

# **LDF**

Local Development Framework

## **Lewes District Council & The South Downs National Park Authority Local Development Framework**

### **Revised Statement of Community Involvement**

July 2011

£5.00





# 1. Introduction

## Background

- 1.1 Community involvement allows those who live, work and visit an area an opportunity to say how they would like to see that area planned for. There is great benefit in involving a wide range of people in the planning process. It can give the community a sense of ownership and inclusion, can resolve potential conflicts between parties and can draw upon local knowledge.
- 1.2 Lewes District Council (LDC) adopted its first Statement of Community Involvement (SCI) in 2006. In 2008, the Government issued a revised Planning Policy Statement 12 on Local Spatial Planning and also amended the Town and Country Planning (Local Development) (England) Regulations 2004 (further amendments were also made to these regulations in 2009). These regulations are hereafter referred to as the Planning Regulations.
- 1.3 Alongside the changes in Government legislation, the South Downs have been designated a National Park, with the South Downs National Park Authority now the sole planning authority within the National Park. These significant changes have resulted in the need to revise the first SCI. In addition, the Local Government and Public Involvement in Health Act 2007 includes a “duty to involve”. This SCI contributes to Lewes District Council meeting this new duty.
- 1.4 To help inform the review of the SCI the District Council undertook an informal and non-statutory evidence gathering stage in the form of a questionnaire. The results from the questionnaire helped influence the content of the draft version of the SCI that went out for public consultation between 1 October and 12 November 2010. A document containing the results of the questionnaire and the public consultation has been published alongside this document and can be found online at [www.lewes.gov.uk/planning/sci.asp](http://www.lewes.gov.uk/planning/sci.asp).

## Planning Policy Statements

- 1.5 The planning system is guided by Planning Policy Statements (PPSs). These statements are prepared by the Government to provide guidance to local authorities on planning policy and the operation of the planning system.
- 1.6 Of particular relevance to the SCI is PPS 12: Local Spatial Planning. This sets out that “an SCI should:
  - Explain clearly the process and methods for community involvement for different types of local development documents and for the different stages of plan preparation. This needs to include details of how the diverse sections of the community are engaged,









































<b>Local Plan</b>	The Local Plan is, at time of writing, the statutory plan for Lewes District and was adopted in 2003. Until replaced by Local Development Documents (LDDs), its saved policies will still be used to guide development in the District by helping to determine planning applications.
<b>Local Strategic Partnership (LSP)</b>	The Local Strategic Partnership (LSP) brings together organisations from the public, private, voluntary and community sectors to produce and deliver the Sustainable Community Strategy
<b>Planning Policy Statements (PPS)</b>	These are statements from central Government which express national planning policy around certain issues. These statements are to be followed by local authorities when preparing Local Development Documents (LDDs) and determining planning applications.
<b>Planning Regulations</b>	The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended in 2008 and 2009) specifies how local authorities in England should prepare, adopt and withdraw Local Development Documents (LDDs). It also stipulates how consultation and notification of individuals and organisation should be carried out in relation to the production of Local Development Documents (LDDs).
<b>Proposals Map</b>	These show existing and revised designations of areas of land such as conservation areas and flood zones, and the locations of any proposed or actual Area Action Plans (AAPs). It would also define the sites for particular future land uses or developments, and the areas to which specific policies apply.
<b>Site Allocations DPD</b>	This will identify all district wide site allocations for uses including housing, affordable housing, employment land, retail and a range of infrastructure proposals.
<b>Statement of Community Involvement (SCI)</b>	Sets out how the community is to be engaged in the Local Development Framework (LDF) process and sets standards for involving the community in the preparation, alteration and continuing review of all local development documents. It also states how the local community can be involved in the decision making process of planning applications.
<b>Supplementary Planning Documents (SPDs)</b>	These will need to be consistent with parent Development Plan Documents (DPDs) and will elaborate upon certain policies and specific site allocations. They are capable of being a material consideration in the determination of planning applications although afforded less weight.

<p><b>Sustainability Appraisal (SA)</b></p>	<p>Sustainability Appraisal (SA) is required by national policy and regulations and is used to assess policy options in a Local Development Document (LDD) to ensure that the plan contributes towards sustainable development as far as possible. The Sustainability Appraisal (SA) process incorporates the Strategic Environmental Assessment (SEA) process, which is an environmental assessment applied to policies, plans and programmes. This is a requirement of the European 'SEA Directive'.</p>
<p><b>Sustainable Community Strategy (SCS)</b></p>	<p>The Sustainable Community Strategy is a strategy produced by the LSP to improve the quality of life for local people. It provides action plans for 6 themes (A Valued Environment; Decent, Affordable Housing For All; Safer Stronger Communities; Access to Good Local Facilities; Healthier Communities and A Vibrant and Sustainable Local Economy), describing how improvement in the themes will be delivered.</p>











## Appendix 3: Speaking at Planning Committees

The following is taken from Part 9 of the Council's Constitution – Public Speaking at Planning Applications Committee.

### Introduction

The Council operates a scheme whereby interested parties have the opportunity to speak at meetings of the Planning Applications Committee. The Council considers this adds value to the planning process, offering increased involvement for the public and more informed decision-making by the Committees.

These guidance notes set out how the scheme operates and what to expect at the meeting itself. They are designed to make the system as fair and easy to operate as possible.

### Scope of the Scheme

The scheme only applies to applications included on the agenda for a particular meeting. For this purpose applications include, Planning Applications, Listed Building and Conservation Area Consent Applications and Advertisement Applications. The scheme does not apply to Enforcement or Tree matters, applications for Certificates of Lawful Use or applications where the Council is not the determining authority.

### Who may speak?

Anyone with an interest in an application is able to speak and to make the system manageable, the following numbers have been agreed:

- Town/Parish Council 1 representative
- Objectors Up to 3 representatives

This includes local residents and any professional representative. Amenity Societies/Residents Associations are included but do not have an automatic right to speak.

- Applicant/Agent/Supporters Up to 3 representatives

Local residents, Amenity Societies etc, may also be supporters. The applicant (or nominee) will have priority in deciding who should speak.

Applicants/agents and those who have commented on an application will be notified of the date when it is to be considered by the Planning Applications Committee so that they can register their interest in speaking (see section below on Registering an interest to speak).

Speakers are selected on a "first come, first served" basis until the above numbers have been reached. Subsequent objectors/supporters are put in touch with those who have already registered to speak so that they can agree what they want to say, either for or against an application, and who will speak.



This can be done in several ways. You can write to us at:

Planning Services  
Southover House  
Southover Road  
Lewes BN7 1AB

Alternatively, you can send us a Fax on 01273 484452 or telephone 01273 484439 or 484440.

You can also send an e-mail to:

[planning@lewes.gov.uk](mailto:planning@lewes.gov.uk)

Please always quote the application number where known.

### **Relevant issues**

When considering applications the Committee members can only take account of relevant "Planning" issues. These can include:

- Local Plan/Local Development Framework\* Policies
- Government Guidance including Orders and Circulars
- Case Law and previous decisions
- Highway safety, traffic, parking
- Noise, disturbance, smells
- Design, appearance, layout, materials, character
- Overshadowing, loss of privacy, residential amenities
- Effect on Listed Buildings, Conservation Areas, Trees

\*when completed.

There are also certain issues which the Committee members cannot take into account in making planning decisions. Please do not waste your speaking time on these matters.

These include:

- Matters covered by other laws, e.g. licensing
- Private property rights
- Effect on value of property
- Loss of view from a private property

- Possible future development
- Preferable alternative development
- Personal circumstances (except in exceptional cases)
- Applicant's morals or motives
- Moral/religious issues

Please note there is no legal protection for comments made at meetings and it is therefore important that derogatory or defamatory statements are avoided.

**Further information**

If you have any queries about the scheme please contact the Development Control Team Clerk (01273 484439 or 484440).

