

# Core Strategy Issues and Emerging Options Topic Papers

## KEY STRATEGIC ISSUES AND CHALLENGES FOR THE DISTRICT

### Background and Aims

The Introductory Topic Paper provides the background to the Local Development Framework (LDF), the progress made on the Core Strategy for Lewes District to date and how the content of all the Topic Papers has been formulated. This included engagement with District Councillors and representatives from Town and Parish Councils.

The aim of this consultation stage is to present the emerging work on the Core Strategy and seek the views of the public and key stakeholders on the various elements of this work. The consultation will last **8 weeks**, running from the 21st May to the 16th July 2010. At the end of this paper there are a number of questions that we are keen for individuals and organisations to respond to. Details on how to respond can also be found in this part of the paper.

### Purpose of this Topic Paper

Topic Paper 1 identified the characteristics that are relevant to Lewes District. This task is also known as developing a spatial portrait for the plan area. Building up a spatial portrait of the District enables some of the key issues and challenges that are currently faced in this area to be identified. The importance of undertaking this task in developing the Core Strategy document is key, as it is these issues and challenges that the document will seek to address. As well as deriving the issues and challenges from the spatial portrait, the District Council has also looked ahead to what issues and challenges are likely to arise over the plan period (i.e. up to 2026), particularly through external influences.





The remainder of this Topic Paper presents the issues and challenges that have been identified to date. These issues and challenges have been categorised under a number of key headlines, as follows:

### **Accommodating and delivering growth**

- There is a need to meet the requirements for housing and employment provision set out in the South East Plan. Between 2006 and 2026, we have to allocate and manage sufficient land to deliver 4,400 additional dwellings (969 units have already been completed between 2006 and the 1st April 2009), 3,400 of which should be built in the Sussex Coast sub-region (736 units have already been completed in the Sussex Coast Sub-Region).
- We need to determine the best way of ensuring that this new housing meets the needs of the local population, particularly the provision of affordable housing and housing for an ageing population.
- There is a need to deliver sufficient sites and premises for business and other uses to facilitate the regeneration of the economy, particularly in the Sussex Coast sub-region.
- We need to work in partnership with other agencies and organisations to deliver this growth and the necessary infrastructure improvements.
- Although growth options are limited, due to significant environmental constraints, there is still a need to ensure that new development is provided in the most sustainable locations.
- We need to ensure that new development is provided in a way that enables the most sustainable means of using natural resources, such as water, energy and soil, to be utilised.
- There is a need to address cross-boundary influences and links with the adjacent authorities of Brighton & Hove, Mid Sussex and Wealden, where much higher levels of growth are planned than in the Lewes District.

### **Protecting and enhancing the distinctive quality of the environment**

- There is a need to continue to protect and enhance the quality of the District's environment, whilst also taking the opportunity to: capitalise upon the designation of the South Downs National Park; to improve people's understanding and appreciation of the landscape; attract new investment; and achieve economic benefits through tourism.
- We need to determine the best way of managing change and raising the quality of new development in order to preserve and enhance the character of the District's built heritage, including its many Conservation Areas.
- We need to protect existing open spaces, create new spaces, and link these spaces together to develop a green infrastructure network that will deliver environmental and social benefits, such as enhancing biodiversity, reducing flood risk and improving community health and well-being.

- In view of the significant environmental constraints on the outward expansion of many of our larger settlements, particularly in the Sussex Coast sub-region, we need to determine the best way of avoiding 'town cramming' and the loss of existing residential amenities.
- There is a need to ensure that new development contributes to reducing flood risk and surface water run-off; protecting and restoring natural habitats; and protects drinking water supplies and bathing areas.

### **Tackling climate change**

- We need to mitigate the causes and effects of climate change through the location and nature of new development and by helping to shape places that create lower carbon emissions and are resilient to climate change.
- We need to promote and encourage the generation of renewable and low carbon energy, and energy and water efficiency in the design, construction and use of buildings.
- We need to determine the best way of encouraging people to move around the District in a sustainable manner and of ensuring maximum accessibility to new development by walking, cycling and public transport.
- We need to address the risk of flooding by using the Strategic Flood Risk Assessment to inform planning decisions and the identification of sites for development.

### **Creating healthy, sustainable communities**

- We need to work in partnership with other organisations to ensure adequate access to health, educational and other community services and facilities and to reduce inequalities across the District.
- We need to determine the best way of addressing inadequacies in the provision or quality of recreational facilities and open spaces, particularly for children and teenagers.
- We need to support the quality of community life through partnership working to promote social inclusion, tackle deprivation, encourage community cohesion, and reduce the fear of crime.
- We need to ensure that the needs and aspirations of the growing elderly population are addressed by meeting changing housing requirements and developing the integrated provision of good quality services that will maintain people's independence and social contacts.

### **Improving access to housing**

- Improving the amount and availability of affordable housing, both rented and shared ownership, is a priority due to relatively high house prices, below average wages, and continued in-migration.
- We need to be flexible in terms of housing provision in order to be able to respond effectively to changes in the housing market.





## Promoting sustainable economic growth and regeneration

- We need to determine the best way of addressing the pockets of socio-economic deprivation along the coast, low average wages, the impact of a declining workforce, and the high level of out-commuting which is unsustainable and undermines the local economy.
- We need to address the identified lack of good quality modern business premises and smaller units in order to support the growth and retention of local businesses and the District's ability to attract inward investment.
- There is a need to ensure the provision of relevant employment skills, training and support to meet the needs of existing and potential companies and the local workforce.
- We need to work in partnership to deliver the regeneration of vacant, underused or poor quality sites and premises and improve accessibility before allocating new greenfield sites for business development, particularly at Newhaven.
- We need to address the inadequate access to good quality and high speed electronic/IT communications, particularly in view of its role in supporting home-working, rural employment and new start-up businesses.
- We need to determine the best way of maintaining and enhancing the role of Newhaven as a regionally significant port.
- We need to recognise the contribution that the rural area can make to the District's economy, including the potential role of tourism in terms of providing employment opportunities, attracting investment and creating wealth.

**This is your opportunity to shape your local area and input on how the District develops over the next 15 years. The Council would appreciate and value any comments you have on this document. With regards to this Topic Paper we would particularly appreciate your answers to the following questions:**

- ***Do you agree with the issues and challenges that have been identified in this topic paper?***
- ***Are you aware of any additional issues and challenges that the emerging Core Strategy needs to address?***

## Obtaining additional copies of the Issues and Emerging Options Topic Papers

- Downloading it from [www.lewes.gov.uk/corestrategy](http://www.lewes.gov.uk/corestrategy)
- Emailing [ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk)
- Visiting Lewes District Council at Southover House
- Telephoning the Planning Policy Team on 01273 484417

## How to respond to the Core Strategy Issues and Emerging Options Topic Papers

Views are invited to the questions that are located at the end of each of the Topic Papers. You need only reply to any part of the questions that are of interest to you, or you may introduce other comments.

### Comments may be sent to the Council by:

By email to: **[ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk)**

By fax to: **01273 484452**

By post to: Lewes District Council

Planning Policy Team

Southover House

Southover Road

Lewes

EAST SUSSEX

BN7 1AB

*Comments must be received by the 16th July 2010*

# LDF

Local Development Framework

Topic paper  
number  
**2**

May 2010



# LDF

Local Development Framework

Topic paper  
number

2

May 2010



Lewes District Council  
[www.lewes.gov.uk](http://www.lewes.gov.uk)

**This leaflet can be made available in large print, audiotape,  
disk or in another language upon request.**

**Please telephone 01273 484141 or  
email [lewesdc@lewes.gov.uk](mailto:lewesdc@lewes.gov.uk)**