

Appendix B: Policies in the SDLP: Preferred Options document referred to in the Council's draft comments

Core Policy SD4/CP: The Coastal Plain

1. Development proposals in the Coastal Plain that comply with this Policy and the Development Strategy (SD22), will be supported provided that they comply with other relevant policies in this Local Plan.
2. Limited growth is proposed recognising the sensitivity of the predominantly open landscape. Small-scale opportunities for further growth in settlements identified in Policy SD22 (Development Strategy) will be delivered.
3. Any growth in the Coastal Plain should, as appropriate, deliver multiple benefits through ecosystem services. These may include provisioning services such as farming and regulating services such as water management.
4. Development will be guided by the South Downs Integrated Landscape Character Assessment and Built Environmental Characterisation Study, in compliance with Policy SD5 (Landscape Character) and Policy SD6 (Design), by taking into account the management and development considerations for the landscape types in this area.

Core Policy SD4/ WD: The Western Downs

1. Development proposals in the Western Downs that comply with this Policy and the Development Strategy (SD22), will be supported provided that they comply with other relevant policies in this Local Plan.
2. Limited growth is proposed in the Western Downs recognising the relative tranquillity and sense of isolation in this Broad Area.
3. Any growth in the Western Downs should, as appropriate, deliver multiple benefits through ecosystem services. These may include provisioning services such as aquaculture and cultural services such as tranquillity.
4. Development will be guided by the South Downs Integrated Landscape Character Assessment and Built Environment Characterisation Study, in compliance with Policy SD5 (Landscape Character) and Policy SD6 (Design), by taking into account the management and development considerations for the landscape types in this area.

Core Policy SD4/ DS: The Dip Slope

1. Development proposals in the Dip Slope that comply with this Policy and the Development Strategy (SD22), will be supported provided that they comply with other relevant policies in this Local Plan.

2. Moderate-scale growth, which is proportionate to the size of settlements and the landscape's capacity to accommodate further development, will be delivered in settlements identified in Policy SD22 (Development Strategy).

3. Any growth in the Dip Slope should, as appropriate, deliver multiple benefits through ecosystem services. These may include provisioning services such as viticulture and regulating services such as water management.

4. Development will be guided by the South Downs Integrated Landscape Character Assessment and Built Environment Characterisation Study, in compliance with Policy SD5 (Landscape Character) and Policy SD6 (Design), by taking into account the management and development considerations for the landscape types in this area.

Core Policy SD4/SS: The Scarp Slope

1. Development proposals in the Scarp Slope that comply with this Policy and the Development Strategy (SD22), will be supported provided that they comply with other relevant policies in this Local Plan.

2. The focus of development in this area will be in Lewes, reflecting the scale, accessibility and strategic importance of this market town as a service and employment centre.

3. Small-scale growth, which is sensitively planned to reflect the Scarp Slope setting and important views will be delivered in settlements identified in Policy SD22 (Development Strategy).

4. Any growth on the Scarp Slope should, as appropriate, deliver multiple benefits through ecosystem services. These may include regulating services such as water management and cultural services such as the arts.

5. Development will be guided by the South Downs Integrated Landscape Character Assessment and Built Environment Characterisation Study, in compliance with Policy SD5 (landscape Character) and Policy SD6 (Design), by taking into account the management and development considerations for the landscape types in this area.

Core Policy SD4/WW: The Western Weald

1. Development proposals in the Western Weald that comply with this Policy and the Development Strategy (SD22), will be supported provided that they comply with other relevant policies in this Local Plan.

2. The focus of development in this area will be in the market town of Petersfield, reflecting the scale, accessibility and strategic importance of this settlement as a service and employment centre.

3. Moderate scale growth will be supported in the two smaller market towns of Midhurst and Petworth and the large village of Liss, which provides sustainable development consistent with the scale and function of these settlements and further enables each town to meet its own needs and those of the surrounding areas.

4. Small-scale growth, which is sensitively planned to reflect the Scarp Slope setting and important views will be delivered in settlements identified in Policy SD22 (Development Strategy).

5. Any growth in the Western Weald should, as appropriate, deliver multiple benefits through ecosystem services. These may include supporting services such as biodiversity and provisioning services such as timber.

6. Development will be guided by the South Downs Integrated Landscape Character Assessment and Built Environment Characterisation Study, in compliance with Policy SD5 (Landscape Character) and Policy SD6 (Design), by taking into account the management and development considerations for the landscape types in this area.

Strategic Policy SD6 Design

1. Development proposals will only be permitted where they comply with other relevant policies, in particular, Policy SD5 (Landscape Character), and are of a high-quality design which, where relevant, clearly demonstrates that it has been informed by:

- village and town design statements where available;
- the Built Environment Characterisation Study;
- Strategic Stone Study (where available);
- a robust master plan or all estate plan, where relevant; and
- appropriate site-based investigations.

2. Development proposals, where appropriate, will:

- a) make a positive contribution to the character, functions and local distinctiveness of the built environment and landscape through their design, layout, scale and use of locally appropriate materials;
- b) demonstrate a locally appropriate design and layout which takes into account its location and context, reduces the need for screening planting, and respects the setting of settlements, including farmsteads, land at the settlement edge, green corridors and the links to the settlement.
- c) be suitable for their location and use appropriate design and layout and ensure green infrastructure is effectively provided;
- d) create high-quality public and private realms that are clearly defined;
- e) incorporate appropriate hard and soft landscaping which provides a setting for development within the immediate surroundings and a connection to the wider landscape to enhance local landscape character, green infrastructure and biodiversity;
- f) ensure buildings are durable and adaptable over time; and
- g) avoid harmful impact upon neighbouring uses and amenities.

Strategic Policy SD11: Historic Environment

1. Planning permission and, where necessary, listed building consent, will be granted for development proposals that comply with other relevant policies, conserve the cultural heritage of the National Park and realise opportunities to re-use redundant or under-used heritage assets with an optimal viable use which secures its long-term conservation and enhancement, including setting.
2. Development proposals which affect identified heritage assets (whether nationally designated, locally designated or non-designated) or their setting will be determined with proper regard to the National Park's Purposes and Duty including promoting opportunities for their understanding and enjoyment.
3. Development proposals that would have an unacceptable adverse impact on a designated heritage asset or its setting will only be permitted in wholly exceptional circumstances.
4. Development proposals that would have an unacceptable adverse impact on a non-designated heritage asset will be weighed against assured and substantial public benefits related to the proposed works.

Strategic Policy SD17: Flood Risk Management

1. Development proposals will be permitted that comply with other relevant policies and where:
 - a) the sequential and exception tests demonstrate that the development is acceptable;
 - b) the risk of flooding is not increased elsewhere and, wherever possible, is reduced;
 - c) the integrity of existing coastal and river defences are not undermined; and
 - d) a site specific Flood Risk Assessment, where required demonstrates an acceptable flood risk and/or suitable flood protection mitigation measures are incorporated into the proposals, where necessary, which can be satisfactorily implemented. The site specific flood risk assessment will need to demonstrate:
 - i.) safe access and egress from the site; and
 - ii.) management and maintenance plans for flood protection/mitigation measures, including arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;

- e) it would not negatively impact on water quality of surface water and ground water.

2. Development proposals that would have an unacceptable adverse impact on flood risk management will be refused.

Strategic Policy SD20: Sustainable Tourism and the Visitor Economy

1. Development proposals for visitor accommodation and visitor attractions will be permitted provided that they comply with other relevant policies and they are in accordance with the following requirements:

(a) It should be clearly demonstrated and evidenced that:

- i.) the facilities proposed will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;
- ii.) the design and location of the development reduces the need for travel by private car and encourages access by sustainable means;
- iii.) development proposals will not generate an increased level of activity which would detract from the experience of visitors or adversely affect the character, appearance and amenity of the area;
- iv.) development proposals make use of existing buildings, where appropriate; and
- v.) it is demonstrated that any proposed on-site facilities or ancillary buildings are necessary and that on-site facilities will not have an unacceptable adverse impact on the vitality and viability of town or village centres or assets of community value.

b) In addition, where proposals are located in the countryside as defined on the Policies Map, it should be clearly demonstrated and evidenced that it is in accordance with Policy SD22 (Development Strategy) and:

- i.) there is a need for development in that location;
- ii.) the scale, intensity of use or activity is appropriate in that location;
- iii.) it can be satisfactorily accessed by sustainable means, including public transport, walking, cycling or horse riding; and
- iv.) it is closely associated with other attractions/established tourism uses, including the public rights of way network.

2. Visitor accommodation will be controlled and retained as such, unless it can be demonstrated that it is financially unviable or that any net loss of accommodation is

necessary to allow appropriate relocation or redevelopment. Evidence of a robust marketing campaign of at least 12 months, for accommodation located within settlement boundaries, or of at least 24 months for accommodation located close to a geographically specific feature or a long distance footpath or outside of settlement boundaries, will be required that clearly demonstrates that there is no market demand for the premises.

3. Opportunities for appropriate relocation or redevelopment of existing visitor accommodation or related development which is currently resulting in harm to the special qualities will be encouraged.

4. The Authority will support a year-round visitor economy, through the relaxation or removal of seasonal planning restrictions, where appropriate, while ensuring the facility remains for visitor use.

5. Development proposals for visitor accommodation and visitor attractions that would have an unacceptable adverse impact on the National Park's special qualities or that do not provide adequate opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities will be refused

Strategic Policy SD22: Development Strategy

1. The following settlements within the five Broad Areas of the National Park will have defined settlement boundaries:

- Alfriston (Scarp Slope)
- Amberley (Scarp Slope)
- Binsted (Western Weald)
- Buriton (Scarp Slope)
- Bury (Scarp Slope)
- Chawton (Western Downs)
- Cheriton (Western Downs)
- Cocking (Scarp Slope)
- Coldwaltham (Western Weald)
- Compton (Dip Slope)
- Ditchling (Scarp Slope)
- Droxford (Dip Slope)
- Easebourne (Western Weald)
- East Dean and Friston (Dip Slope)
- East Meon (Scarp Slope)
- Fernhurst (Western Weald)
- Findon (Dip Slope)
- Fittleworth (Western Weald)
- Funtington (Coastal Plain)
- Graffham (Scarp Slope)
- Greatham (Western Weald)
- Hambledon (Coastal Plain)

- Itchen Abbas (Western Downs)
- Kingston Near Lewes (Scarp Slope)
- Lavant (including East Lavant and Mid Lavant) (Coastal Plain)
- Lewes (Scarp Slope)
- Liss (including Liss Forest and West Liss) (Western Weald)
- Lodsworth (Western Weald)
- Lower and Upper Farringdon (Western Downs)
- Corhampton and Meonstoke (Dip Slope)
- Midhurst (Western Weald)
- Milland (Western Weald)
- Northchapel (Western Weald)
- Petersfield (Western Weald)
- Petworth (Western Weald)
- Poynings (Scarp Slope)
- Pyecombe (Dip Slope)
- Rodmell (Scarp Slope)
- Rogate (Western Weald)
- Selborne (Scarp Slope)
- Sheet (Western Weald)
- Singleton (Dip Slope)
- South Harting (West Sussex)
- Stedham (Western Weald)
- Steep (Scarp Slope)
- Stroud (Western Downs)
- Twyford (Dip Slope)
- Washington (Scarp Slope)
- Watersfield (Western Weald)
- West Ashling (Coastal Plain)
- West Meon (Scarp Slope)

2. The principle of development within the settlement policy boundaries as defined on the Policies Map will be supported provided that it complies with the other relevant policies, is of a scale and nature appropriate to the character and function of the settlement and is in compliance with the policy for the relevant Broad Area (policies SD4/CP Coastal Plain, SD4/DS Dip Slope, SD4/WD Western Downs, SD4/SS Scarp Slope and SD4/WW Western Weald).

3. Development proposals will **not** normally be permitted outside of settlement boundaries and the countryside will be protected in accordance with relevant policies in the Local Plan and national policy. In exceptional circumstances, development in the open countryside will be permitted, where it is demonstrated to the satisfaction of the Authority that it is in accordance with the policy for the relevant Broad Area (policies SD4/CP Coastal Plain, SD4/DS Dip Slope, SD4/WD Western Downs, SD4/SS Scarp Slope and SD4/WW Western Weald), and:

a) It is in accordance with Policy SD25 on rural exception sites, or

b) It is in accordance with Policy SD27 on Sustaining the rural economy, or

c) There is an essential need for a countryside location, or

d) It is an appropriate reuse or redevelopment of an existing building(s).

4. Development proposals within estates and large farms that support appropriate diversification, which may not otherwise be considered acceptable outside of settlement boundaries, may be exceptionally considered suitable providing that they clearly meet the following criteria to the satisfaction of the Authority:

a) The development proposals comply with other relevant policies and are part of a comprehensive Estate or Farm Plan that conserves and enhances the landscape; and

b) The development proposals as part of an estate or farm plan deliver multiple benefits in line with the Purposes and Duty and the special qualities of the National Park and in regard to ecosystem services.

5. Small sites with the potential for development that are located within the National Park, but on the edge of settlements which are outside of the National Park, will only be allocated for development where they comply with other relevant policies.

6. The efficient and effective re-use of previously developed land will be encouraged, where appropriate, and in compliance with other relevant policies.

Strategic Policy SD23: Housing

1. In accordance with Policy SD24 (Affordable Housing), the SDNPA will aim to deliver approximately 1,840 affordable homes between 2014 and 2032.

2. The SDNPA will make overall provision for approximately 4,596 net additional homes between 2014 and 2032.

3. These will be delivered through:

(i) the development of strategic sites and the allocation of land for housing in the Local Plan and neighbourhood plans;

(ii) the implementation of planning permissions; and

(iii) the development of land previously unallocated or identified (windfall), in accordance with Policy SD22 (Development Strategy) and subject to relevant policies in this Local Plan.

4. The allocation of sites to accommodate approximately the following levels of housing in addition to extant planning permissions and windfalls:

- Alfriston – 6*
- Amberley – 6*
- Binsted – 12
- Buriton – 7
- Bury – 6*
- Chawton – 6*
- Cheriton – 6*
- Coldwaltham – 20
- Corhampton and Meonstoke –11*
- Compton – 6*
- Ditchling – 15
- Droxford – 11*
- Easebourne – 20*
- East Dean and Friston (East Sussex) –11*
- East Meon –15
- Fernhurst – 211 (including Syngenta)
- Findon – 20
- Fittleworth – 6
- Greatham (Hampshire) – 30
- Hambledon – 6*
- Itchen Abbas – 8
- Kingston Near Lewes –11*
- Lavant (including Mid Lavant and East Lavant) – 20*
- Lewes – 835 (including North Street Quarter)
- Liss (including West Liss and Liss Forest) - 150
- Midhurst – 150*
- Northchapel – 6*
- Petersfield – 700
- Petworth – 150
- Pyecombe – 8
- Rodmell – 11*
- Rogate – 11
- Selborne – 6*
- Sheet – 20*
- South Harting – 8
- Stedham – 6*
- Stroud –11*
- Twyford – 20*
- West Meon – 16

5. Development that meets an identified local housing need in settlements, in addition to the requirements set out above, is identified in neighbourhood plans and is in compliance with Policy SD22 (Development Strategy) and other relevant policies in this Local Plan will be supported.

6. The size and type of homes for each proposal will be based on up-to-date evidence of local needs. A suitable mix will be determined through liaison with parish or town councils, housing authorities and rural housing enablers where applicable.

*** Sufficient capacity has yet to be identified in these settlements for all the new homes identified.**

Strategic Policy SD24: Affordable Housing Provision

1. Development proposals for new residential development that maximise the delivery of affordable housing in the National Park and provide for the size, type and tenure of homes to meet local needs as set out in this policy will be permitted, provided they comply with other relevant policies. The application of this policy will maintain a focus on affordable housing, but will be sufficiently flexible to take account of viability and changing market conditions over time.

2. A target of at least 40 per cent of all net dwellings (C3 use class) on schemes of 6 or more units will be provided as affordable homes in perpetuity to meet local needs.

3. Development proposals of 11 or more net dwellings will provide affordable housing on-site unless in exceptional circumstances when the Authority, at its discretion, may accept an alternative form of delivery in a cascade of forms with first preference for provision on an alternative site, then the provision of serviced land in lieu and then a financial contribution in lieu.

4. Development proposals of 6 to 10 net dwellings will provide affordable housing on-site where possible. Where on-site provision is not possible, it will be accepted.

5. The layout and design of affordable housing will be appropriately integrated into each development to assist the management by registered providers where necessary.

6. The size (number of bedrooms), type (flat, house) and tenure (social and affordable rented, intermediate, shared ownership or other) of affordable homes for each proposal will be based on up-to-date evidence of local needs. A suitable mix will be determined through liaison with the applicant, parish council, relevant housing authority and rural housing enablers where applicable.

7. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Selection will be managed through a partnership approach with the housing authority and established community-led and legally constituted organisations where applicable.

8. Development proposals that do not comply with all the criteria of this policy and do not provide affordable housing on suitable schemes will be refused.

Strategic Policy SD26: Gypsies and Travellers and Travelling Showpeople

1. Existing lawful permanent sites for Gypsies and Travellers and Travelling Showpeople that are required to meet the identified needs of these communities will be safeguarded, unless it can be established that the site is no longer necessary based on identified local need.

2. Development proposals for the provision of permanent or transit accommodation, or temporary stopping places, to meet the needs of Gypsies and Travellers and Travelling Showpeople will be supported where they meet a proven need, as identified by a Gypsy and Traveller Accommodation Assessment.

3. In addition to proving a need for either permanent or transit accommodation, development proposals for both types of sites will only be permitted where they comply with other relevant policies and they:

a) are well related to existing settlements and do not harm the character and appearance of the area;

b) avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities;

c) are capable of being provided with adequate infrastructure such as power, water supply, foul water drainage and recycling/waste management;

d) are accessible to education and healthcare facilities;

e) have clearly defined physical boundaries and, where appropriate, include suitable additional landscaping and any surfacing or boundary treatments;

f) provide sufficient amenity space for residents;

g) do not cause unacceptable harm to the amenities of neighbouring uses and occupiers;

h) have a safe vehicular access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site;

i) restrict any permanent built structures in rural locations to essential facilities;

j) demonstrate there is no alternative empty lawful pitch which could be used and confirmed by the local housing authority; and

k) demonstrate that occupiers of the site satisfy either the definition of a Gypsy and Traveller or Travelling Showpeople as outlined in Planning Policy for Traveller Sites (2012) or any subsequent policy.

4. Development proposals that would have an unacceptable adverse impact on the special qualities of the National Park will be refused.

Strategic Policy SD27: Sustaining the Rural Economy

1. Development proposals for rural businesses will be permitted provided that they comply with other relevant policies and they, as appropriate:

a) promote and protect the National Park's key sectors such as tourism and the visitor economy, forestry and wood-related activities, and local food and beverages;

b) promote and protect green businesses linked to ecosystem services;

c) support rural supply chains across the National Park and encourage closer ties between rural businesses;

d) encourage and support small businesses through the provision of small, flexible, start-up and move-on business units;

e) facilitate flexible working practices and promote home working, providing this does not cause unacceptable harm to the amenity of neighbours, and

f) encourage smart economic growth and promote advances in information and communications technologies, particularly, superfast broadband.

2. Business proposals that would have an unacceptable adverse impact on the special qualities of the National Park will be refused

Strategic Policy SD28: Employment Land

1. The SDNPA will seek to accommodate the following amounts of new employment land between 2014 and 2032 provided that development proposals comply with other relevant policies:

- Office (B1a/b): approximately 2 to 3 hectares.
- Industrial (B1c/B2) and small-scale warehousing (B8): approximately 5 hectares.

2. The Authority will take a flexible approach to the change of use of redundant B2 premises and land to accommodate the need for new offices and/or warehousing providing that there would not be a potentially adverse impact on the landscape and other special qualities of the National Park including traffic, noise or pollution.

3. The Authority will safeguard all existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses. Evidence of a robust marketing campaign of at least 12 months will be required that clearly demonstrates that there is no market demand for the business premises. The key employment sites safeguarded by the SDNPA are shown on the Policies Map.

Strategic Policy SD29: Town and Village Centres

1. Development proposals for town centre development that comply with other relevant policies will be permitted where they promote and protect the following hierarchy of identified centres as shown on the Policies Map:

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

Development proposals will be supported where they retain and enhance:

- a) local markets, including farmers' markets; and
- b) independent retailers, particularly those linked to supply chains across the National Park.

2. The Market Towns and Larger Village Centres

- a) Within these defined town and village centre areas as shown on the Policies Map, development proposals for retail and town centre uses will be supported providing that they are compatible with the size, scale and historic nature of the town or village centres, and comply with other relevant policies.
- b) Within the defined primary shopping frontage, as shown on the Policies Map, the loss of units in use Class A (including retail, financial and professional services, restaurants and cafes) will not be supported.
- c) Other appropriate uses within the town and village centres including tourism, cultural and leisure facilities will be supported so long as these do not harm the retail function of the town centre. There will be a presumption in favour of such uses within the secondary shopping frontage as shown on the Policies Map.
- d) Development that supports the evening economy, particularly for visitors/tourists will, in principle, be supported, provided the use would not result in adverse impacts on the amenity of town centre residents.

3. Smaller village centres

- a) Development proposals for retail development will be supported providing they are of a size and scale appropriate to the community they sit within and comply with other relevant policies. Such development should be well related to any existing shops and services within the village centre unless it can be demonstrated that this is not possible.
- b) The Authority will safeguard existing retail units (A1, A2, A3) that are fit for purpose from development proposals for non-retail uses. Evidence of a robust

marketing campaign of at least 12 months will be required that clearly demonstrates that there is no market demand for the premises.

4. Retail Impact Assessments

In order to promote and protect the town and village centres, a retail impact assessment will be required for development outside of the defined Market Town and Larger Village Centre boundary, where the proposal exceeds the following thresholds for retail floorspace:

- Market Town: 750 sqm
- Larger Village: 500 sqm
- All other locations (including farm shops and garden centres): 150 sqm

5. Development proposals that fail the sequential test or would have an unacceptable adverse impact on the vitality and viability of the market or village centres will be refused.

Strategic Policy SD31: Climate Change and Sustainable Construction

1. Development proposals that incorporate high standards of sustainable construction and comply with other relevant planning policies will be permitted provided, where appropriate, they:

- reduce;
- mitigate against; and/or
- adapt to the impacts of climate change.

2. Major non-residential development must meet at least BREEAM 'excellent' standard.

Strategic Site Policy SD34: North Street Quarter and adjacent Eastgate area, Lewes

1. Development proposals for the sustainable mixed-use development of land amounting to approximately 9 hectares at North Street and the neighbouring part of Eastgate, as shown on the Policies Map, will be permitted provided they comply with Core Policies SD1 (Sustainable Development), SD2 (Ecosystem Services), SD3 (Major Development) and other relevant policies of this Local Plan, and the criteria below. The development would create a new neighbourhood for the town of Lewes. The development mix 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 the town (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) other cultural, artistic and artisanal floorspace not covered by the above uses.

2. The redevelopment should comply with the following criteria:

a) It incorporates 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 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 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) A riverside shared foot/cycle route along the western bank of the River Ouse is incorporated to extend the town's riverside focus and contribute to its character and quality, and additional pedestrian and cycling routes are incorporated to aid in linking the site to the rest of the town, in improving permeability within the site and in providing views out of the site,

g) It results in no net loss of public parking provision,

h) The retail element is 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.

i) Alternative uses on the bus station site are subject to the facility being replaced by an operationally satisfactory and accessible site elsewhere.

j) It makes contributions towards off-site infrastructure improvements arising from, and related to, the development, and

k) 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.

Policy SD-SS03: Land at Old Malling Farm, Lewes

Land at Old Malling Farm, Lewes as shown on the Policies Map, is allocated for the development of approximately 200 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:

- 50 per cent of dwelling units are affordable;
- 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;
- 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;
- Development and appropriately designed equipped play space integrates into a multi-functional network of green infrastructure;
- 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;
- 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;
- 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;
- 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;

- 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;
- 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 access within this area shall be controlled to protect the most ecologically valuable areas;
- 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;
- Development respects the amenity of the existing dwellings adjoining the site;
- 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;
- 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;
- 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;
- 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 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;
- Measures are put in place to improve access from the site to the town centre by non-car modes; and
- The development will provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern
- Water.

Policy SD-DS02: Land at Normansal Park Avenue, Seaford

Land at Normansal Park Avenue, Seaford as shown on the Policies Map is allocated for the development of approximately 20 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:

- Improvement, enhancement or replacement of existing open/recreation space.
- A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals.
- Careful consideration to be given to the boundary treatment of the site.
- The retention of existing mature trees and appropriate buffering of protected trees.
- Re-provision of existing open space in close proximity to the existing open space and the residents it serves

Development Management Policy SD35: Provision and Protection of Open Space

1. Development proposals for new residential development that comply with other relevant policies will be permitted where they:

a) improve the multi-functional environmental and social benefits and accessibility of existing open spaces by conserving and enhancing biodiversity, landscape, recreation, water management, social and cultural benefits to underpin the health, enjoyment and wellbeing of the community and, where appropriate, achieve a national standard such as a Green Flag Award;

b) retain open spaces, including children's play space and sports facilities, which are valued by local communities unless a suitable alternative can be provided; or

c) create new open spaces that are located within or close to housing developments, that are safe and accessible for all members of the community; and

d) support increased non-motorised access, through the design of the development, and create and improve connectivity with the wider rights of way network.

2. Planning permission will not be granted for development proposals that 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 also have to be provided of the following criteria:

a) alternative provision is available in the vicinity without causing an unreasonable reduction or shortfall in meeting the local need; and

b) it has been demonstrated that the land cannot reasonably be converted to another form of open space provision for which the SDNPA has identified a deficit.

3. Development proposals for new cemeteries and burial grounds that comply with other relevant policies will be permitted where they are:

a) appropriately sited in a sustainable location.

- 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.

Development Management Policy SD42: Sustainable Drainage

1. In order to attenuate the rate and volume of surface water run-off and improve water quality all new development in areas at risk of flooding will identify opportunities to incorporate Sustainable Drainage Systems (SuDS) that is appropriate to the size and characteristics of the development at an early stage of the design process, taking consideration of natural site drainage and topography. SuDS that comply with other relevant policies will be permitted providing that they satisfy the following criteria:

- a) Compliant with the National Standards and Specified Criteria for Sustainable Drainage;
- b) Take account of the 1 in 100 year 6 hour storm event plus 30 per cent allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas and compliant with Policy SD15 on Flood Risk Management;
- c) The SuDS is designed to ensure that there is no flooding on a 1 in 30 year storm event;
- d) Demonstrate that management and maintenance arrangements for the lifetime operation of the scheme are in place;
- e) Retain existing open drainage ditches in their current form;
- f) Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, planning practice guidance and the SuDS manual produced by CIRIA;
- g) Effectively manage water including maintenance of and, where possible improvement to water quality; and
- h) Provide amenity for local residents whilst ensuring a safe environment.

2. Where SuDS via ground infiltration is feasible, in order to ensure that SuDS discharge water from the development at the same or lesser rate as prior to construction, developers must undertake:

- a) up to six months groundwater monitoring within the winter period;
- b) winter percolation testing in accordance with BRE365.

3. Proposals for 'major' development should seek to integrate SuDS within public open spaces and roads, in liaison with the appropriate county council or unitary authority.

Development Management Policy SD49: Conversion of Redundant Agricultural Buildings

1. The conversion of redundant agricultural buildings outside of defined settlement boundaries will only be permitted where they comply with other relevant policies and:

a) it is not in a wholly isolated location from infrastructure, amenities and services;

b) it is structurally sound and capable of conversion without substantial reconstruction which may constitute a re-build;

c) existing traditional buildings within the holding are not capable of being re-used in the first instance;

d) it can accommodate the proposed use(s) without the need for significant extensions or ancillary buildings;

e) it incorporates measures to enhance the environmental performance of the building, where appropriate;

f) the proposed use does not impact upon the amenities and/or activities of neighbouring properties and uses;

2. And in instances where agricultural buildings are identified as heritage assets:

a) the optimal viable use is proposed to conserve and enhance its architectural and historic interest and leads to an enhancement of its setting;

c) wherever possible, essential utilities and other functional requirements do not harm significant internal fabric.

Development Management Policy SD58: Air Quality

1. The Authority, working with local authority partners and other relevant agencies will seek to improve air quality throughout the National Park. Development proposals that may lead to a significant deterioration in local air quality resulting in unacceptable effects on human health, the natural environment or local amenity, will require the submission of an air quality assessment, which should address:

a) The existing background levels of air quality;

b) The cumulative impact of development levels of air quality; and

c) The feasibility of any measures of mitigation that would prevent the national air quality objectives being exceeded, or would reduce the extent of the air quality deterioration.

2. Development proposals that by virtue of their location, nature or scale could impact on an AQMA will be required to:

a) Have regard to any relevant AQAP and to seek improvements in air quality through implementation of measures in the AQAP; and

b) Provide mitigation measures where the development and/or associated traffic would adversely affect any declared AQMA.

3. Development proposals that comply with other relevant policies, will be permitted where they:

a) Provide mitigation measures where the development and/or its associated traffic could lead to a declaration of a new or extended AQMA,

b) Ensure that the development will not have a negative impact on the surrounding area in terms of its effect on health, the natural environment or general amenity, taking into account cumulative impacts,

c) Promote opportunities for walking, cycling and public transport and congestion management to reduce traffic levels in areas of reduced air quality, particularly in town or village centre locations, and promote the opportunity for cycling through the provision of cycleways, and

d) Secure best practice methods to reduce levels of dust and other pollutants arising from the construction of development and/or from the use of the completed development.