

Lewes District Local Plan

Part 1: Joint Core Strategy – Submission Document

Schedule of Recommended Modifications

September 2014



Context for the Modifications

The table below sets out modifications to the Joint Core Strategy Submission Document that the local planning authorities have identified following the pre-submission publication of the Focussed Amendments document under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. These modifications have arisen post-publication and are generally recommended to address a matter raised in representations made; to update information; or to correct drafting errors in the document. The reason for each modification is given in the table.

Lewes District Council and South Downs National Park Authority contend that the Joint Core Strategy as submitted is a sound plan. It is considered that the recommended modifications below would aid in the application and implementation of the submitted Joint Core Strategy but would not fundamentally alter the overall plan from that consulted upon during the pre-submission publication and representations period for the Focussed Amendments document, as subsequently set out in the Submission Document.

Notwithstanding, the appointed Inspector is invited by the local planning authorities to consider these modifications to the Joint Core Strategy Submission Document, together with such other recommendations and/or modifications as he/she may consider appropriate under Section 20(7) of the Planning and Compulsory Purchase Act 2004.

LPA Modification Number	Joint Core Strategy Submission Document Reference /Location	Proposed Change	Reason
MOD1	Section1 (Introduction) National Influences p9	Insert a new paragraph after 1.22 to read: In the preparation of the Core Strategy regard has been given to UK Marine Policy Statement as the national framework for decisions affecting the marine environment to ensure integration with the marine planning regime. The local planning authority will continue to have regard, where appropriate, to the Marine Policy Statement and the emerging South Marine Plans and designations in subsequent plan making and decision taking.	To ensure compliance with the marine planning regime in accordance with NPPF paragraph 105.
MOD2	Section 6 (Spatial Strategy) Spatial Policy 3: New criterion (xii), p.51	Amend Spatial Policy 3 by adding new criterion (xii) to read: The development will provide a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.	To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.
MOD3	Section 6 (Spatial Strategy)	Amend Spatial Policy 3 by deleting the final word 'and' from Criterion (x) and re-wording Criterion (xi) to read: Contributions towards off-site infrastructure	Consequent to MOD2

	Spatial Policy 3, p.51	improvements arising from, and related to, the development; and	
MOD4	Section 6 (Spatial Strategy) Spatial Policy 4, p.55	Amend the first sentence of Spatial Policy 4 by replacing '6 hectares' with '8.5 hectares' to read: Land amounting to 8.5 hectares is allocated for residential development of approximately 175 dwellings.	To correct the site area to correspond with the extended site allocation.
MOD5	Section 6 (Spatial Strategy) Spatial Policy 4, criterion(i), p.55	Replace the words 'Primary and secondary accesses' with 'Access' and add the word '/or' to read: i) Access including provision for pedestrians and cyclists to be provided from Ridge Way and/or Greenhill Way;	To allow flexibility for alternative suitable access solutions to be considered.
MOD6	Section 6 (Spatial Strategy) Spatial Policy 4 criterion (ii), p.55	Replace the words ' Environment Agency ' with ' appropriate body '.	To update the policy wording to reflect changes brought about by the Floods and Water Management Act (2010) whereby surface water drainage will become the responsibility of the Lead Local Flood Authority (ESCC). The revised wording updates the position and provides flexibility until this comes into force.

MOD7	<p>Section 6 (Spatial Strategy)</p> <p>Spatial Policy 4: New criterion (viii) p.55</p>	<p>Add new criterion (viii) to read as follows:</p> <p>The development will provide a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.</p>	<p>To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.</p>
MOD8	<p>Section 6 (Spatial Strategy)</p> <p>Spatial Policy 4 p.55</p>	<p>Delete the final word 'and' from Criterion (vi) and re-word Criterion (vii) to read:</p> <p>Ecological and tree surveys and appropriate measures to mitigate adverse impacts on nearby Tree Preservation Orders and Ancient woodland; and</p>	<p>Consequent to MOD7.</p>
MOD9	<p>Section 6 (Spatial Strategy)</p> <p>Para 6.72 p56</p>	<p>Amend the second sentence by replacing the words '6 hectares' with the words '8.5 hectares', to read:</p> <p>The many development constraints across the district have made it inevitable that a number of greenfield strategic sites are required in order to meet the local, objectively assessed, housing target. While this site has been assumed to constitute 'best and most versatile agricultural land' it is considered that on balance the economic and social benefits of the development of these 8.5 hectares of land outweigh the loss of the agricultural land.</p>	<p>To correct the site area to correspond with the extended site allocation in MOD4.</p>

MOD10	<p>Section 6 (Spatial Strategy)</p> <p>Para 6.73, p.57</p>	<p>Amend the second sentence by replacing the words 'a secondary access' with the words 'any secondary access', to read:</p> <p>There are two potential access points, from the end of Greenhill Way and from the end of Ridge Way. It is proposed that the principal access will be from Ridge Way with any secondary access being taken from the end of Greenhill Way. This is due to a number of protected trees in the vicinity of the Greenhill Way point of access, which may restrict the achievability of a suitable width for an access point. Taking into account the outputs of a Transport Assessment, to be undertaken at the planning application stage, will ensure a safe and suitable access can be achieved for all people.</p>	For consistency with MOD5.
MOD11	<p>Section 6 (Spatial Strategy)</p> <p>Spatial Policy 5, criterion (iii), p.59</p>	Replace the words ' Environment Agency ' with ' appropriate body '.	To update the policy wording to reflect changes brought about by the Floods and Water Management Act (2010) whereby surface water drainage will become the responsibility of the Lead Local Flood Authority (ESCC). The revised wording updates the position and provides flexibility until this comes into force.
MOD12	<p>Section 6 (Spatial Strategy)</p> <p>Spatial Policy</p>	<p>Add new criterion (viii) to read as follows:</p> <p>The development will provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.</p>	To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.

	5: New criterion (viii) p.59		
MOD13	Section 6 (Spatial Strategy) Spatial Policy 6: New criterion (vii) p.63	Add new criterion (vii) to read as follows: The development will provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.	To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.
MOD14	Section 7 (Core Delivery Policies) Core Policy 2: Key Strategic Objectives Box, p.71	Amend the third bullet point key strategic objective by deleting the words ' in urban areas ' to read: <ul style="list-style-type: none"> • To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area. 	For consistency with Strategic Objective 8 p.31 where the words 'in urban areas' have been deleted through Focussed Amendment reference FA2.
MOD15	Section 7 (Core Delivery Policies) Core Policy 2, point 4, p.73	Remove the bullet number 4. and insert the words ' the local planning authority will ' after the words 'Where appropriate', to read: Where appropriate, the local planning authority will identify sites and local requirements for special needs housing (such as for nursing homes, retirement homes, peoples with special needs including physical and learning disabilities, specific requirements of minority groups etc) in a	To correct a drafting error that implies it will be for developers rather than the local planning authorities to produce the subsequent Development Plan Documents.

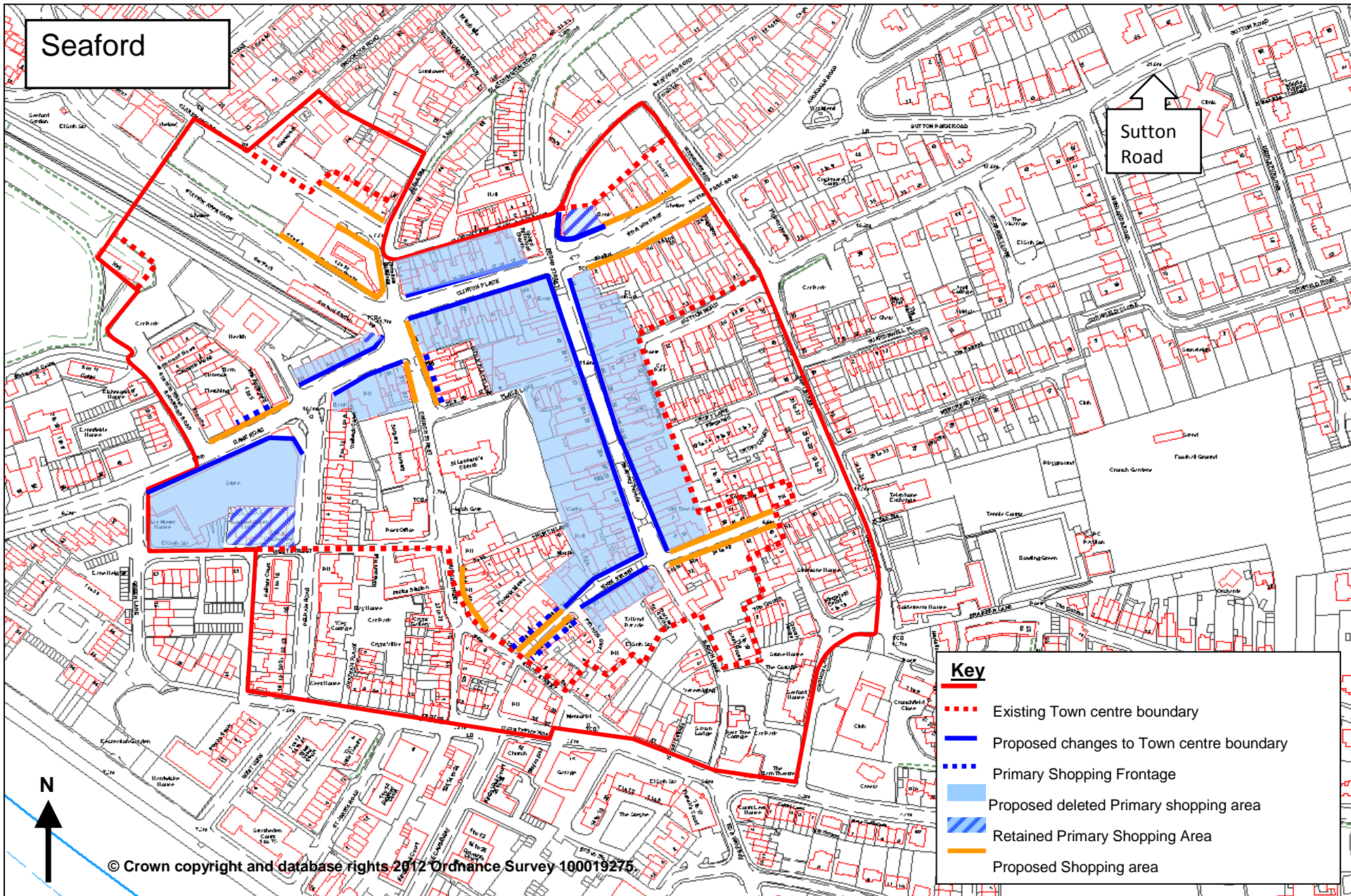
		Site Allocations and Development Management Policies DPD and/or the SDNPA Local Plan.	
MOD16	Section 7 (Core Delivery Policies) Core Policy 3: Key Strategic Objectives Box, p.74	Amend the second bullet point key strategic objective by deleting the words ' in urban areas ' to read: <ul style="list-style-type: none"> • To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area. 	For consistency with Strategic Objective 8 p.31 where the words 'in urban areas' have been deleted through Focussed Amendment reference FA2.
MOD17	Section 7 (Core Delivery Policies) Core Policy 3, criterion 1, p.76	Amend criterion 1 by inserting the words 'and wastewater facilities' to read: Avoid locating sites in areas at high risk of flooding or significantly contaminated land, or adjacent to existing uses incompatible with residential uses, such as waste tips and wastewater facilities;	To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.
MOD18	Section 7 (Core Delivery Policies) Core Policy 4: Key Strategic Objectives Box, p.77	Amend the fourth bullet point key strategic objective by deleting the words ' in urban areas ' to read: <ul style="list-style-type: none"> • To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area. 	For consistency with Strategic Objective 8 p.31 where the words 'in urban areas' have been deleted through Focussed Amendment reference FA2.
MOD19	Section 7 (Core Delivery Policies)	Add the words ' at that location ' to read: ii. Ensuring that new development will not harm conservation interests unless the benefits of	To ensure the policy complies with NPPF paragraph 118.

	Core Policy 10, Criterion 1(ii), p102	development at that location clearly outweigh the harm caused. In such cases appropriate mitigation and compensation will be required;	
MOD20	Section 7 (Core Delivery Policies) Sustainable Travel, para.7.118, p.110	Insert the words 'or set out within a relevant Neighbourhood Plan', to read: Car and cycle parking requirements at new developments will be determined by taking into account the accessibility of the site and characteristics of the development, in accordance with parking guidance approved by the local planning authority, or as set out within a relevant Neighbourhood Plan.	To recognise that parking requirements could also be a relevant matter to be addressed in Neighbourhood Plans, reflecting local circumstances.
MOD21	Section 7 (Core delivery policies) Core Policy 13 p111	Re-number the final three policy criteria from i. ii. and iii. to a. b. and c. respectively to read: The local planning authority will work with East Sussex County Council and other relevant agencies to encourage and support measures that promote improved accessibility, create safer roads, reduce the environmental impact of traffic movements, enhance the pedestrian environment, or facilitate highway improvements. In particular, the local planning authority will: a. Support the expansion and improvement of public transport services, particularly those providing links between the rural and urban areas; b. Encourage improvements to existing rail services, new or enhanced connections or	In order to avoid confusion with criteria i. ii. and iii. in Core Policy 13 point 7 immediately above.

		<p>interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations; and</p> <p>c. Support the development of a network of high quality walking and cycling routes throughout the district.</p>	
MOD22	Appendix 2 - Status of saved local plan policies, p.125	Remove Policies ST5 and ST6 from the list of 'saved' 2003 Local Plan policies to retain in support of Core Policy 11	To correct typing error. These 'saved' policies have been replaced by Core Policy 2.
MOD23	Appendix 2 – Status of saved local plan policies, p.126	Remove policy NH8 from the list of 'saved' 2003 Local Plan policies to retain for Newhaven.	This policy will be replaced by Spatial Policy 6 – Land at Harbour Heights, Newhaven.
MOD24	Appendix 2 saved local plan policies P126	<p>Remove policy NH10 from the list of 'saved' 2003 Local Plan policies that the Core Policy replaces for Newhaven.</p> <p>Add policy NH10 the list of 'saved' 2003 Local Plan policies to retain for Newhaven.</p>	The site allocation boundary differs from the retail/residential planning application boundary. The council is advised that the consented Asda scheme will not be progressing on the site hence the retention of NH10 is required until the allocation is reviewed through a site allocations DPD.
MOD25	Appendix 2 saved local plan policies P126	Remove saved policy CH2 from the list of 'saved' 2003 Local Plan policies to retain for Chailey.	The 'New Heritage' development is completed and occupied.

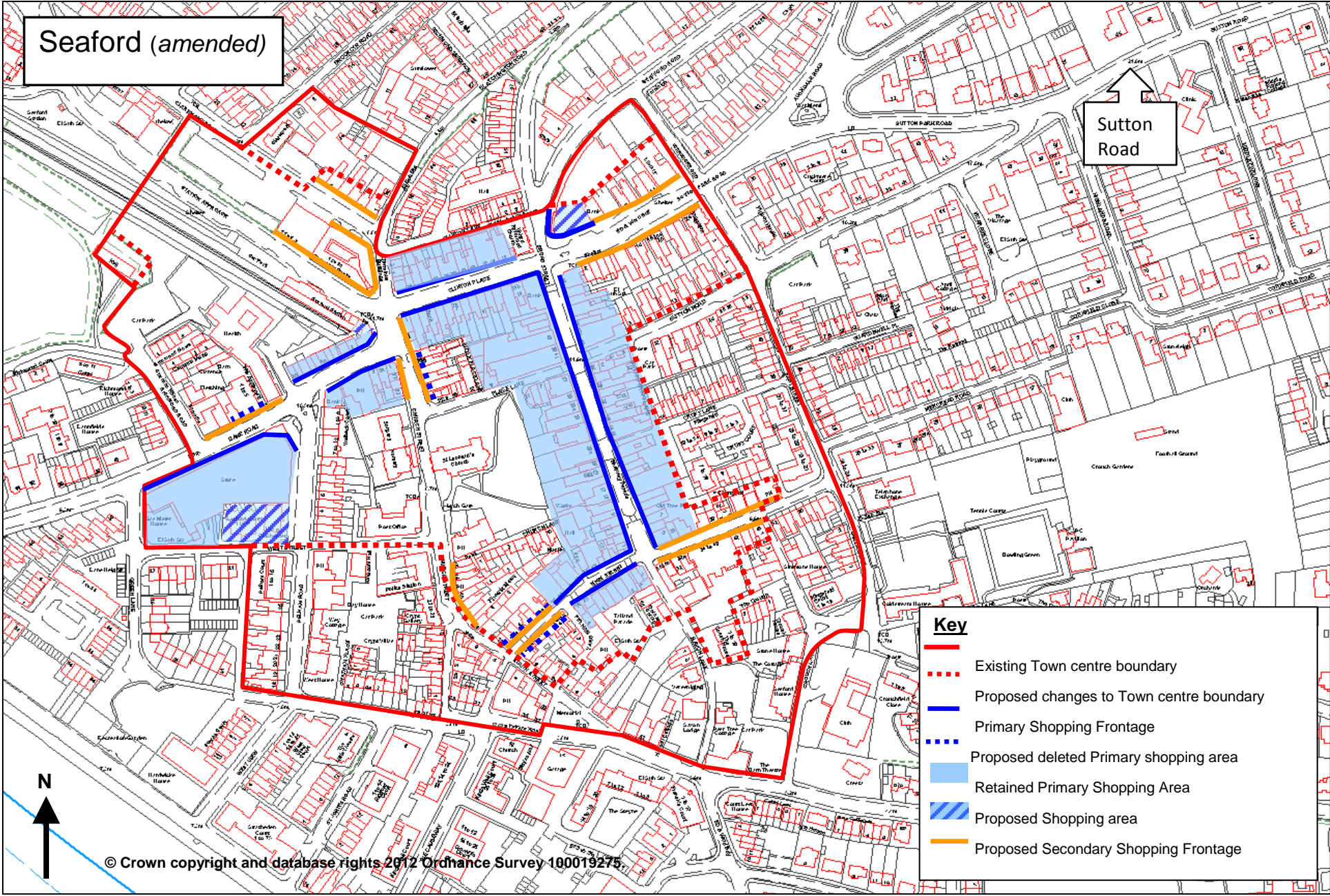
MOD26	Appendix 3 p128, top box, second column.	The figure should read 520 not 440 as follows: A review of the Spatial Policies 1 and 2 will be triggered in April 2022 if transport mitigation measures to accommodate the additional 520 homes at Peacehaven/Telscombe have not been identified to solve capacity constraints on the A259 to the satisfaction and agreement of the local highway authority	To accurately reflect the requirements of Spatial Policy 2.
MOD27	Appendix 5 P143, Seaford map	Extend the Proposed Secondary Shopping Frontage to include the Public House (The Cinque Ports) on the High Street. *See maps below.	To correct a mapping error in order that the Proposed Secondary Shopping Frontage for Seaford in the Submission JCS accords with that recommended in the Lewes District Shopping and Town Centres Study.

* MOD27 – Delete this map and replace with the amended map below



Seaford (amended)

Sutton Road



Key	
	Existing Town centre boundary
	Proposed changes to Town centre boundary
	Primary Shopping Frontage
	Proposed deleted Primary shopping area
	Retained Primary Shopping Area
	Proposed Shopping area
	Proposed Secondary Shopping Frontage