Park is a finite and precious resource that the SDNPA is charged with conserving and enhancing. Development of renewable energy within the National Park, therefore needs to be suitably constrained so as not to compromise the special qualities.

Whereas, for much of the country permitted development rights apply to solar photo voltaics and solar thermal technologies, there are restrictions on designated landscapes including National Parks². Similarly there are more specific restrictions that apply to the installation of renewable technologies in listed buildings or conservation areas. Potential applicants should seek guidance from the Authority on the nature of these restrictions.

² Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) order 2008

Changes between Regulation 18 and Regulation 19 Local Plan: Policy SD46: Climate Change and Sustainable Use of Resources

Change	Reason
Amend the title of policy to reflect the key issue of sustainable resource use given that energy and water will be used in the post-construction (operational) phase of the building.	To reduce the local causes of climate change and support the aims of the SDNPA Climate Change Adaptation Plan (CCAP)
Amend criterion 1 to clearly set out that the NPA is seeking to reduce its ecological footprint and greenhouse gas emissions.	To reduce the local causes of climate change and support the aims of the SDNPA Climate Change Adaptation Plan (CCAP)
Amend and expand criterion 2 to set out specific achievable energy and water requirements in new development and to set out the need for all new development to address climate change, where relevant, through zero/low carbon energy technology and sustainable design principles.	To reduce the local causes of climate change, the impact of new development on the water environment and support the aims of the SDNPA Climate Change Adaptation Plan (CCAP) in line with comment & advice from the Environment Agency & Southern Water, amongst others. Take account of the fact that since the Preferred Option consultation, the proposed Zero Carbon Buildings Policy has been axed by the Government.
Add criterion 3 to ensure that major development proposals fully address their potential to adapt and mitigate climate change	To reduce the local causes of climate change and support the aims of the SDNPA Climate Change Adaptation Plan (CCAP)
Amend supporting text and supporting table 7.5 (remove references to landscaping, storage)	To reduce the local causes of climate change and support the aims of the SDNPA Climate Change Adaptation Plan (CCAP) To clarify that SD31 addresses climate change specifically in relation to sustainable design and construction and emphasis that climate change is a cross cutting theme in the Local Plan whereby a number of relevant policies suitably addresses the issue.
Add a cross reference in supporting text to design policies.	Member feedback at February LPMWG
Add an additional reference to the adaptation of buildings for climate change.	Member feedback at February LPMWG
Add an additional reference to locally sourced building materials.	Member feedback at February LPMWG
Text change in, and restructure of, first and second policy criteria	Member feedback at February LPMWG
Amend footnote (pp.4)	Member feedback at February LPMWG

Strategic Policy SD46: Climate Change and Sustainable Use of Resources

1. In order to reduce, mitigate against and adapt to local contributing causes of climate change, the National Park Authority will work towards all new development incorporating sustainable design features to avoid expansion of the National Park's carbon footprint and help secure significant reductions in greenhouse gas emissions, particularly CO₂ emissions.
2. All development proposals will be required to achieve the minimum standards as set out below unless it can be suitably demonstrated that doing so is not technically feasible, would make the scheme unviable, and/or would adversely impact the special qualities of the National Park:

Residential:

- i. Energy: 19% carbon reduction improvement against Part L (2013)³ and;
- ii. Water: Consumption of no more than 110 litres per person per day⁴.

Non-Residential:

- i. Major: BREEAM Very Good⁵
3. All development proposals, including retrofitting, will be required to demonstrate, proportionately, how the development addresses climate change mitigation and adaptation through on-site:
 - i. Zero and/or low carbon energy technologies;
 - ii. Sustainable design and construction and;
 - iii. Low carbon materials.
4. Major development proposals should also include a suitable energy assessment to demonstrate how carbon dioxide emissions are to be minimised on-site.

Supporting Text

The purpose of this policy is to encourage high standards of sustainable building design and construction in new and existing buildings as an essential part of the National Park's response to the challenges of climate change. Both existing buildings and the construction of new buildings will have to adapt to cope with the conditions climate change may produce.

The way in which buildings are designed, constructed, operated and decommissioned have significant impacts on the built and natural environment and require major resource inputs such as energy, water and materials. Designing and constructing buildings that help to reduce or avoid adverse impacts can reduce not only resource inputs and the National Park's carbon footprint but also costs for developers and occupants. These aspects should be integral to development from the start, rather than improvements 'bolted on' at the end of this process and bought forward in synthesis with relevant elements of the Local Plan design policies.

³ This standard is equivalent to former Code for Sustainable Homes Level 4 in energy use

⁴ The optional enhanced national standard is defined within the 2015 Approved Document G, Building Regulations 'Sanitation, hot water safety and water efficiency', March 2015, pp.15 G2(3)

⁵ Major non-residential development is defined as Development over 1,000 sq/m; or development on a site of 0.5ha or more.

Applicants are strongly encouraged to consider what measures could be incorporated into their proposals. For example, it can be the case that the most sustainable building materials to use are those sourced locally.

This applies equally to development which is allowed under Permitted Development Rights. Developers, other businesses and homeowners are encouraged to consider these aspects to achieve the highest possible environmental standards in their proposals.

The NPA will consider site constraints, technical restrictions, financial viability and the delivery of additional benefits to the National Park where requirements of the policy cannot be met. However, all development proposals should minimise the impact on landscape character, features of natural beauty, wildlife, cultural heritage and the general amenity of communities. Given the contextual nature of these issues, the NPA will expect developers to make assessments on a case on a site by site basis. Further information on viability is set out in appendix XX.

On-site Energy

A Renewable and Low Carbon Energy Study (RLCES) was prepared as part of the evidence for the Local Plan⁶.

The Building Research Establishment Environmental Assessment Method (BREEAM) is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards for non-residential buildings by nationally recognised certification bodies may also be accepted.

Retrofitting

The existing building stock also makes a large contribution to carbon emissions. Measures should be implemented which lower the environmental impact from the existing stock through reuse and refurbishment of buildings, reducing carbon dioxide emissions and fossil energy use, increasing thermal efficiency, reducing waste and noise impacts, and conserving water, materials and other resources.

Major Development⁷

A detailed assessment of the energy demand and carbon dioxide emissions will be expected from all proposed major developments in order to ensure that climate change is fully addressed.

On-site Water Use

The Environment Agency (EA) has identified that all of South East England, including the South Downs National Park, as an area of serious water stress. It is therefore imperative that water resources are managed efficiently within the National Park. Accordingly, all new homes in the National Park will be required to achieve water consumption of no more than 110 litres per person per day. This target is equivalent to that proposed as an optional requirement of the Housing Standards Review which corresponds with Code Level 4 in

⁶ <http://www.southdowns.gov.uk/wp-content/uploads/2015/04/SDNP-Low-Carbon-and-Renewable-Energy-Study-Main-Report.pdf>

⁷ As defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015

relation to water efficiency. The Local Plan Viability Assessment⁸ set out that viability analysis factored in Code 4 as a minimum and as such this requirement will not impact residential development viability in the National Park.

Changes between Regulation 18 and Regulation 19 Local Plan: Policy SD50: Flood Risk Management

Change	Reason
Set out a brief context on the type and location of flooding found in the SDNP which draws on the key messages set out in the Strategic Flood Risk Assessment (SFRA).	The context set out in the preferred option was only one sentence; it needed amplifying given the size of the park and the scope of flooding issues.
Revise Policy SD17 criterion (1a)	Set out that areas of flood risk will be that identified by the EA and the SFRA.
Revise Policy SD17 criterion (1c)	Now Policy SD50 criterion (1d) (text unchanged)
Revise Policy SD17 criterion (1d)	Remove from policy SD50 and set out in the supporting text. The requirements for when a site specific FRA are needed are set out clearly in national guidance.
Revise Policy SD17 criterion (1e)	Remove from policy SD50. This is a water quality issue, not a flood risk, and should be addressed elsewhere in the Local Plan.
Revise Policy SD17 criterion (2)	Now Policy SD50 criterion (4). Amend text to set out that the unacceptable impact should not be on communities & businesses not flood risk management itself (the preferred option text confused processes and outcomes).
Revise Policy SD17 criterion (2)	Sets out that mitigation has ongoing costs and maintenance which will need to be managed and provided by an identified party.
Revise Policy SD17 criterion (3)	Sets out that the LPA will work with other organisations to achieve flood risk aims and objectives set out in relevant strategies and plans.
Revise supporting text to clearly amplify the issues associated with each criterion of Policy SD49.	Sets out the aim of the policy and provides further information on NPPF tests, flood risks, mitigation etc.
Text change ('maintenance' to 'management') in last line of policy	Member feedback at February LPMWG

⁸ <https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/evidence-and-supporting-documents/>

Strategic Policy SD47: Flood Risk Management

- I. Development proposals will be permitted that seek to reduce the impact and extent of all types of flooding through:
 - a) Steering development away from areas of flood risk as identified by the Environment Agency and the Strategic Flood Risk Assessment. Development in areas of flood risk will, where relevant, be required to meet the national Sequential and Exception tests;
 - b) Not increasing the risk of flooding elsewhere and, wherever possible, the overall flood risk is reduced;
 - c) Flood protection, mitigation and adaptation measures necessary and appropriate to the specific requirements of the proposal, the development site and other areas potentially impacted; and
 - d) The integrity of coastal and river flood defences are not undermined.

Proposed flood protection, mitigation and adaptation measures should be supported with a management schedule, the identification of the body responsible for maintenance and the ongoing funding and maintenance.

Supporting text

The purpose of Policy SD50 is to reduce the National Park's vulnerability to flood risk and the impacts of flooding associated with climate change. The SDNPA will seek to manage flood risk through avoidance of risk wherever possible. The Local Planning Authority will work with others to implement relevant flood and coastal protection strategies and plans.

Sequential and Exception Tests

Proposed development within a flood zone will be assessed using the sequential and exception tests in national policy. The sequential test aims to steer different types of new development away from areas with the highest risks of flooding, which includes considering reasonably available alternative sites where it is proposed in areas at highest risk of flooding.

The exception test is used to demonstrate whether flood risk to people and property will be managed satisfactorily, while allowing necessary development to be permitted in circumstances where suitable sites in areas with a lower risk of flooding are not available. It must be demonstrated that there are wider sustainability benefits which outweigh the flood risk, it will be safe for its lifetime, does not increase flood risk elsewhere and that any residual risk can be safely managed.

Risk of Flooding

Development proposals should not increase the risk of flooding elsewhere. Site specific Flood Risk Assessments (FRA) should be provided in conjunction with planning applications in line with national planning guidance. An FRA will be needed for development (except minor development) within Flood Zones 2 or 3. For sites within Flood Zone 1 and larger than 1 hectare, an FRA is likely to be required where there are known flood risks and critical drainage problems. It is important to also stress the Environment Agency's (EA) advice that FRAs should be undertaken if the site is in an area known to have flooding problems from any particular source, or is within 20m of a watercourse irrespective of the

land's Flood Zone classification. Therefore, advice from the EA should be sought before submitting an application.

Flood Protection, Mitigation and Adaptation

Flood risk management opportunities should be sought to reduce the overall level of flood risk in the application site and beyond. This can be achieved through suitable design, appropriate green infrastructure, the application of sustainable drainage systems, off-site works and through safeguarding land for flood risk management.

The NPA, as appropriate, will secure ongoing maintenance and operation of approved flood mitigation and adaptation systems through planning obligations or suitable conditions.

Where surface water flooding is identified as a relevant issue for a development, a detailed assessment will need to be made on a site-by-site basis. The assessment should identify the suitable management and mitigation necessary to ensure that there is no increase in surface water run-off from the proposal on both the development site and elsewhere. Proposals incorporating Sustainable Drainage Systems (SuDS) should address Local Plan policy SD42 (Sustainable Drainage).

Where development is proposed in areas of groundwater flooding risk, proposals must take account of any relevant existing plans or strategies, including those produced by the Lead Local Flood Authorities (LLFAs). For example, Hampshire County Council has prepared a Groundwater Management Plan, which includes specific flood risk management plans for the Finchdean, Hambledon, West Meon and Rowlands Castle areas.

Where coastal and/or tidal flood protection, mitigation and adaptation is proposed, proposals must take account of any relevant existing plans or strategies, including the SFRA, and engage constructively with relevant authorities at the pre-application stage.

Working with Others

There are a number of organisations involved in flooding matters, including the Environment Agency (EA) and the LLAFs⁹, which the National Park will work closely with to reduce the risk of flooding through relevant strategies and plans. This includes Shoreline Management Plans¹⁰, Catchment Flood Management Plans¹¹, River Basin Management Plans¹², Surface Water Management Plans and Local Flood Risk Management Strategies.

⁹ In the National Park there are four (4) Lead Local Flood Authorities (LLFA) – Hampshire County Council, West Sussex County Council, Brighton and Hove City Council and East Sussex County Council

¹⁰ Shoreline Management Plans (SMP) are developed by Coastal Groups with members mainly from local councils and the EA. They identify the most sustainable approach to managing the flood and coastal erosion risks to the coastline in the short (0-20 years), medium (20 to 50) and long (50-100 years) terms.

¹¹ Catchment Flood Management Plans (CFMPs) were published by the Environment Agency in 2009. They assess how flood risks are distributed within individual river basins. There are seven (7) CFMPs across the SDNP study area (River Adur, River Arun and Western Streams, Cuckmere and Sussex Havens, River Ouse, South East Hampshire, Test and Itchen, Thames)

¹² The River Basin Management Plans (RBMP) describe the river basin district, and the pressures that the water environment faces. It shows what this means for the current state of the water environment in the river basin district, and what actions will be taken to address the pressures in line with the requirements of the Water Framework Directive.

Changes between Regulation 18 and Regulation 19 Local Plan: Policy SD48: Sustainable Drainage Systems

Change	Reason
Revise Policy SD42 criterion 1a-h	Simplify criterion (1) significantly by reducing the amount of detailed technical criteria which, for example, may soon be rendered obsolete by changes to national guidance. Set out that SuDS are advocated for all new development, not just in areas of flood risk.
Revise Policy SD42 criterion 2a-b	Delete criterion 2a-b and instead set out in the supporting text the need for appropriate evidence on a site-by-site basis.
Revise Policy SD42 criterion 3	Simply criterion to only state that major development should provide SuDS unless proven to be inappropriate.
Revise supporting text to clearly amplify the issues associated with each criterion of Policy SD51.	Sets out the purpose of the policy and simplifies the supporting text.
Policy text revised to assist clarity (criterion 1)	Member feedback at February LPMWG

Development Management Policy SD48: Sustainable Drainage Systems

1. All development will be required to ensure that there is no net increase in surface water run-off, taking account of climate change.
2. All major development proposals should provide suitable Sustainable Drainage Systems unless it is demonstrated to be inappropriate. In all other development proposals, priority should be given to incorporating suitable Sustainable Drainage Systems to manage surface water drainage unless proven to be inappropriate.
3. Sustainable Drainage Systems, where possible, should suitably support other planning objectives such as the provision of open space, public amenity areas and enhancing biodiversity.
4. Where Sustainable Drainage Systems are provided, arrangements must be put in place for their whole life management and maintenance.

Supporting text

The purpose of Policy SD51 is to reduce the National Park's vulnerability to surface water flooding through appropriate management and ensuring there is no net increase in surface water run-off from new development.

In considering a development that includes SuDS the NPA will need to be satisfied that the proposed standards of operation are appropriate taking into account the specific site and local area characteristics and relevant national guidance such as the Department for

Environmental, Food and Rural Affairs (DEFRA) Technical Standards and supporting Practice Guidance¹³. Where infiltration is proposed, this should be supported by suitable evidence which demonstrates that annual high groundwater levels are below the base of infiltration.

When considering major development, as defined in the Town and Country Planning (Development Procedure) (England) Order 2015, the LPA will consult the Lead Local Flood Authority (LLFA). For other developments the LPA will seek advice from the LLFA on a site-by-site basis taking into account the site characteristics and type of development proposal. The LPA will also consult other relevant bodies, such as the Environment Agency, as appropriate.

Provision of open space

Where appropriate, SuDS should be used as part of the linked green infrastructure network to provide multiple functions and benefits to landscape quality, recreation and biodiversity. This can be achieved through habitat creation, new open spaces and good design. SuDS should be designed to help cope with intense rainfall events and to overcome any deterioration in water quality status. In determining the suitability of SuDS for individual development sites, developers should seek advice from the Environment Agency and the relevant LLFA.

Whole Life Management and Maintenance

Site promoters need to ensure that their design takes account of the construction, operation and maintenance requirements of both surface and sub-surface components. Suitable whole life management and maintenance will be secured through planning obligations and/or conditions.

Changes between Regulation 18 and Regulation 19 Local Plan: Policy SD49: Renewable Energy

Change	Reason
Delete PMP Objectives and Policies	New Policy Structure
Delete Options Considered and Preferred Approach	New Policy Structure
Delete examples of best practice schemes	New Policy Structure
National Policy Context deleted	New Policy Structure
Revise Policy	Provide greater depth of coverage of the issues often pertinent to renewable energy proposals and includes specific criterion for small-scale proposals that outside the SDNP are often Permitted Development
First paragraph of supporting text starts with the purpose of the policy.	New policy structure/wording
Revise supporting text to clearly amplify the issues associated with revised Policy SD49.	Sets out purpose of the policy and provides greater detail in the supporting text better reflecting the AECOM Study (May 2013)

¹³ <https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

Development Management Policy SD49: Renewable Energy

1. Development proposals for all renewable energy schemes, except those specifically addressed in criterion 2 below, that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park will be permitted where it is demonstrated through suitable site specific analysis that the proposal:
 - a. does not compromise the natural beauty, wildlife, cultural heritage or historic environment of the National Park, or lessen the enjoyment of its special qualities, either on their own, or in a combination with other schemes;
 - b. is compatible with the landscape and/or townscape character of the locality;
 - c. minimises any visual impact and there is no unacceptable landscape impact including cumulative impacts through the design, colour and choice of materials;
 - d. does not adversely affect habitat quality or the maintenance of wildlife populations;
 - e. conserves the amenity of the area including in relation to landscape and visual impact, tranquillity, access and recreation, air and water quality, noise, dust, odour and traffic generation; and
 - f. makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational;
 - g. ensures existing public access is not impeded; and
 - h. does not result in the loss in use of Grade 1 or 2 agricultural land
2. Development proposals for small-scale individual wind turbines and freestanding solar arrays serving individual properties or small groups of properties will be permitted where:
 - a. they conserve and enhance the landscape character of the National Park;
 - b. the design, colour and choice of materials minimises any visual impact and there is no unacceptable landscape impact including cumulative impacts, are suitably sited and screened and clearly associated with the buildings or properties that they are intended to serve;
 - c. they are appropriate in scale to the property being served, with a maximum height of 20m to rotor tip for wind turbines;
 - d. they are sensitively sited to avoid impacts on wildlife, land of high ecological interest;
 - e. they do not detract from the harm the significance and setting of listed buildings or other heritage assets, or cause damage to archaeological interests; and
 - f. there is no unacceptable adverse impact on tranquillity, amenity or conflict with public safety

Supporting text

The purpose of Policy SD49 is to support the development of appropriate new renewable energy that will improve the quality of life for those living, working or visiting the National Park, while seeking to conserve and enhance the National Park.

All renewable energy development proposals should address the supporting criteria of Policy SD42 (Infrastructure). Applicants should also note that major development is subject to Policy SD3 (Major Development) and should not take place except in exceptional circumstances.

In addition, when considering the appropriateness of local schemes potential applicants are referred to the SDILCA and to the South Downs Viewshed Characterisation Study. The potential landscape and visual effects of particular renewable energy developments will vary on a case by case basis according to the type of development, its location and the landscape setting and sensitivity of the proposed development. In view of the sensitivity of the landscape to renewable energy schemes, potential applicants are advised to consult the Authority at the earliest opportunity when considering schemes making use of the Pre-application Advice facility.

A Renewable Energy & Low Carbon Study (AECOM, May 2013) was prepared as part of the evidence for the Local Plan. The Study sets out some of the key issues in assessing the appropriateness of the following different technologies within the National Park:

- Wind Energy
- Solar Farms
- Hydropower
- Biomass
- Heat Networks & Combined Heat and Power

Wind Energy

The Study (Figure 30; pp. 76) confirms that the majority of area covered by the South Downs National Park Authority has sufficient average annual wind speed for commercial scale wind energy generation. The Study confirms that large scale wind presents by far the greatest opportunity for renewable energy generation in the Local Plan area.

However, wind energy development is unlikely to be permitted in areas that have been designated for their ecological or historic interest¹⁴. The Study also recognises that there are likely to be additional ecological and historic constraints, such as Country Parks and bat fly-lines which may also exclude deployment of wind energy technologies. However, the Study has considered only those 'constraints' that are identified within the former DECC methodology¹⁵.

The Study also sets out key physical constraints for wind energy including proximity to dwellings, aerodromes and electrical transmission lines, which are mapped (Figure 32 Physical Constraints; pp. 79).

It is important to note that whilst the maps in the Study should be used as a tool to indicate favourable options, they do not preclude further site specific investigation to confirm feasibility. Areas identified in the Study as having potential for larger-scale wind energy development are predominantly in areas of particular high landscape value even

¹⁴ Figure 31: Ecological and Historic Constraints, Renewable Energy & Low Carbon Study (AECOM, May 2013)

¹⁵ Renewable and Low-carbon Energy Capacity Methodology - Methodology for the English Regions, January 2010

within the National Park. As such, all renewable energy proposals falling under criterion I of policy SD49 should provide suitable site specific analysis.

Therefore, in order to judge whether the potential impacts of a wind energy proposal are likely to be acceptable, applicants should consider the impacts of the wind turbine along with any required infrastructure, such as road access, on site-tracks, turbine foundations, hard standings, anemometer masts, a construction compound, electrical cabling and an electrical sub-station and control building. Some of these features are permanent and others are required only in the construction phase and as such are temporary. Applications should include any necessary supporting information regarding the assessment of impacts on landscape, wildlife, cultural heritage, historic environment and other resources.

Small-Scale Wind Turbines

Small scale wind turbines are defined as having capacity of less than 100 kW and typically comprise single turbines. The potential for exploiting the wind resource in the National Park from small scale wind turbines is limited by the need to ensure that small-scale wind turbines do not detract from the statutory purposes to conserve the natural beauty, wildlife and cultural heritage of the National Park. Some landscapes, such as heath and downland, including in coastal locations, are so sensitive to intrusive development from vertical structures due to their open vistas and wild character, that it may not be acceptable to have any turbines irrespective of their size.

However, in other landscape types in the National Park, it may be possible for individual small scale wind turbines that are similar in scale to existing buildings and trees, against a backdrop or suitably screened and in an appropriate colour, to be assimilated into the landscape.

Therefore, in order to judge whether the potential impacts of a wind energy proposal are likely to be acceptable, applicants should consider the impacts of the wind turbine along with any required infrastructure, such as road access, on site-tracks, turbine foundations, hard standings, anemometer masts, a construction compound, electrical cabling and an electrical sub-station and control building. Some of these features are permanent and others are required only in the construction phase and as such are temporary. Applications should include any necessary supporting information regarding the assessment of impacts on landscape, wildlife, cultural heritage, historic environment and other resources.

Applicants will also be expected to demonstrate that, following consultation, the planning impacts identified by affected local communities and 'communities of interest' such as users of the National Park have been fully addressed and therefore the proposal has their backing. Proposals within any areas of search allocated in a Neighbourhood Development Plan will be considered to have the backing of that local community.

Solar Farms

The Study confirms that whilst in terms of energy output, solar farms are likely to present a significant opportunity for the South Downs National Park, proposals for multiple ground-mounted solar arrays - "solar farms" - that are sited in isolation away

from existing built forms are likely to have significant impacts on landscape character and visual amenity and are not considered to be appropriate within the National Park.

Small-scale Freestanding Solar Arrays

Small-scale freestanding solar arrays that are well screened in enclosed gardens or closely linked to existing buildings with no or minimal visual impact may be preferable to visually intrusive roof mounted panels. There may also be some circumstances where ground mounted solar arrays to serve groups of properties, community buildings, such as village halls, agricultural properties or other businesses are acceptable, where these are well screened within existing building complexes or by other landscape features such as hedgerows, walls or trees, and do not detract from any architectural or historic interest. However, freestanding arrays should be sensitively sited to avoid impacts on wildlife and land of high ecological interest.

Hydropower

The Study confirms that significant hydropower development is not envisaged for the National Park. Notwithstanding this, advice on environmental protection for new hydropower schemes has been published by the Environment Agency¹⁶.

Biomass

The Study highlights the opportunities from biomass due to the availability of woodfuel and other crops within the National Park. The Study recommends that the development of the biomass/woodfuel market should be supported in principle. Forestry is one of the key sectors of the National Park's economy.

Heat Networks & Combined Heat and Power

The Study identifies that only larger settlements such as Lewes and Petersfield are suitable propositions for combined heat and power schemes.

Geothermal

Outside the Study, the former DECC assessed the potential for deep geothermal power generation in the UK. The South Downs National Park was not identified in the DECC assessment as having potential for geothermal energy use.

Evidence

- South Downs National Park Climate Change Adaptation Plan (CCAP) (30 September 2016).
- Renewable and Low Carbon Energy Study (RLCES), AECOM (May 2013).
- Water Cycle Study and Strategic Flood Risk Assessment (SFRA) Level I, Amec, (April 2015).

¹⁶ <https://www.gov.uk/guidance/new-hydropower-scheme-apply-to-build-one>

Landscape

Changes from Regulation 18 to Regulation 19 Local Plan Policy SD6: Design, and Supporting Text

Change	Reason
<i>Pre 15 March 2016 LPMWG changes</i>	
Removed repetition from clauses Each new requirement listed individually	Add clarity for applicant and officers, consultation responses
a. High quality design	High quality, innovation, without excluding modern design. Consultation responses and closer alignment with NPPF para 55.
b. Local Distinctiveness/respect local character	Alignment with Purpose 1, to conserve and enhance. But again not prejudice against modern/innovative design.
c. Adaptable/Accessible	DDA issues need to be addressed. Could be opportunity to support or require Lifetime Homes.
d. Integrating into the setting	Brought together as it was divided between several clauses.
e. Encourage sustainable transport	Sport England response on active development and to make sure that new development encourages walking/cycling/etc
f. Defined public spaces	Largely unchanged. Added 'with a clearly defined purpose' to avoid "left over" spaces in new development
g. Safety	Responses received. Need to address designing out crime and fear of crime.
h. New technology	Responses received. Do not have expertise or knowledge of future technologies to be too specific, but principle of wider visual impact of new technology remains.
i. Local amenity	Unchanged
j. Relevant documents	Taking account of the relevant documents is one of the requirements that we want development proposals to comply with, not a stand-alone issue. Query individual documents being named as list is not exhaustive. "documents/guidance/studies as relevant"
Supporting text to start with the purpose of the policy	New policy structure/wording
Moved Supporting Text to follow Policy	New Policy Structure
<i>Post 15 March 2016 LPMWG changes</i>	
The order of criterion 1 is restructured	To improve flow of the policy
Additions to the supporting text expanding on the criteria	Clarity
Subheadings added to the supporting text	To improve navigation of the supporting text
<i>Post 14th September LPMWG changes</i>	
Criteria of policy restructured to follow a landscape-led design approach.	Clarity/omission
Paragraphs in the supporting text restructured and amended to reflect the revised policy structure.	Clarity/omission
<i>Post 25 October LPMWG changes</i>	
Various minor amendments to the policy structure and wording.	To improve the flow of the policy
Paragraphs in the supporting text restructured and amended to reflect the revised policy structure.	Clarity/omission
Addition of 'agricultural' to criteria 1	Report clearance

Supporting text

The purpose of Policy SD6 is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural and built environment of the National Park. Proposals should adopt a landscape-led design approach and enhance the special qualities of the landscape of the National Park and local character and distinctiveness of the area as a place where people want to live and work now and in the future, and contribute to a high quality of life.

A landscape-led approach

Landscape character has a strong relationship to the sense of place and local distinctiveness of the towns, villages and countryside of the National Park. Development should enhance, respect and reinforce the special qualities of the landscape through a landscape-led design approach, informed by

Policy SD6: Design

- I. Development proposals will be permitted where they adopt a landscape-led approach and respect the local character of the built, natural and agricultural environment, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:**
 - a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;**
 - b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect green infrastructure.;**
 - c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features.**
 - d) Create high-quality, clearly defined public and private spaces within the public realm;**
 - e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances green infrastructure, and is consistent with local character;**
 - f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, elevational and, where relevant, vernacular detailing;**
 - g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;**
 - h) Design to ensure development proposals which are durable, sustainable and adaptable over time;**
 - i) The design of development proposals should have regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and**
 - j) Development proposals should give due consideration to avoiding harmful impact upon, or from, any surrounding uses and amenities.**

contextual analysis of the local landscape character and built character, as set out in figure 6.X below. This contextual analysis should include considerations, as relevant, of topography, landscape features, the water environment, biodiversity and other ecosystem services, key routes and street patterns, landmarks, views and vistas, the scale, proportions, pattern, and vernacular architecture and materials. The surrounding mix of uses should also inform proposals.

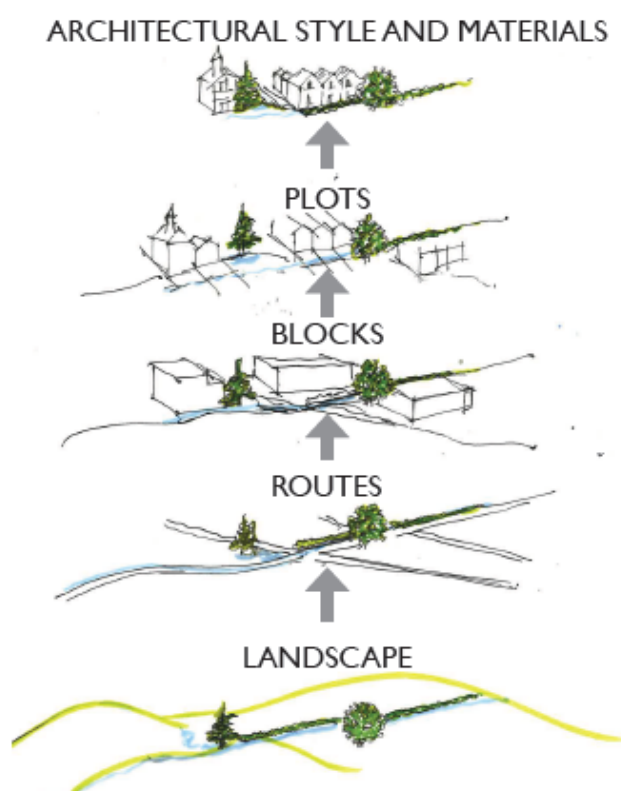
Individual design elements such as use of materials and detailing of elements such as windows, are critical to the success of the overall design and should be considered once the character of the area has been assessed.

Policy SD5 sets out criteria related to landscape character, including details in the supporting text about Landscape and Visual Impact Assessment (LVIA).

Supporting information accompanying planning applications should be proportionate to the location and what is being proposed. The Authority will engage with applicants and agents to offer advice on what is required. It will need to demonstrate how the design has been informed through an analysis of the opportunities and constraints of the site, its context, and how it responds positively to these. Some schemes may be asked to go through the Authorities' Design Review Panel process.

Depending on the scale of development, a comprehensive master plan¹ outlining the principles for a site should address all of these elements and any other site-specific issues, to achieve an exemplary design.

Figure 6.X – A Landscape-led Approach to Design



Connections for people and wildlife

Good design provides effective and high quality connections for people and wildlife, ensuring sustainable ease of movement. Opportunities should be identified and taken to connect green infrastructure assets and make a positive contribution to local character. The purpose of open spaces, for example playgrounds, orchards, community gardens and wildlife zone should be clear rather than forgotten spaces which serve no purpose or benefit. Open spaces should be connected to the existing environment, for example by footpaths or cycleways. If public open spaces are provided there should not be restrictions to accessing these areas, such as locked/keypad entry gates, and should be accessible to all. Policies SD14 and SD35 set out criteria related to the provision of green infrastructure and open space, respectively.

¹ A master plan describes and maps the overall principles or concept for how an area or a specific site will be developed. It addresses design principles for how a site integrates with the surrounding built and natural environments having regard to the criteria set out in this policy and supporting text.

High quality landscape and architectural design

The Authority will seek the highest quality design for development proposals in line with the first purpose of the National Park. This includes truly outstanding or innovative design and contemporary design which reinforce local distinctiveness, taking reference and visual cues from the landscape and local settlement identity and character. The Authority will encourage the use of locally sourced materials to support local character and distinctiveness and to reduce the cost both financially and environmentally of transporting materials long distances; reference should be made to the Strategic Stone Study.

The design of streets has a significant influence on the layout and setting of development and should respect local character and respond to the historic form and layout of existing streets. Further criteria relating to the public realm and street design is set out in policy SDX: Public Realm and Highways.

The spaces around new buildings are integral to the success of new development and should be well designed to create a high quality built environment. This includes the gap between houses, gardens, driveways, parking areas, waste and recycling storage, street composition and open space/amenity space. Careful consideration should be given to the siting, use/function and materials used. Spaces should be defined through use of suitable hard and soft landscaping which includes boundary treatments, planting and varied use of materials, which indicate and differentiate between private and public areas, for example, a private front garden and an adjacent public footpath. The use of hard and soft landscaping should be consistent with local character and take opportunities to enhance green infrastructure. Existing features such as trees, hedges and walls which are characteristic of the streetscape and local area should be retained. The long term maintenance of hard and soft landscape should be addressed.

High quality, accessible, secure and where possible integrated on site storage should be available for the storage of transport equipment which includes bicycles, mobility scooters, push chairs and wheelchairs.

Development should also take into account the objectives of the community in neighbourhood development plans and village and town design statements which can define local character and identify important characteristics.

Adaptable, durable, and sustainable design

New housing needs to be appropriate for the widest range of households and should therefore be adaptable, accessible and durable over time to accommodate people of all ages and abilities including young, the elderly and those with disabilities, without diminishing the high quality of the overall appearance and function.

Development should maximise sustainable technologies and construction methods, including the performance of materials, and maximise energy and resource efficiency. The wood fuel economy is one example of this. Dwellings which utilise local sustainable wood fuel schemes support the local economy, repurpose what would otherwise be a waste product, and can support reductions in fuel poverty. Careful consideration should be given to the quantity, quality and location of lighting both externally and internally (light spill through windows can have a detrimental impact. Further information can be found in Policy SD9: Dark Night Skies). This should be undertaken in accordance with Policy SD31 (Climate Change and Sustainable Construction). Development should be durable and adaptable to change.

Amenity

The main issues that arise in regard to neighbouring development and amenity are overbearing form, loss of privacy, loss of light and perceived loss of privacy. Reference should also be made to policies SDXX and SDXX on Replacement Dwellings and Outbuildings, Extensions and Annexes respectively.