

# Lewes District Local Plan

## Part 1: Joint Core Strategy – Proposed Submission Document

### Schedule of Focussed Amendments

May 2014



N.b. Please see the *Addendum to the Schedule of Focussed Amendments* at the end of this document for the amendment to the wording of Core Policy 12.

Amendment Number	Proposed Submission Core Strategy Reference	Proposed Change	Reason
FA1	<b>Section 5 – Strategic Objectives</b>  Strategic Objective 3	<i>Add the following sentence to the end of Strategic Objective 3:</i>  <b><u>‘The District Council and National Park Authority will also seek to work in partnership with other authorities in the region in order to explore the issue of meeting housing need across this wider area.’</u></b>	To reflect our commitment to address housing needs working together under the Duty to Co-operate.
FA2	Strategic Objective 8	<i>Amend the wording of Strategic Objective 8 to the following:</i>  <b>‘To maximise opportunities for re-using suitable previously developed land <del>in urban areas</del> and to plan for new development in the highly sustainable locations without adversely affecting the character of the area.’</b>	To ensure consistency with the NPPF.
FA3	<b>Section 6 - Spatial Strategy</b>  6.13 - 6.22	<i>Delete paragraphs 6.13-6.16</i>  <del>6.13 — In terms of future housing provision, Lewes District is within a region where a high demand for additional housing exists, which is likely to remain the case for the foreseeable future. This has been evidenced in the Local Housing Needs Assessment, which identifies in-migration from other areas of the country as one of the main drivers for this additional demand. Against this level of demand, environmental designations (particularly the National Park) and flood risk are significant constraints to the identification and delivery of sustainable sites for new housing.</del>  <del>6.14 — The South East Plan currently provides the statutory context for local planning. This includes policies on the scale and distribution of new housing in the district. These policies provide Lewes District with a requirement to deliver 4,400 net additional homes in the period between 2006 and 2026 (an annual average of 220 net additional</del>	Following the revocation of the South East Plan, together with its housing targets for the district and changes to national planning policy an Objective Assessment of Need (OAN) for housing in the district was undertaken. As this showed that the OAN was significantly higher than the previously proposed housing target, a programme of additional work was undertaken in a no-stone-unturned approach to seeking to meet the OAN, or at least reducing the shortfall as far as possible within the district or

		<p>dwelling). In light of the uncertainties surrounding regional planning, the District Council and National Park Authority undertook a review of this housing target in preparing the Emerging Core Strategy (see both housing background papers at: <a href="http://www.lewes.gov.uk/corestrategy/index.asp">http://www.lewes.gov.uk/corestrategy/index.asp</a>). This review concluded that the anticipated level of housing need (as identified in the Local Housing Needs Assessment) could not be delivered due to the district's constrained capacity to deliver sufficient sustainable housing sites<sup>44</sup>. The review concluded that an appropriate housing target would be broadly in line with the South East Plan target and driven by the capacity of the district to accommodate additional housing.</p> <p>6.15 — In developing this spatial strategy the approach has been to meet the district's housing needs as far as reasonably possible (in line with paragraph 47 of the National Planning Policy Framework). This has meant that the housing target set in this plan is slightly higher than the preferred target identified in the Emerging Core Strategy (a greater level of housing capacity has been identified than what was envisaged at the Emerging Core Strategy stage). This target is considered to be in conformity with the South East Plan, particularly in terms of the annualised rate of net additional houses to be delivered (225 dwellings). The target is for a 20 year period, but rather than having a start date in line with the South East Plan (2006), the start date is set at April 2010. This is because much of the evidence underpinning this plan uses April 2010 as the base date.</p> <p>6.16 — In arriving at the local housing delivery target a balance has been struck between the predicted level of housing need over the coming years and the ability of the district to accommodate additional development in a sustainable manner. An additional key consideration has been the need to ensure that future housing provision, in the part of the plan area within the National Park, is in accordance with National Park Purposes.</p>	<p>through the Duty to Co-operate.</p> <p>Previous paragraphs 6.13-6.16 are therefore out of date.</p> <p>New explanatory paragraphs 6.13-6.22 have been inserted to set out and explain the proposed changes to housing provision.</p>
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		<p><i>Delete footnote 11</i></p> <p><del><sup>14</sup>The scale of housing set in the South East Plan for Lewes District was reflective of the district's limited capacity to accommodate additional growth, particularly as a result of environmental constraints.</del></p> <p><i>Add the following paragraphs:</i></p> <p><u>'6.13 Following the revocation of the South East Plan, the scale of future housing growth needs to have due regard to the policies set out in the National Planning Policy Framework, The key policy reference is paragraph 47, which states that Local Plans should meet the full objectively assessed need for market and affordable housing as far as is consistent with other policies of the Framework. In the light of this, the District Council and the National Park Authority worked in partnership with other authorities from the Sussex Coast Housing Market Area<sup>12</sup> to produce a Duty to Co-operate Housing Study. For Lewes District, this study identifies a need to deliver between 9,200 – 10,400 net additional dwellings over the plan period (equivalent to 460 – 520 dwellings per annum). The capacity of the district to accommodate this level of housing growth, as well as any shortfall in capacity in-neighbouring authorities' housing needs, is summarised below.</u></p> <p><u>6.14 A range of factors needs to be balanced to determine the most appropriate scale of housing development, with 'drivers' for growth, such as demographic projections and housing market pressures, on the one hand and supply constraints, including environmental designations and infrastructure availability, on the other. It is also important that these considerations are balanced by the vision of local communities for their areas and the need to provide the employment opportunities that will support sustainable growth and the overall prosperity of the area. These factors, and their implications for housing growth, are examined in the Housing Background Papers 2011 and 2013. A further assessment, which reviews the Duty to Co-operate Housing Study and its implications, is set out in the Core Strategy Background Paper: Justification for the Housing Strategy 2014.</u></p>	
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		<p><u>6.15 This latter assessment explains how the District Council and the National Park Authority have sought to explore a range of options in order to attempt to accommodate the full objectively assessed need for housing within the plan area. However, it was eventually concluded that a housing delivery target which meets the objectively assessed housing needs of the district would be not be sustainable. The main reasons for this conclusion, as supported by the Sustainability Appraisal, are related to the environmental capacity of the district to accommodate further housing growth and the capacity of existing and planned infrastructure to serve it.</u></p> <p><u>6.16 Significantly, about 56% of the district is located within the South Downs National Park, where the level of future housing provision must have regard to the two statutory purposes of the National Park and national policy guidance set out in 'English National Parks and the Broads: UK government vision and Circular 2010'. This particularly affects the outward growth of the towns of Lewes, which lies wholly within the National Park, and Seaford, which is tightly constrained by the National Park boundaries. In the rural area outside of the National Park, the vision of the Core Strategy aspires to retain and enhance the distinctive character and identity of the Low Weald countryside and villages.</u></p> <p><u>6.17 The location of new housing development is also limited by flood risk, which affects significant parts of the district, especially around the towns of Lewes, Newhaven and Seaford, and the proximity of international and national ecological designations. In terms of infrastructure, the capacity of the road network has been, and continues to be, a critical issue affecting the district. This issue principally impacts upon the growth of Newhaven, Peacehaven and Telscombe but also affects the potential for large-scale housing development in the villages and urban fringe areas to the north or east of Ditchling.</u></p> <p><u>6.18 Finally, any theoretical capacity for development has to be considered against the availability of suitable opportunities, as well as the willingness of the market to bring forward development. The Council's most recent Strategic Housing Land Availability Assessment (SHLAA) indicates a potential housing capacity that is significantly short of even</u></p>	
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		<p><u>the lower end of the district's objectively assessed housing requirement. A detailed justification of the inability of the district to accommodate its full objectively assessed housing need is provided in the background paper entitled 'Justification for the Housing Strategy'. This includes an explanation of the assessments undertaken in a 'no stone unturned' approach to ensuring all possible options for maximising housing delivery in the district have been thoroughly explored.</u></p> <p><u>6.19 The outcome from the appraisal of different options has led the District Council and the National Park Authority to conclude that the overall target for net additional housing in the district should be a minimum of 5,600 dwellings between 2010 and 2030 (an average of 280 dwellings per annum). Whilst this figure is below the district's objectively assessed housing needs, it is considered to be the level of housing growth that most appropriately balances the objective of meeting housing needs with the aims of achieving sustainable development and sustainable communities. Higher housing delivery targets would be incompatible with the wider policies of the National Planning Policy Framework and the Core Strategy vision to preserve the district's unique, distinctive and generally high quality environment and, by damaging one of its economic assets, could also have negative impacts on the local economy.</u></p> <p><u>6.20 It is also evident through the findings of the Duty to Co-operate Housing Study that none of the district's shortfall in housing can be met elsewhere in the Sussex Coast Housing Market Area. Approaches have been made to other neighbouring and nearby authorities to explore the potential of their areas to meet some of the shortfall but, so far, no scope has been identified by these authorities to accommodate any of the district's housing needs.</u></p> <p><u>6.21 Whilst the housing delivery target does not fully meet the district's objectively assessed requirements, this plan identifies a number of policy measures that will be pursued to mitigate some of the potential negative impacts that could arise as a result of this policy approach. In addition, the Duty to Co-operate Housing Study identifies a number of longer term strategic development options, some of which are at a sub-regional level, which could help meet housing requirements. Many of</u></p>	
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		<p><u>these options will need to be considered further, working in partnership with other local authorities and agencies.</u></p> <p><u>6.22 A Memorandum of Understanding (MoU) has been produced and signed by all the authorities within the Sussex Coast housing market area, as well as the West Sussex authorities of Crawley, Horsham and Mid Sussex. This commits the authorities to work together to explore longer-term solutions for housing delivery. One of the options likely to be examined is the potential for a new settlement within the Sussex Coast Housing Market Area. The District Council and the National Park Authority did not consider it appropriate to delay the submission of the Core Strategy until the outcome of this work is known. However, if a long-term solution which affects the plan area is agreed, we are committed to a review of the Core Strategy if this is necessary to deliver it.'</u></p>	
FA4	Bottom of page 41	<p><i>Insert Footnote 12:</i></p> <p><u><sup>12</sup> The Sussex Coast Housing Market was defined in the Coastal West Sussex Strategic Housing Market assessment Update (November 2012), see <a href="http://www.adur-worthing.gov.uk/media/media,114037.en.pdf">http://www.adur-worthing.gov.uk/media/media,114037.en.pdf</a> '</u></p>	For clarity. This was critical to establishing the objectively assessed housing needs for the area.
FA5	Spatial Policy 1	<p><i>Amend Spatial Policy 1 wording to the following:</i></p> <p><b><i>'Spatial Policy 1 - Provision of housing and employment land</i></b></p> <p><b><i>In the period between 2010 and 2030, <u>a minimum of 5,600 4,500</u> net additional dwellings will be provided in the plan area (this is the equivalent of approximately <u>280 225</u> net additional dwellings per annum).</i></b></p> <p><b><u><i>A review of Spatial Policies 1 and 2 will be undertaken by the District Council and National Park Authority on completion of cross-authority working to consider longer-term options for strategic development both</i></u></b></p>	<p>Updated wording showing the revised housing target and annualised delivery target.</p> <p>Additional wording has also been included to reflect the local planning authorities' commitment to seek solutions for meeting housing needs.</p>

		<p><u><a href="#">within the Sussex Coast Housing Market Area and in adjoining areas if any of these options are demonstrated to be deliverable within Lewes District.</a></u></p> <p><b><i>In the period between 2012 and 2031, in the region of 74,000 square metres of employment floorspace (B1, B2 and B8) will be provided in the plan area. 60,000 square metres of this floorspace will be as industrial space (B1c, B2 and B8), and 14,000 square metres will be as office space (B1a).'</i></b></p>															
FA6	6.29	<p><i>Amend the first sentence of paragraph 6.29 to the following:</i></p> <p><i>'The tables below identify the development that can already be accounted for and the residual <u>minimum</u> level of housing and employment development to be planned for during the plan period.'</i></p>	To clarify that the proposed housing target is a minimum (as work to identify solutions to meeting the wider housing need with is ongoing with other neighbouring authorities).														
FA7		<p><i>Amend Table 4 to the following:</i></p> <table border="1"> <thead> <tr> <th></th> <th>(A) Total requirement</th> <th>(B) Already developed in the plan period (April 2010 – April 2013<del>2</del>)</th> <th>(C) Units permitted, but not yet implemented (includes units under construction)<sup>16</sup></th> <th>(D) Units considered deliverable having made sufficient progress through the planning process<sup>17</sup></th> <th>(E) Unimplemented Local Plan allocations for housing<sup>18</sup></th> <th>Residual requirement to plan for (A – B, C, D &amp; E)</th> </tr> </thead> <tbody> <tr> <td>Housing (within the National Park)</td> <td>Plan – wide requirement:</td> <td><u>77,54</u></td> <td><u>163,445</u></td> <td>0</td> <td>0</td> <td>Plan – wide requirement:</td> </tr> </tbody> </table>		(A) Total requirement	(B) Already developed in the plan period (April 2010 – April 2013 <del>2</del> )	(C) Units permitted, but not yet implemented (includes units under construction) <sup>16</sup>	(D) Units considered deliverable having made sufficient progress through the planning process <sup>17</sup>	(E) Unimplemented Local Plan allocations for housing <sup>18</sup>	Residual requirement to plan for (A – B, C, D & E)	Housing (within the National Park)	Plan – wide requirement:	<u>77,54</u>	<u>163,445</u>	0	0	Plan – wide requirement:	Updated information reflecting the changes proposed to the housing strategy.
	(A) Total requirement	(B) Already developed in the plan period (April 2010 – April 2013 <del>2</del> )	(C) Units permitted, but not yet implemented (includes units under construction) <sup>16</sup>	(D) Units considered deliverable having made sufficient progress through the planning process <sup>17</sup>	(E) Unimplemented Local Plan allocations for housing <sup>18</sup>	Residual requirement to plan for (A – B, C, D & E)											
Housing (within the National Park)	Plan – wide requirement:	<u>77,54</u>	<u>163,445</u>	0	0	Plan – wide requirement:											

		Housing (outside of the National Park)	<u>5,600</u> <del>4,500</del>	<u>549,551</u> <del>354</del>	<u>961,496</u>	<u>77,666</u>	<u>187,227</u>	<u>3,5484</u> <del>2,598</del>	
FA8	Bottom of page 46	<p><i>Amend Footnote 16 to the following:</i></p> <p>'A discount has been applied to small-scale schemes permitted – see <a href="#">the revised version of the Justification for the Housing Strategy Background Paper</a>.'</p>							Updated information

FA9	Spatial Policy 2 – Distribution of Housing	<p><i>Amend Spatial Policy 2 wording to the following:</i></p> <p><b>‘Spatial Policy 2 – Distribution of Housing</b></p> <p><b>During the period between 2010 and 2030, <del>a minimum of 5,600</del> <del>4,500</del>-net additional dwellings will be delivered in the district. Part of this total will be met as follows;</b></p> <ul style="list-style-type: none"> <li>• <del>6286</del> <del>408</del> completions in the period between April 2010 and April 2013<del>2</del></li> <li>• The delivery of <del>1,4281</del> <del>388</del> <del>1,494</del> commitments across the plan area.</li> <li>• An allowance for <del>518</del> <del>190</del> dwellings to be permitted on unidentified small-scale windfall sites during the <del>first five years of the plan period and subsequently delivered</del><sup>19</sup>.</li> </ul> <p><b>The remaining <del>3,026</del> <del>168</del> <del>2,408</del>-net additional dwellings will be distributed as follows;</b></p> <ul style="list-style-type: none"> <li>• (1) Housing to be delivered on the following strategic site allocations; <ul style="list-style-type: none"> <li>○ Land at North Street, Lewes – <del>390</del> <del>350</del> net additional units.</li> <li>○ <del>Land to the north of Bishops Lane, Ringmer – 110</del> <del>420</del> net additional units (contingent on the Ringmer Neighbourhood Plan not being made <del>by June 2014 and/before the adoption of the Core Strategy</del> or that it does not allocate sufficient sites to deliver <del>420</del> <del>110</del> net additional units by 2019).</li> <li>○ Land at Greenhill Way, Haywards Heath (within Wivelsfield Parish) – <del>175</del> <del>140</del> net additional units.</li> </ul> </li> <li>• (2) Housing to be delivered at the following broad location; <ul style="list-style-type: none"> <li>○ Land at Harbour Heights, Newhaven – a contribution towards the <del>830</del> <del>780</del> planned net additional units at Newhaven (see (3) below)</li> </ul> </li> <li>• (3) Planned housing growth at the following settlements; <ul style="list-style-type: none"> <li>○ Lewes – <del>a minimum of 360</del> <del>260</del> net additional units</li> <li>○ Newhaven – <del>a minimum of 830</del> <del>780</del> net additional units</li> <li>○ <del>Peacehaven &amp; Telscombe – a minimum of 660</del> <del>220</del> net</li> </ul> </li> </ul>	<p>Updated policy wording showing the increased housing target, the latest commitments data and the increased allowance for development on windfall sites.</p> <p>Updated housing distribution information reflecting further information on deliverable capacities. Further information is contained in the ‘Justification for the Housing Spatial Strategy’ Background Paper.</p>
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		<p><u>additional units (520440 of which will all be contingent upon developers identifying and demonstrating to the satisfaction of the local highway authority, and delivering, a co-ordinated package of multi-modal transport measures required to mitigate the impacts of development on the A259the delivery of as yet unspecified transport mitigation measures required to resolve capacity constraints on the A259 to the satisfaction of the local highway authority)</u></p> <ul style="list-style-type: none"> <li>○ <u>Seaford – a minimum of 170 90</u> net additional units</li> <li>○ <u>Burgess Hill (within Wivelsfield Parish) – a minimum of 100 net additional units</u></li> <li>○ <u>Barcombe Cross – a minimum of 30 40</u> net additional units</li> <li>○ <u>North Chailey – a minimum of 30</u> net additional units</li> <li>○ <u>South Chailey – a minimum of 10</u> net additional units</li> <li>○ <u>Cooksbridge – a minimum of 30</u> net additional units</li> <li>○ <u>Ditchling – a minimum of 15</u> net additional units</li> <li>○ <u>Newick – a minimum of 100</u> net additional units</li> <li>○ <u>Plumpton Green – a minimum of 50</u> net additional units</li> <li>○ <u>Ringmer &amp; Broyle Side – a minimum of 220</u> net additional units (although if the contingency allocation for the land to the north of Bishops Lane is implemented through point (1) of this policy, the figure will be <u>110400</u> net additional units).</li> <li>○ <u>Wivelsfield Green – a minimum of 30</u> net additional units</li> </ul> <p>For the planned growth identified in section (3) above, individual sites to meet the planned levels of housing provision will be identified in either the District Council’s Site Allocations and Development Management Policies DPD, or the National Park Authority’s Local Plan. Neighbourhood Plans could also be used to identify the individual sites, although should they not be progressed in an appropriate timeframe, fail at Examination or referendum, or not identify sites to deliver the required number of units then the aforementioned local planning authority documents will plan for this growth.</p> <p>For settlements not listed in section (3) new housing will be limited to affordable housing that meets a local need on exception sites and currently unidentified infill developments within the planning boundary.’</p>	
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FA10	Bottom of page 48	<p><i>Insert as Footnote 19:</i></p> <p><a href="#"><sup>19</sup> See the Core Strategy Background Paper: Justification for the Housing Spatial Strategy 2014'</a></p>	Footnote added for information.																																				
FA11	Table 5 Page 49	<p><i>Amend Table 5 and associated note to the following:</i></p> <p><b>'Table 5 – Planned levels of housing growth, by settlement</b></p> <table border="1" data-bbox="562 488 1491 1233"> <thead> <tr> <th data-bbox="562 488 734 675">Settlement (NP denotes it is in the National Park)</th> <th data-bbox="734 488 887 675">Completi ons (April 2010 – April <a href="#">2013</a> <del>2012</del>)</th> <th data-bbox="887 488 1059 675">Commitmen ts (as at 1<sup>st</sup> April <a href="#">2013</a> <del>2012</del>)</th> <th data-bbox="1059 488 1207 675">Housing delivered on strategic sites</th> <th data-bbox="1207 488 1379 675">Housing to be delivered through subsequent allocations</th> <th data-bbox="1379 488 1491 675">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 675 734 890">Edge of Haywards Heath (within Wivelsfield Parish)</td> <td data-bbox="734 675 887 890">0</td> <td data-bbox="887 675 1059 890">0</td> <td data-bbox="1059 675 1207 890"><a href="#">175140</a></td> <td data-bbox="1207 675 1379 890">0</td> <td data-bbox="1379 675 1491 890"><a href="#">175140</a></td> </tr> <tr> <td data-bbox="562 890 734 954">Seaford</td> <td data-bbox="734 890 887 954"><a href="#">8920</a></td> <td data-bbox="887 890 1059 954"><a href="#">240340</a></td> <td data-bbox="1059 890 1207 954">0</td> <td data-bbox="1207 890 1379 954"><a href="#">17090</a></td> <td data-bbox="1379 890 1491 954"><a href="#">499450</a></td> </tr> <tr> <td data-bbox="562 954 734 1018">Lewes (NP)</td> <td data-bbox="734 954 887 1018"><a href="#">6645</a></td> <td data-bbox="887 954 1059 1018"><a href="#">152440</a></td> <td data-bbox="1059 954 1207 1018"><a href="#">390350</a></td> <td data-bbox="1207 954 1379 1018"><a href="#">360260</a></td> <td data-bbox="1379 954 1491 1018"><a href="#">868895</a></td> </tr> <tr> <td data-bbox="562 1018 734 1114">Newhaven</td> <td data-bbox="734 1018 887 1114"><a href="#">3522</a></td> <td data-bbox="887 1018 1059 1114"><a href="#">783769</a></td> <td data-bbox="1059 1018 1207 1114">0</td> <td data-bbox="1207 1018 1379 1114"><a href="#">830780</a></td> <td data-bbox="1379 1018 1491 1114"><a href="#">16481574</a></td> </tr> <tr> <td data-bbox="562 1114 734 1233">Peacehaven &amp; Telscombe</td> <td data-bbox="734 1114 887 1233"><a href="#">223489</a></td> <td data-bbox="887 1114 1059 1233"><a href="#">137408</a></td> <td data-bbox="1059 1114 1207 1233">0</td> <td data-bbox="1207 1114 1379 1233"><a href="#">660220</a><sup>20</sup></td> <td data-bbox="1379 1114 1491 1233"><a href="#">1020517</a></td> </tr> </tbody> </table>	Settlement (NP denotes it is in the National Park)	Completi ons (April 2010 – April <a href="#">2013</a> <del>2012</del> )	Commitmen ts (as at 1 <sup>st</sup> April <a href="#">2013</a> <del>2012</del> )	Housing delivered on strategic sites	Housing to be delivered through subsequent allocations	Total	Edge of Haywards Heath (within Wivelsfield Parish)	0	0	<a href="#">175140</a>	0	<a href="#">175140</a>	Seaford	<a href="#">8920</a>	<a href="#">240340</a>	0	<a href="#">17090</a>	<a href="#">499450</a>	Lewes (NP)	<a href="#">6645</a>	<a href="#">152440</a>	<a href="#">390350</a>	<a href="#">360260</a>	<a href="#">868895</a>	Newhaven	<a href="#">3522</a>	<a href="#">783769</a>	0	<a href="#">830780</a>	<a href="#">16481574</a>	Peacehaven & Telscombe	<a href="#">223489</a>	<a href="#">137408</a>	0	<a href="#">660220</a> <sup>20</sup>	<a href="#">1020517</a>	<p>Updated information reflecting recent completions and commitments and changes to the housing spatial strategy.</p> <p>A windfall allowance is also now included for the plan period, rather than just the first five years.</p>
Settlement (NP denotes it is in the National Park)	Completi ons (April 2010 – April <a href="#">2013</a> <del>2012</del> )	Commitmen ts (as at 1 <sup>st</sup> April <a href="#">2013</a> <del>2012</del> )	Housing delivered on strategic sites	Housing to be delivered through subsequent allocations	Total																																		
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Peacehaven & Telscombe	<a href="#">223489</a>	<a href="#">137408</a>	0	<a href="#">660220</a> <sup>20</sup>	<a href="#">1020517</a>																																		

		Edge of Burgess Hill (within Wivelsfield Parish)	<u>7033</u>	<u>037</u>	0	<u>1000</u>	<u>17070</u>
		Ringmer & Broyle Side <sup>21</sup>	<u>44</u>	<u>4113</u>	0 ( <u>110420</u> )	220 ( <u>110400</u> )	<u>265225</u> <u>224</u>
		Newick	<u>2224</u>	<u>53</u>	0	100	<u>127424</u>
		Barcombe Cross	0	1	0	<u>3040</u>	<u>3144</u>
		Plumpton Green	1	<u>32</u>	0	50	<u>5453</u>
		Wivelsfield Green	<u>154</u>	<u>346</u>	0	30	<u>4847</u>
		Cooksbridge	0	<u>75</u>	0	30	<u>3735</u>
		North Chailey	<u>44</u>	<u>04</u>	0	30	<u>3432</u>
		South Chailey	2	<u>24</u>	0	10	<u>1443</u>
		Ditchling (NP)	<u>87</u>	<u>240</u>	0	15	<u>2574</u>
		All other settlements and areas	<u>8965</u>	<u>5249</u>	0	0	<u>14184</u>

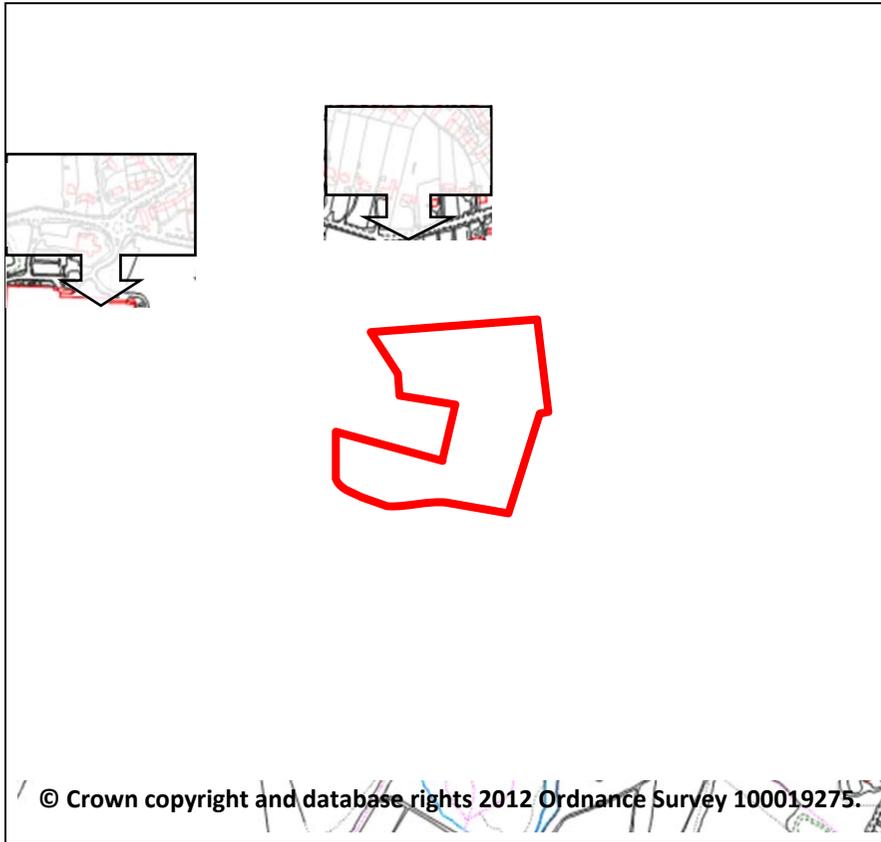
		<table border="1"> <tr> <td><b>Totals</b></td> <td><u>628628408</u></td> <td><u>1388142814</u> 94</td> <td><u>565490</u></td> <td><u>2635253519</u> 45</td> <td><u>521651</u> <u>564337</u></td> </tr> </table> <p>Note: Included within the commitments for Newhaven are 190 residential units that were granted permission, subject to the completion of a section 106 agreement, on the Eastside site. Although this scheme received a resolution to grant after the 1<sup>st</sup> April 2012 it has been included within the table above, and within the commitments identified in Spatial Policy 2, due to the significant contribution it will make to housing delivery. <b>The windfall sites allowance of <u>518 190</u> units is not accounted for in the table above.</b></p>	<b>Totals</b>	<u>628628408</u>	<u>1388142814</u> 94	<u>565490</u>	<u>2635253519</u> 45	<u>521651</u> <u>564337</u>	
<b>Totals</b>	<u>628628408</u>	<u>1388142814</u> 94	<u>565490</u>	<u>2635253519</u> 45	<u>521651</u> <u>564337</u>				
FA12	Bottom of Page	<p><i>Insert Footnote 20:</i></p> <p><u>'520440 dwellings of the total 660 dwellings are contingent upon the delivery of as yet unspecified transport mitigation measures required to resolve capacity constraints on the A259'</u></p>	To reflect changes to the housing target and spatial strategy in respect of Peacehaven and Telscombe.						
FA13	6.41	<p><i>Amend paragraph 6.41 to the following:</i></p> <p><u>'6.4135 Another key factor in setting the strategy for distributing growth has been the potential impact of new development on the highway network and the ability to mitigate this. As evidenced in the County Council's updated position statement concerning development in Peacehaven &amp; Newhaven, it is clear that such an issue applies for these towns. In this case, only a limited amount of development is considered possible within the towns of Newhaven, Peacehaven/Telscombe before the highway network, in particular the A259 to the west of Peacehaven and the Newhaven ring road, is placed at an unacceptable level of congestion (even allowing for mitigation measures to be implemented, including improvements to public transport provision and high patronage rates). This issue has been a key driving factor in setting the levels of housing growth at Newhaven, Peacehaven and Telscombe. The Newhaven Transport Study, and other transport modelling work carried out by East Sussex County Council, demonstrate that there is a limit to the amount of development that is possible in Newhaven and Peacehaven/Telscombe before sections of the A259 South Coast Road reach unacceptable levels of congestion. The County Council has identified transport mitigation measures that would deliver a certain level of housing growth in these towns but, over</u></p>	To reflect changes to the housing target and spatial strategy in respect of Peacehaven and Telscombe						

		<u>and above this level, an essential element in the only option for unlocking further growth lies in the possibility of achieving much greater use of public transport throughout the A259 corridor. It has yet to be demonstrated to the satisfaction of the County Council, as the local highway authority, that the necessary levels of public transport patronage are realistic or achievable, and this has been a factor in determining the planned growth of Peacehaven/Telscombe.</u>	
FA14	Former paragraph 6.40	<p><i>Delete former paragraph 6.40:</i></p> <p><del>'6.40 The total net additional dwellings to be delivered during the plan period is considered to be in conformity with the South East Plan. As well as setting a district wide housing target, the South East Plan also sets a policy on housing distribution within the Sussex Coast Sub-Regional section of the plan. Policy SCT5 seeks the delivery of 170 net additional dwellings per annum in the part of the Sussex Coast Sub-Region that is within Lewes District. For authorities that are not wholly within the sub-region, such as Lewes District, some flexibility is allowed to vary the amounts between the sub-region and the rest of the district. During the preparation of this plan, it was decided not to be constrained by the requirements of Policy SCT5. This was due to the expected abolition of the South East Plan and also because the availability of suitable land to accommodate housing would be the main driving factor behind the distribution of housing. Despite this approach, it is considered that Spatial Policy 2 is in broad conformity with Policy SCT5 from the South East Plan, with approximately 185 net additional dwellings per annum expected to come forward in the Sussex Coast Sub-Region.'</del></p>	Outdated information.
FA15	Spatial Policy 3 – North Street Quarter and adjacent Eastgate area, Lewes	<p><i>Amend Spatial Policy 3 wording to read:</i></p> <p><b><i>'Spatial Policy 3 – North Street Quarter and adjacent Eastgate area, Lewes</i></b></p> <p><b><i>Land amounting to approximately 9 hectares at North Street and the neighbouring part of Eastgate is allocated for a mixed-use development that would create a new neighbourhood for the town of Lewes. A detailed masterplan is to be prepared in advance of a formal planning application that will indicate the exact development mix based on the following uses and broad quantum of development:</i></b></p> <ul style="list-style-type: none"> <li><b><i>Approximately 350-390 residential units, predominantly focused</i></b></li> </ul>	<p>Updated wording to reflect capacity details and delivery timescale which have arisen through more detailed works by the developer to prepare a masterplan and submit planning applications for the North Street Quarter area of the proposed allocation.</p> <p>The need for the masterplan to be approved by both</p>

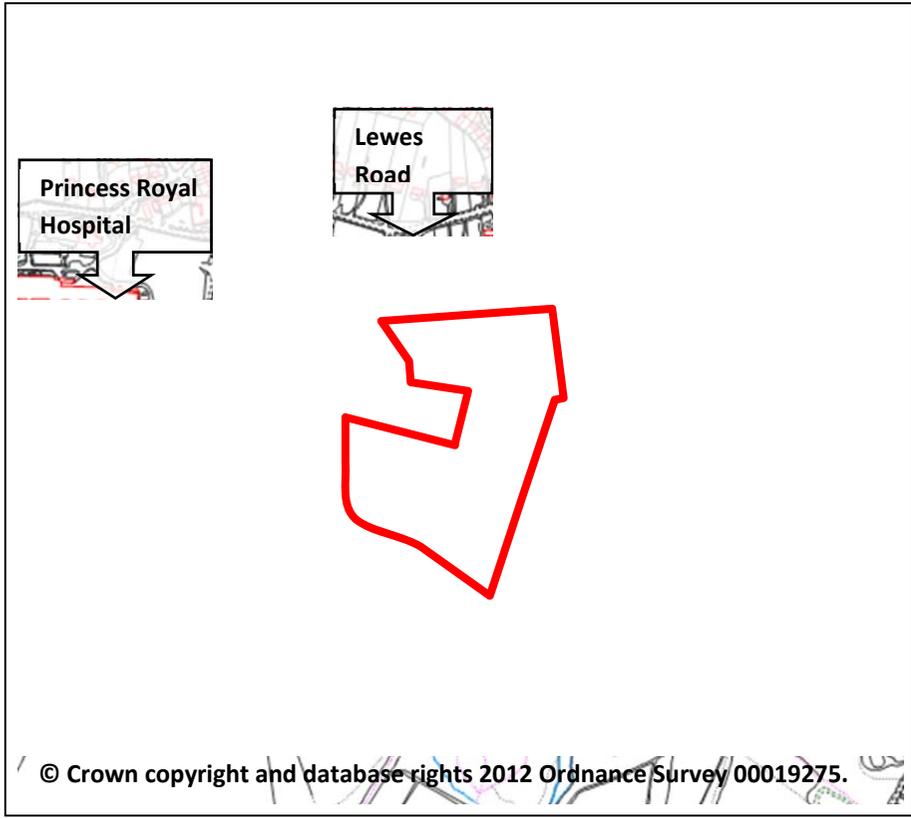
		<p><i>towards the northern part of the site;</i></p> <ul style="list-style-type: none"> <li>• <i>Between 4,000 sq metres and 5,000 sq metres of B1a office floorspace;</i></li> <li>• <i>Retail floorspace that meets a qualitative need in the town, predominantly for comparison goods;</i></li> <li>• <i>A hotel;</i></li> <li>• <i>The redevelopment or relocation of the existing food superstore; and</i></li> <li>• <i>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 A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways and community floorspace).</i></li> <li>• <i>D1 Medical and Health Services and D2 Leisure floorspace.</i></li> </ul> <p><i>Development of this site will be delivered in the period between 20165 and 202018 and this will be further expanded upon in the masterplan, which will be subject to approval from both the National Park Authority and District Council and be developed in consultation with residents, businesses and community groups on site and in the local area.</i></p> <p><i>The redevelopment of the North Street Quarter and the neighbouring part of Eastgate will be permitted subject to compliance with the Core Delivery Policies of this plan, the aforementioned masterplan, and the following criteria:</i></p> <ul style="list-style-type: none"> <li><i>i) The development incorporates the early provision of flood defences to an appropriate standard and to the approval of the Environment Agency;</i></li> <li><i>ii) The development facilitates improved linkages across Phoenix Causeway and Eastgate Street to enable the improved integration of the area to the north of Phoenix Causeway with the wider town centre;</i></li> <li><i>iii) The delivery of enhancements to vehicular access and off-site highway improvements, arising from and related to the development and its phasing;</i></li> <li><i>iv) The development respects and enhances the character of the town and achieves a high standard of design, recognising the</i></li> </ul>	<p>authorities has been deleted because the masterplan has been completed and planning applications are expected to be submitted before the Core Strategy Examination in Public.</p>
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		<p><i>high quality built environment, on and within the vicinity of the site, and the site's setting within the South Downs National Park and the adjacent Conservation Area;</i></p> <p><i>v) The development will be subject to 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.</i></p> <p><i>vi) A riverside pedestrian route along the western bank of the River Ouse is incorporated into the scheme, which will extend the town's riverside focus and contribute to the character and quality of the town. Additional pedestrian and cycling routes will be incorporated into the site to aid in linking the site to the rest of the town;</i></p> <p><i>vii) The redevelopment would result in no net loss of public parking provision;</i></p> <p><i>viii) The retail element of the development is incorporated into the town centre boundary (as designated by Core Policy 6) as far as feasibly possible, with any additional significant retail provision being directed to the southern part of the North Street Quarter. The exact location and amount of retail provision will be informed by a Retail Impact Assessment, which will be undertaken to inform the masterplanning process;</i></p> <p><i>ix) Subject to the commercial need, flexibility will be applied to the requirement to deliver B1a office floorspace, so that other B1 uses can be explored;</i></p> <p><i>x) Alternative uses will only be permitted on the bus station site should the facility be replaced on an operationally satisfactory and accessible site elsewhere; and</i></p> <p><i>xi) Contributions towards off-site infrastructure improvements arising from, and related to, the development.'</i></p>	
FA16	Spatial Policy 4 – Land at Greenhill Way/Ridge Way, Haywards Heath	<p><i>Amend Spatial Policy 4 wording to read:</i></p> <p><b>'Spatial Policy 4 – Land at Greenhill Way/Ridge Way, Haywards Heath (within Wivelsfield Parish)</b></p> <p><b>Land amounting to 6 hectares is allocated for residential development of approximately <u>140-175</u> dwellings. Development will be permitted subject to compliance with the Core Delivery Policies of this plan and the</b></p>	<p>Updated wording to reflect the increased capacity for the site from 140 to 175 dwellings due to an extension of the strategic site allocation.</p> <p>Deletion of the requirement for the completion of the</p>

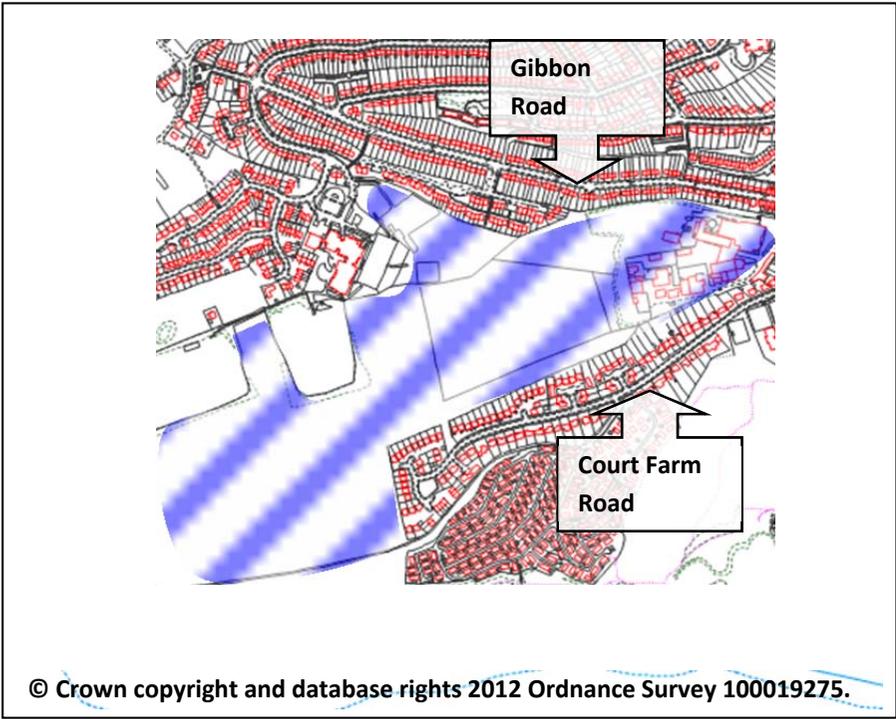
	(Within Wivelsfield Parish)	<p><b>following criteria:</b></p> <ul style="list-style-type: none"> <li><b>i) Primary and secondary accesses including provision for pedestrians and cyclists to be provided from Ridge Way and Greenhill Way;</b></li> <li><b>ii) A site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy is agreed by the Environment Agency and implemented accordingly;</b></li> <li><b>iii) Contributions towards off-site infrastructure improvements arising from and related to the development.</b></li> <li><b>iv) A Travel Plan that includes measures to improve access from the site to Haywards Heath town centre and railway station by non-car modes;</b></li> <li><b>v) Development respects the amenity of the existing dwellings adjoining the site;</b></li> <li><b>vi) Development respects the character and amenity of the adjacent Lewes Road Conservation Area; and</b></li> <li><b>vii) Ecological and tree surveys and appropriate measures to mitigate adverse impacts on nearby Tree Preservation Orders and Ancient Woodland.</b></li> </ul> <p><b>Any housing units will be phased for completion once the full Haywards Heath Relief Road has been completed.'</b></p>	Haywards Heath Relief Road because it is now anticipated that this will now be completed in 2014/15 prior to occupation of any of the proposed dwellings.
FA17	Spatial Policy 4 – Land at Greenhill Way/Ridge Way, Haywards Heath (Within Wivelsfield Parish)	<i>Delete the following plan:</i>	To reflect the extended boundaries of the strategic site allocation.

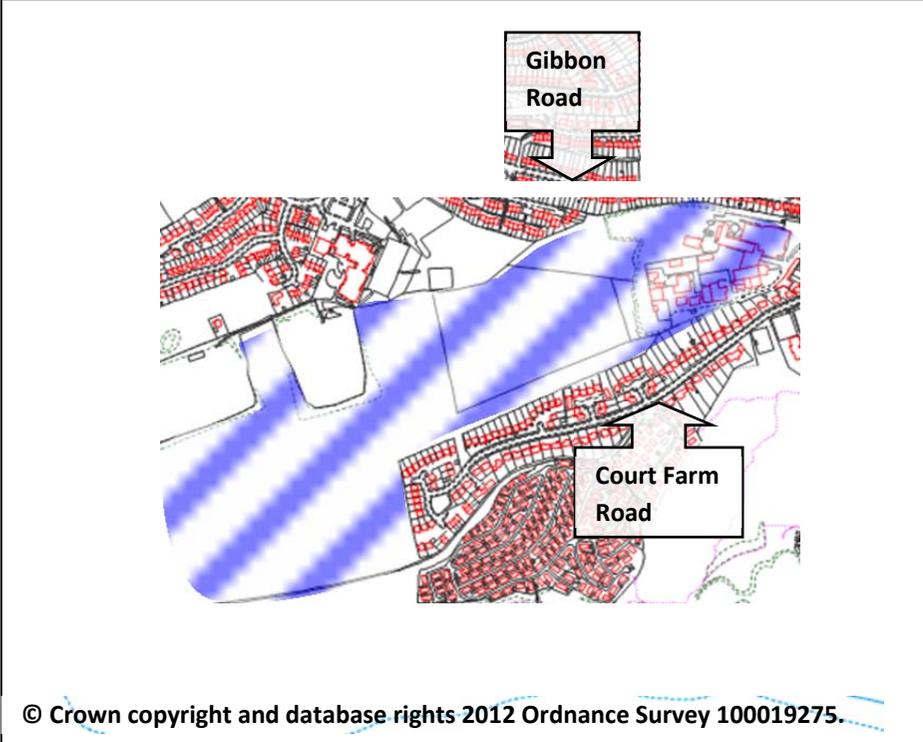


*Replace with the plan below:*

			
FA18	6.83	<p><i>Amend paragraph 6.83 to read:</i></p> <p>'In the event that the Ringmer Neighbourhood Plan is not made <a href="#">by June 2014</a><del>before the adoption of the Core Strategy</del> or that it does not allocate sites that will secure the delivery of <a href="#">420-110</a> net additional dwellings by April 2019, the following policy will apply.'</p>	The 'by June 2014' date is no longer achievable due to the delay in the Core Strategy timetable.
	Spatial Policy	<p><i>Amend the wording of Spatial Policy 5 to read:</i></p>	The number of dwellings has been reduced to reflect the

	5 – Land north of Bishops Lane, Ringmer	<p><b>‘Spatial Policy 5 – Land north of Bishops Lane, Ringmer</b></p> <p><b>Land amounting to 4.4 hectares is allocated for residential development of approximately <del>420</del>110 dwellings. Development will be permitted subject to compliance with the Core Delivery Policies of this plan and the following criteria:</b></p> <ul style="list-style-type: none"> <li><b>i) The primary and secondary access points will be off Bishops Lane, to enable ease of access into the village centre and aid in the integration of the development into the existing village.</b></li> <li><b>ii) The development facilitates the removal of the culverted sections of watercourse that are within the site, as far as feasibly possible, thereby assisting in the improvement of ecological corridors.</b></li> <li><b>iii) An appropriate surface water drainage strategy is agreed by the Environment Agency and implemented accordingly.</b></li> <li><b>iv) The development incorporates and/or makes a contribution towards the provision of equipped play space and sports pitches.</b></li> <li><b>v) Development is subject to a geophysical survey and trial trench evaluation due to the high archaeological potential in the area.</b></li> <li><b>vi) Development respects the amenity of the existing dwellings adjoining the site.</b></li> <li><b>vii) Contributions towards off-site infrastructure improvements arising from and related to the development. This will include off-site highway improvements being made to the Earwig Corner junction as well as in the immediate vicinity of the site, particularly along Bishops Lane and its junction with the B2192. In addition, the development will be expected to make a contribution towards the delivery of the extension to the cycle route between Lewes and Ringmer.</b></li> </ul> <p><b>Any units will be phased for completion once increased capacity has been provided at the Neaves Lane Waste Water Treatment Works.’</b></p>	achievable capacity identified in the outline planning application submitted on the site.
FA19	6.86	<p><i>Amend second sentence of paragraph 6.86 to read:</i></p> <p>‘At present, the treatment works is operating close to its designed capacity with only limited headroom for accommodating additional housing (there is not</p>	Updated number to reflect the policy wording change above.

		<p>enough headroom to accommodate the <a href="#">420-110</a> units planned for this strategic site).’</p>	
<p>FA20</p>	<p>Spatial Policy 6 – Land at Harbour Heights, Newhaven</p>	<p><i>Delete the following plan:</i></p> <div data-bbox="577 363 1473 1082" style="border: 1px solid black; padding: 10px; text-align: center;">  <p>© Crown copyright and database rights 2012 Ordnance Survey 100019275.</p> </div> <p><i>Replace with the following plan:</i></p>	<p>The broad location for Land at Harbour Heights has been revised to reflect changes in land availability (a new primary academy needs to be accommodated on land adjacent to Tideway School which is consequently not available for housing development. This land had previously been declared surplus to educational requirements by the local education authority).</p>

		 <p>© Crown copyright and database rights 2012 Ordnance Survey 100019275.</p>	
FA21	6.95	<p><i>To delete the final sentence of paragraph 6.95:</i></p> <p><del>'The broad location also includes a parcel of land adjacent to Tideway School which is considered surplus to the school's needs.'</del></p>	<p>This land is now needed for educational purposes and cannot be used for housing purposes.</p>

<p>FA22</p>	<p><b>Section 7 – Core Delivery Policies</b></p> <p>Core Policy 1 – Affordable Housing</p> <p>7.5, 7.6, 7.7 &amp; 7.8</p>	<p><i>Delete paragraphs 7.5, 7.6, 7.7 and 7.8:</i></p> <p><del>‘7.5—The Strategic Housing Market Assessment (2008) and the Assessment of the Local Need for Housing (2011) highlighted that Lewes District experiences significant housing demand arising largely from internal migration pressures, particularly from people moving out of Brighton and Hove, and areas in and around London. With such migration pressures, property prices in the district are significantly greater than national and regional averages. This has had a marked impact upon the availability and affordability of housing for those on low to modest incomes who wish to live locally. This is reflected in Lewes District having one of the highest house price to income ratios (the ‘affordability gap’) in the country.</del></p> <p><del>7.6—While the affordability gap may have closed somewhat as a result of the recession, this has had no discernable impact on the levels of housing need in the district. Bank of England interest rates have remained at historically low levels since 2008, but there are still major barriers to first time buyers wishing to enter the local market including the reduced availability of mortgage lending, larger deposit requirements, and the increasing mortgage rates relative to the Bank of England base rate for all but the largest deposit holders.</del></p> <p><del>7.7—As a result of the affordability gap, the district has a very significant demand for affordable housing, as evidenced by the District Council’s Housing Register. In March 2012 the figure was 2,142 households registered for affordable housing.</del></p> <p><del>7.8—The clear and increasing need for affordable housing was identified in the Strategic Housing Market Assessment, which found that the district had an annual requirement for affordable housing, after allowance was made for re-lets, of 230 units per annum. This suggests that even if all housing delivered over the plan period was affordable, the need would still be very unlikely to be met. The delivery rate of new build affordable homes in the district has averaged 33 per annum over recent years (since 2002), falling significantly short of the levels of need over that time, which the Strategic Housing Market Assessment found to be seven times this average annual delivery rate.’</del></p> <p><i>Insert new paragraphs 7.4, 7.5, 7.6 and 7.7:</i></p>	<p>Text deleted and replaced to reflect the significant additional work undertaken to assess housing needs since the publication of the Proposed Submission document.</p>
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		<p><u>7.45 As identified in Section 6 (The Spatial Strategy), the objectively assessed need for housing over the plan period will not be fully met. Much of this housing need is generated from internal migration pressures and such pressures will not significantly subside as a result of not being accommodated. The reality is that older households who have built up equity in existing houses, potentially elsewhere in the country, will be in a position to out-compete other groups in the housing market. This may include younger households, or those with comparatively low levels of income. Pushing such groups out of the housing market in the district could have significant consequences, particularly in terms of sustaining an economically active population and supporting the local economy.</u></p> <p><u>7.56 The Duty to Co-operate Housing Study identifies the provision of affordable housing as one way of avoiding the above scenario. The delivery of the highest feasible levels of affordable housing is a clear way of mitigating the potential negative impacts of not delivering the full objectively assessed housing needs. The provision of such housing will be integral in achieving the key objective relating to this policy, as it will assist in delivering homes and accommodation that meets the needs of those within the district. Such an approach is also consistent with the District Council's corporate priority of increasing the provision of affordable housing throughout the district. This priority is also shared by the National Park Authority in its area.</u></p> <p><u>7.76 Putting aside the argument that there is a need for affordable housing to mitigate against the wider housing needs not being met, there is still significant evidence of a considerable need for affordable housing in the district. The migration pressures, highlighted in Section 2 (Social Characteristics), are not new to the district. Such migration pressures have been a contributing factor to property prices in the district, which are significantly higher than national and regional averages. This is reflected in Lewes District having one of the highest house price to income ratios (the 'affordability gap') in the country, which is having a marked impact upon the availability and affordability of housing for those on low to modest incomes who wish to live locally. Both the Strategic Housing Market Assessment (2008) and the Assessment of the Local Need for Housing (2011) recognise this situation.</u></p> <p><u>7.78 The Strategic Housing Market Assessment, produced in 2008, found that the district had an annual requirement for affordable housing, after allowance was made for re-lets, of 230 units per annum. More recently</u></p>	
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		<a href="#">(Autumn 2013) an Affordable Housing Needs Assessment has been undertaken for Lewes District. This demonstrates that in order to meet the level of affordable housing need in the district over the next 5 years (both current backlog and newly arising need) an additional 389 affordable homes would need to be provided per annum, on top of those already expected to be delivered.'</a>	
FA23	Core Policy 2 – Housing Type, Mix and Density  7.25	<i>Amend first two sentences of paragraph 7.25 to read:</i>  'There are no longer specific minimum density requirements set at the national level. Seeking higher densities assists in making the best use of available land <del>and hence the South East Plan set an overall regional density target of 40 dwellings per hectare. There</del> <i>but there</i> is often a delicate balance between making the most efficient use of land, the sustainability of the location and the character and amenity of the surroundings'	To remove reference to the revoked South East Plan.
FA24	Core Policy 3 – Gypsy and Traveller Accommodation.  7.31	<i>Amend paragraph 7.31 to reflect five year period:</i>  'This joint approach indicated a need for 13 additional permanent pitches in Lewes District between 2006 and 2016. To ensure the Core Strategy considers a level of planned growth for a five year period from adoption, the 3% compound growth, previously applied to the 2011 – 2016 period in the draft South East Plan policy, is extended to <del>2018</del> 2019. Consequently, an additional 2 permanent pitches are required taking the total required provision to 15 pitches. Permanent planning permission for 4 pitches has since been granted, leaving a residual requirement <del>to of</del> 11 permanent pitches to <del>2018</del> 2019.'	To reflect the change in the period covered by the policy.
FA25	7.32	<i>Amend paragraph 7.32 to read:</i>  'No accommodation needs for Travelling Showpeople have been identified for the period to 2016. Based on current available evidence it is unlikely that a need will arise between 2016 and <del>2018</del> 2019. In the event that a need is demonstrated in the short term, then any proposal would be assessed against the <del>criteria below</del> <i>below criteria</i> .'	To reflect that the change in policy period.
FA26	7.34	<i>Amend paragraph 7.34 to read:</i>	

		<p><del>'To ensure a continuous five year period of need is maintained beyond 2018 the 3% compound growth will be replicated until the GTAA, or equivalent accommodation needs assessment, is updated. This update, which will be jointly prepared between the South Downs National Park Authority and East Sussex local authorities, will assess actual needs beyond 2016 for permanent and transit pitches for Gypsies, Travellers and Travelling Showpeople. To ensure that the Core Strategy is in line with national policy, an update of accommodation needs for Gypsies, Travellers and Travelling Showpeople has beenis being jointly commissioned by the South Downs National Park Authority, Brighton &amp; Hove City Council and the East Sussex local authorities. This update will assess the permanent and transit pitch needs for the 15 year period from 2014. Once the results of this assessment are known the updated pitch requirements will be substituted into the policy as apportioned between the national park area and the remainder of the district. This information is expected to be available late spring/early summer 2014.'</del></p>	To clarify and update the position of the current Gypsy and Traveller Accommodation Assessment work.
FA27	7.35	<p><i>Amend paragraph 7.35 to read:</i></p> <p><del>'In the absence of deliverable sites allocated in the Core Strategy, a range of criteria will be used in preparingguiding future allocations and determining of planning applications. These criteria should be used proportionately taking into consideration the type of pitch/site being sought (i.e. small permanent site, larger transit site).'</del></p>	To clarify and support the application of the policy.
FA28	Core Policy 3 wording	<p>Amend wording to policy to read:</p> <p><b>'Core Policy 3 – Gypsy and Traveller Accommodation</b></p> <p><b>Provision will be made for a net total of 11 additional permanent pitches for Gypsies and Travellers in Lewes District for the period 2011 to <del>2018</del>2019*. The local planning authority will allocate specific, deliverable sites through a Site Allocations and Development Management DPD and the SDNPA Local Plan. These plans will be informed by appropriate Site Assessment work and taking into account any planning permissions granted permanent use in the interim.</b></p> <p><b>In guiding the allocation of permanent Gypsy and Traveller sites and/or considering planning applications for sites for Gypsies and Travellers and Travelling Showpeople, proposals will be supported where the</b></p>	<p>To reflect that the policy covers a five year period and will be updated when the current Gypsy and Traveller Accommodation Assessment work is completed.</p> <p>For clarity and to ensure that the policy criteria are not unreasonably onerous such as to prevent suitable sites being identified.</p>

		<p>following criteria have been met and they are in conformity with other relevant district wide policies:</p> <ol style="list-style-type: none"> <li>1. 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;</li> <li>2. The site is well related to, or has reasonable access <del>by foot, cycle or public transport,</del> to settlements with existing services and facilities such as schools, health services and shops;</li> <li>3. The proposal does not compromise the special features of national historical, environmental or landscape designations such as the South Downs National Park, Lewes Downs and Castle Hill Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI);</li> <li>4. <del>Safe and convenient access is provided for residents, emergency vehicles and services, such as waste collection, and the site is suitable in terms of size and topography to provide facilities such as parking, storage, play space and residential amenity;</del> <u>There is safe and convenient vehicular access to the road network</u></li> <li>5. <del>Basic services, such as water and power are available, or can be reasonably provided; and</del> <u>There is capacity to provide appropriate on-site physical and social infrastructure such as water, power, drainage, parking and amenity space; and</u></li> <li>6. Adequate levels of privacy for residents on and adjacent to the site <del>and are</del> provided through <u>planning</u> considerations such as site layout, <u>scale</u> and landscaping.</li> </ol> <p>Proposals for sites for Travelling Showpeople should also include adequate space for storage and/or keeping and exercising any animals associated with Travelling Showpeople's needs.'</p>	
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FA29	Immediately below Core Policy 3  Page 82	Add note which links to Core Policy 3 wording:  <u><i>“*This figure will be substituted when the results of the current update of accommodation needs for Gypsies, Travellers and Travelling Showpeople are available. This will set out the permanent and transit pitch needs for the 15 year period from 2014, apportioned between the national park area of the district and the remainder of the district.”</i></u>	To reflect that the policy will be updated when the current Gypsy and Traveller Accommodation Assessment work is completed.
FA30	Core Policy 4 – Encouraging economic development and Regeneration  7.40	Amend paragraph 7.40 to read:  ‘The <u>EELA recognises that the</u> future economic potential of the district is likely to be characterised by the continued movement away from traditional manufacturing to more service based activities, with <u>some rationalisation of manufacturing accompanied by movement into higher value sectors, a more developed business service sector.</u> This will be reliant on successfully encouraging local start-ups and the expansion of small indigenous firms by providing a range of suitable, small, flexibly managed units, which includes supplying move-on space for small businesses that wish to expand. <u>The anticipated movement into higher value sectors may reduce the need for residents to commute out of the district for employment opportunities.</u> ’	For clarity.
FA31	7.41	Add the following paragraph:  <u>‘Currently the district experiences high levels of net out-commuting. Whilst a significant change to this pattern is unlikely, a partial reduction will lead to a higher proportion of those residents who are economically active working within the district. This is important given that the projected levels of housing need are not likely to be met. In turn, and due to the impact of an ageing population, this is likely to result in a reduction in those who are economically active in the district (an example of this is that if existing commuting patterns were to remain the same, in order to retain the current number of jobs in the district there would need to be approximately 345 dwellings delivered per annum).’</u>	Additional information to explain the position with commuting by residents to work outside the district.
FA32	7.43	Amend paragraph 7.43 to read:  ‘Existing employment sites in the district need to be safeguarded from encroachment by other uses, except where there are demonstrated economic viability or environmental amenity reasons for not doing so <del>(such as a</del>	Unnecessary text deleted. Such requirements could be set out in the development management policies in the Local Plan Part 2.

		<p><del>demonstrated lack of developer interest, persistently high vacancy rates, serious adverse environmental impacts from existing operations, the site is otherwise unlikely to perform an employment role in the future, or the loss of some employment land would facilitate additional and/or improved employment floorspace</del>). This safeguarding is required in order to maintain an adequate supply and choice of employment land for the plan period, to encourage employment development and to avoid the lack of supply and/or choice being a barrier to economic growth in the district. <u>Such safeguarding, as well as the intensification of existing employment sites, will also aid in the retention and potential increase in the number of job opportunities on the district's employment sites (the move away from the traditional manufacturing sector, which often has a high ratio of employment space to jobs, to the service sector, where the ratios are significantly lower, is also likely to increase the number of jobs on the existing employment sites).</u>'</p>	Additional text to clarify the role of existing employment sites.
FA33	Core Policy 6 – Retail and Sustainable Town and Local Centres	<p><i>Amend point 4 of Core Policy 6 to read:</i></p> <p><b>'4. Support and retain local and rural shops and community facilities in locations not identified in the retail hierarchy. Where such uses become redundant or are demonstrated to be unviable alternative community uses will be sought <u>in the first instance</u>. Proposals for new small scale rural retail and community facilities will be encouraged where they provide for local needs.'</b></p>	To allow flexibility for other suitable uses to be considered where no viable alternative community use exists.
FA34	7.78	<p><i>Amend paragraph 7.78 to read:</i></p> <p><u>'We will seek through the Site Allocations and Development Management Policies DPD, or the SDNPA Local Plan, will to identify and seek to protect appropriate infrastructure and essential community services/facilities located within the district that are required to ensure the delivery of the spatial strategy and help meet the requirements of the region where appropriate e.g. the provision of water supply. These documents will also include We will also provide support through policies contained within these documents that support for any appropriate new infrastructure required to meet the needs of the District and the that of the region.'</u></p>	For clarity.
FA35	Core Policy 7 –	<p><i>Amend Core Policy 7 point 1 to read:</i></p> <p><b>'Protecting, retaining and enhancing existing community facilities and</b></p>	For clarity.

	Infrastructure	<b>services, including facilities which serve older people. New community facilities should be located within the defined <a href="#">settlement planning</a> boundaries where they will be most accessible. In exceptional circumstances, such facilities may be located outside of these areas where it can be demonstrated that this is the only practicable option and the site is well related to an existing settlement.'</b>	
FA36	Core Policy 7 – Infrastructure	<i>Amend last paragraph of Core Policy 7 to read:</i>  <b>'The local planning authorities will <a href="#">each produce and</a> implement a Community Infrastructure Levy (CIL) to provide for wider infrastructure and community needs <a href="#">within their respective areas</a>. Arrangements for the provision or improvement of infrastructure that is not intended to be wholly or partly funded by CIL and is required to make the development acceptable in planning terms, will be secured by means of planning obligations via a legal agreement, or by conditions attached to the planning consent or by any other appropriate mechanism.'</b>	To clarify that each local planning authority will produce and implement a CIL charging schedule for its own charging area, rather than one joint CIL charging schedule for the whole district.
FA37	Core Policy 9 - Air Quality	<i>Delete the following from the opening paragraph of Core Policy 9:</i>  <b>'The local planning authority will seek to improve air quality <del>throughout the district</del>, having particular regard to any Air Quality Management Area (AQMA) designations.'</b>	For clarity - LDC and the SDNPA are separate planning authorities for their respective areas within Lewes district.
FA38	7.92	<i>Amend paragraph 7.92 as follows:</i>  'This states that the planning system should protect and enhance natural landscapes, biodiversity, geological interests and soils and <a href="#">should take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside. It requires</a> that great weight should be given to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty. <del>The South East Plan also seeks to protect the diversity and distinctiveness of landscape, informed by landscape character assessment.'</del>	Additional wording to reflect the NPPF.  Deletion of reference to the revoked South East Plan.

FA39	7.100	<p><i>Amend paragraph 7.100 to include the following additions:</i></p> <p>'As a consequence of the need to protect the Ashdown Forest from such potential harm, development in the 7km zone will be resisted until a sufficient area of SANGs is delivered. <a href="#">In order to ensure a consistent approach, a rate of provision of 8ha of SANGs per additional 1,000 residents is being applied across the 7km zone by all the relevant planning authorities. This rate reflects the one set out for the Thames Basin Heaths SPA in retained Policy NRM6 of the South East Plan.</a> The <del>local planning authority</del> District Council and Natural England are confident that such a suitable area of SANGs can be delivered at an appropriate location. A site(s) will be allocated in the Site Allocations and Development Management Policies DPD. <a href="#">A background paper to the Habitats Regulations Assessment has been prepared in support of this policy. It provides further details on the HRA in relation to the Ashdown Forest, including the reasons behind the SANG ratio rate.</a>'</p>	Additional information on the approach being taken on the provision of Suitable Alternative Natural Greenspace and the further information available in the Core Strategy background paper.
FA40	Core Policy 10 - Natural Environment & Landscape Character	<p><i>Capitalise <u>Environment</u> in Policy title:</i></p> <p><b>'Core Policy 10 – Natural <del>environment</del> Environment and Landscape Character'</b></p>	Correction.
FA41	Core Policy 10 - Natural Environment & Landscape Character	<p><i>Amend the final paragraph of Section 3 of Core Policy 10 as follows:</i></p> <p><b>'Until such a time that appropriate <del>SANGs provision mitigation</del> is delivered, development that results in a net increase of one or more dwellings within 7km of Ashdown Forest <del>it</del> will be resisted. <a href="#">Applicants may consider other mitigation solutions other than SANGs in order to bring forward residential development. Such solutions would need to be agreed with the District Council and Natural England.</a>'</b></p>	Updated information from Natural England relating to potential mitigation of development upon the Ashdown Forest.
FA42	7.106	<p><i>Insert into paragraph 7.106 the following addition:</i></p> <p>'The purpose of Core Policy 11 is to ensure a consistency of approach, whilst providing scope for innovative and imaginative design. In the consideration of development proposals, the local planning authority will also have regard to the best practice advice contained in <i>By Design</i> (DETR, 2000), <i>Better Places to Live</i> (DTLR, 2001), <i>Safer Places – The Planning System and Crime Prevention</i></p>	Updated information.

		<del>(ODPM 2004) and the Manual for Streets (DCLG/DETR 2007) and the Lewes District Public Realm Framework (LDC 2013). It is recognised that some of the aforementioned best practice documents have been earmarked for deletion through the Taylor Review of Planning Practice Guidance. Should this occur, then the documents in question will be adopted as 'local guidance and advice' by the District Council and National Park Authority.'</del>	
		<b>N.b. Please see the <i>Addendum to the Schedule of Focussed Amendments</i> at the end of this document for the amendment to Core Policy 12 which is referenced as FA53.</b>	
FA43	7.118	<i>Redraft paragraph 7.118 to read:</i>  <del>'The local planning authority will establish parking standards for the district for cycle and car parking in a subsequent Supplementary Planning Document, in consultation with East Sussex County Council. In the meantime, cycle and car parking requirements for development proposals will be determined in consultation with ESCC, based on the relevant published supplementary guidance. 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 published by East Sussex County Council and approved by the local planning authority.'</del>	Modified wording to allow the scope for LDC and SDNPA as separate local planning authorities to approve different car and cycle parking requirements.
FA44	Core Policy 13 - Sustainable Travel	<i>Amend paragraph 6 of Core Policy 13 as follows:</i>  <b>'6. Requiring new development to provide for an appropriate level of cycle and car parking <del>(standards will be set out in a Supplementary Planning Document) in accordance with parking guidance approved by the local planning authority.'</del></b>	Modified wording to allow the scope for LDC and SDNPA as separate local planning authorities to approve different car and cycle parking requirements.
FA45	Previously 7.126	<i>Delete paragraph 7.126:</i>  <del>'Given that Lewes District has particular sensitivities to the likely impacts of climate change (tackling climate change is identified as one of the headline issues and challenges in section 3 of this document) and that the South East region is classified as a "water stressed" area by the Environment Agency,</del>	Deleted to reflect changing government aspirations, moving away from the local prescription of the Code for Sustainable Homes towards national sustainability

		<del>there is justification for a policy that requires compliance with the full Code for Sustainable Homes standards (and not just the mandatory energy requirements of the Code that are as a result of tightening Building Regulations and the move towards 'zero carbon' developments). This approach is supported by the Renewable Energy &amp; Low Carbon Development Study. It is important to note that this policy will not advance the tightening energy requirements that are being implemented through Building Regulations.'</del>	standards through the building regulations.
FA46	7.127	<p><i>Amend the first section of paragraph 7.127 as follows:</i></p> <p><del>'In formulating the following policy, an important consideration has been whether it</del><u>The Environment Agency has identified the whole of the South East, including Lewes District, as an area of "serious water stress" and it is therefore imperative that water resources are managed efficiently within the region. Accordingly, all new homes in the district will be required to comply with Code Level 4 of the Code for Sustainable Homes in relation to water consumption. It is not considered that this</u><del> will place an undue financial burden upon developers.'</del></p> <p><i>Delete the last two sentences of paragraph 7.127 as follows:</i></p> <p><del>'The policy is further supported, in viability terms, by the government publication, "Code for Sustainable Homes: A Cost Review" (2010)<sup>42</sup>, which demonstrated that most of the costs associated with achieving Code Level 3 (and above) are related to achieving the mandatory energy requirements. The Core Strategy does not increase energy requirements beyond the mandatory Building Regulation standards.'</del></p>	Additional wording to justify policy approach.
FA47	Bottom of page 120	<p><i>Delete the following footnote 38:</i></p> <p><del><sup>4</sup> Code for Sustainable Homes: A Cost Review (CLG, 2010 – <a href="http://www.communities.gov.uk/publications/planningandbuilding/codecostreview">http://www.communities.gov.uk/publications/planningandbuilding/codecostreview</a>)</del></p>	Deleted to reflect changing government aspirations, moving away from the local prescription of the Code for Sustainable Homes towards national sustainability standards through the building regulations.

FA48	Core Policy 14 Renewable & Low Carbon Energy & Sustainable Use of Resources	<p><i>Amend Section 4 of Core Policy 14 as follows:</i></p> <p><b>‘4. <a href="#">Require all new dwellings to achieve water consumption of less than 105 litres per person per day, in accordance with the Code for Sustainable Homes Level 4</a> unless it can be demonstrated that it would not be technically feasible or financially viable, <del>all new dwellings will be required to meet the full Code for Sustainable Homes standard of at least Code Level 3 and then at least Code level 4 once further updates to Part L of the Building Regulations come into effect.</del> All new non-residential developments over 1,000 square metres (gross floorspace) will be expected to achieve the BREEAM ‘Very Good’ standard. Developers will be expected to provide certification evidence of the levels achieved in the relevant codes/standards at the planning application stage.’</b></p>	To reflect that the South East is an area of serious water stress and that the water efficiency elements of Level 4 of the Code for Sustainable Homes are therefore considered justified for local application.												
FA49	<b>Appendix 2 - Status of Saved Local Plan Policies</b>	<p><i>To amend the table in respect of the Spatial Strategy, CP10 and CP11 as follows:</i></p> <table border="1" data-bbox="562 778 1368 1375"> <thead> <tr> <th data-bbox="562 778 846 959">Core Policy</th> <th data-bbox="846 778 1128 959">‘Saved’ 2003 Local Plan policies that the Core Policy replaces.</th> <th data-bbox="1128 778 1368 959">‘Saved’ 2003 Local Plan policies to retain.</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 959 846 1062">Spatial Strategy</td> <td data-bbox="846 959 1128 1062">RES1, RES2, RES3, <a href="#">RES6</a>,</td> <td data-bbox="1128 959 1368 1062"></td> </tr> <tr> <td data-bbox="562 1062 846 1230">CP10 – Natural Environment and Landscape Character</td> <td data-bbox="846 1062 1128 1230"><a href="#">ST9</a>, <a href="#">ST10</a>, <a href="#">ST12</a>, <a href="#">ST13</a>, CT2</td> <td data-bbox="1128 1062 1368 1230">CT5, CT1, <a href="#">RE8</a></td> </tr> <tr> <td data-bbox="562 1230 846 1375">CP11 – Built and Historic Environment and High Quality</td> <td data-bbox="846 1230 1128 1375"></td> <td data-bbox="1128 1230 1368 1375">ST3, ST4, ST5, ST6, ST11, ST20, ST21, ST25, ST29, <a href="#">ST30</a>, RES8, RES13,</td> </tr> </tbody> </table>	Core Policy	‘Saved’ 2003 Local Plan policies that the Core Policy replaces.	‘Saved’ 2003 Local Plan policies to retain.	Spatial Strategy	RES1, RES2, RES3, <a href="#">RES6</a> ,		CP10 – Natural Environment and Landscape Character	<a href="#">ST9</a> , <a href="#">ST10</a> , <a href="#">ST12</a> , <a href="#">ST13</a> , CT2	CT5, CT1, <a href="#">RE8</a>	CP11 – Built and Historic Environment and High Quality		ST3, ST4, ST5, ST6, ST11, ST20, ST21, ST25, ST29, <a href="#">ST30</a> , RES8, RES13,	Correction.
Core Policy	‘Saved’ 2003 Local Plan policies that the Core Policy replaces.	‘Saved’ 2003 Local Plan policies to retain.													
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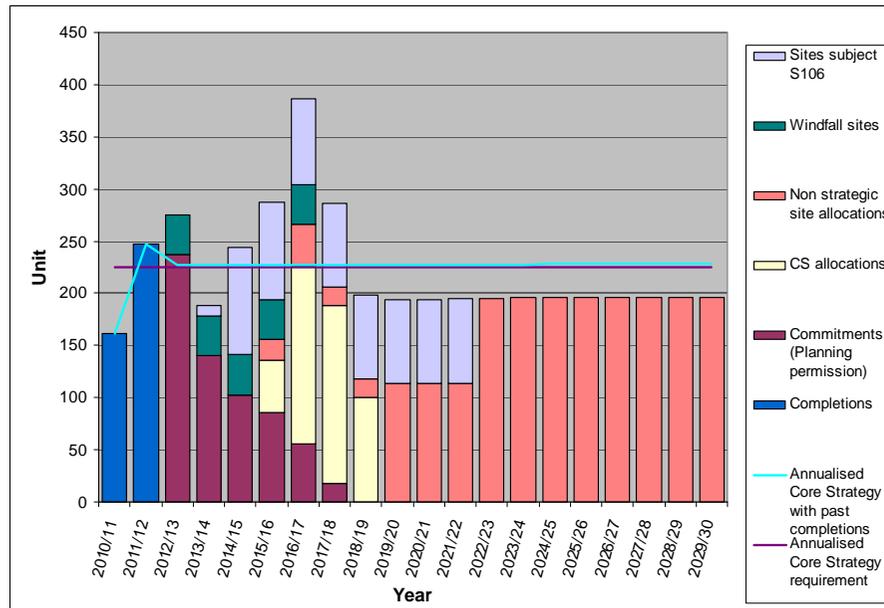
		Design		RES14, RES18, H2, H3, H4, H5, H7, H12, H13, H14, RE8	
FA50	<b>Monitoring Framework</b>  Spatial Policies 1 – 6	<p><i>To add the following target to the Spatial Policies 1 – 6 section:</i></p> <p><u><a href="#">‘To explore opportunities for increasing housing delivery so that the projected level of housing need is more closely met.’</a></u></p> <p>And add the following indicator:</p> <p><u><a href="#">‘A review of Spatial Policies 1 and 2 will be undertaken by the District Council and the SDNPA in the event that the current cross-authority work examining housing potential within the Sussex Coast Housing Market Area and adjoining areas identifies sub-regional housing delivery options that could be delivered within or partially within the Lewes District plan area. The timetable for this work is currently not available (but is expected by the time the JCS is submitted for examination). <del>no deliverable longer term options for strategic development in Lewes District have been agreed by the relevant authorities on completion of cross-authority working within the Sussex Coast Housing Market Area and adjoining areas.</del></a></u></p>			<p>To ensure the monitoring framework takes account of the ongoing Duty to Co-operate work being undertaken to seek solutions to the future delivery of housing.</p>

FA51	<b>Appendix 4 – Housing Trajectory</b>	<p><i>To delete the first two paragraphs:</i></p> <p><del>'The housing trajectory graph below indicates the anticipated growth of housing commitments and future allocations in the district across the Core Strategy Plan Period (2010/11 to 2029/30).</del></p> <p><del>The trajectory identifies the housing trajectory position as at 1 April 2012 and to include the Eastside site at Newhaven. It also identifies housing completions within the first two years of the plan period. Information within the trajectory is gathered from the 2012 Strategic Housing Land Availability Assessment (SHLAA) and monitoring of housing commitments and completions.'</del></p> <p><i>And replace with the two paragraphs below:</i></p> <p><u>'The Housing Trajectory indicates the anticipated delivery of market and affordable housing in the district over the Core Strategy Plan period (2010/11 - 2029/30). The Core Strategy sets a housing target of 5,600 net additional units up to 2029/30.</u></p> <p><u>The trajectory reflects the housing trajectory position as at 1 April 2013 and is informed by the 2013 Strategic Housing Land Availability Assessment (SHLAA) and monitoring of housing commitments and completions. The trajectory consists of several elements: Completions (first three years of the Plan); commitments; strategic and non-strategic allocations; and windfall allowance. The graph below indicates the anticipated delivery of these elements. The anticipated delivery of affordable units is also shown.'</u></p>	Updated information relating to the housing trajectory
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FA52

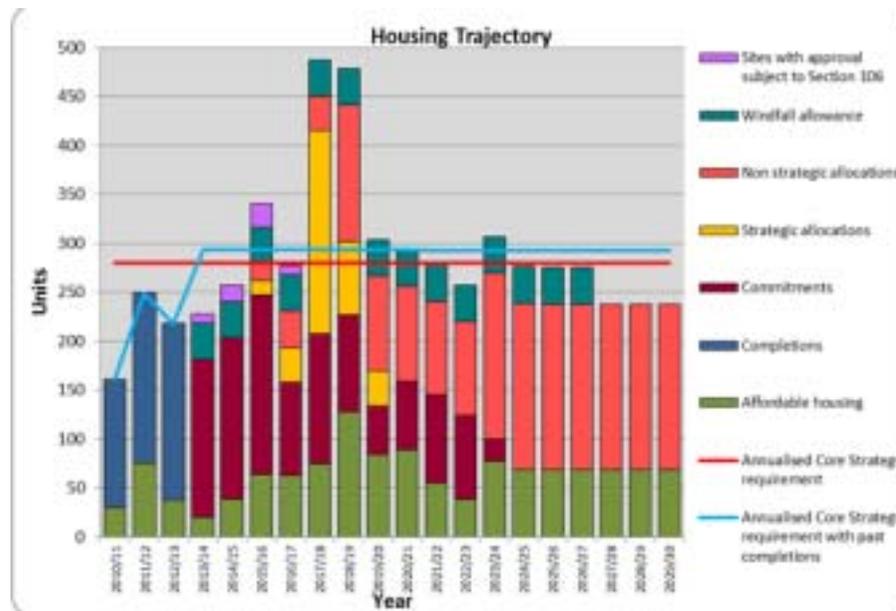
**Appendix 4  
– Housing  
Trajectory**

To delete the graph below:



And insert the graph and accompanying text as seen below :

Updated housing trajectory graph.



[Further details on the individual elements are provided in the Housing Background Paper.](#)

## ADDENDUM TO SCHEDULE OF FOCUSED AMENDMENTS

Regrettably, the amendment to Core Policy 12 was not included in the original Schedule of Focused Amendments that was published for consultation. The fault was quickly recognised and this addendum has been produced to address the error and reflect the Joint Core Strategy Focused Amendments document.

FA53	Core Policy 12 – Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability	<p><i>Amend opening paragraph of Core Policy 12 to the following:</i></p> <p><b>The local planning authority will seek to reduce the impact and extent of flooding <u>and damage from slope failure</u>. This will be achieved by:</b></p> <p><i>Amend point 7 of Core Policy 12 to read as follows:</i></p> <p><b>7. Preventing development on unstable areas of coastline and areas at risk of erosion <u>and slope failure</u>, such as those identified in the South Downs Shoreline Management Plan.'</b></p>	To ensure that the policy has appropriate regard to slope stability
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