

Lewes District Local Plan

Part 1: Joint Core Strategy – Submission Document

Sustainability Appraisal

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, and the associated changes that would need to be reflected in the Sustainability Appraisal Submission Document should those modifications be made. 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.

Following consideration of the recommended modifications it was not felt that any alterations needed to be made to the sustainability appraisal scoring of any of the policies in the Sustainability Appraisal. However, a number of minor amendments to the appraisal and policy wording are recommended for consistency with the Schedule of Recommended Modifications to the Submission Document Joint Core Strategy. The potential changes to the SA are highlighted in the blue column.

LPA Modification Number	Joint Core Strategy Submission Document Reference /Location	Proposed Change	Corresponding section of SA and amendments proposed
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.	No changes proposed
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.	<p>Appendix 4 - Appraisal Table 4</p> <p>No change to appraisal scoring but the following addition to the water objective <i>“Also, measures are in place to ensure new development is connected to the sewerage and water supply system at the nearest point of adequate capacity”</i></p> <p>Appendix 6 – Spatial Policy 3</p> <p>Policy wording modified to reflect amendment.</p>
MOD3	Section 6	Amend Spatial Policy 3 by deleting the final word ‘and’	Appendix 6 – Spatial Policy 3

	(Spatial Strategy) Spatial Policy 3, p.51	from Criterion (x) and re-wording Criterion (xi) to read: Contributions towards off-site infrastructure improvements arising from, and related to, the development; and	Policy wording modified to reflect amendment.
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.	Appendix 6 – Spatial Policy 4 Policy wording modified to reflect amendment
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;	Appendix 6 – Spatial Policy 4 Policy wording modified to reflect amendment.
MOD6	Section 6 (Spatial Strategy) Spatial Policy 4 criterion (ii), p.55	Replace the words ' Environment Agency ' with ' appropriate body '.	Appendix 4 – Appraisal Table 5 No change to appraisal scoring but to make the following amendment. Replace " <i>Environment Agency</i> " with " <i>appropriate body</i> " Appendix 6 – Spatial Policy 4 Policy wording modified to reflect amendment.

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>Appendix 4 - Appraisal Table 5</p> <p>No change to appraisal scoring but the following amendment to the water objective.</p> <p><i>Remove “This policy does not have an impact on this objective”</i></p> <p><i>Replace with “Measures are in place to ensure new development is connected to the sewerage and water supply system at the nearest point of adequate capacity, although the policy is unlikely to impact on this objective”</i></p> <p>Appendix 6 – Spatial Policy 4</p> <p>Policy wording modified to reflect amendment.</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>Appendix 6 – Spatial Policy 4</p> <p>Policy wording modified to reflect amendment.</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>	No changes proposed
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>	No changes proposed

MOD11	<p>Section 6 (Spatial Strategy)</p> <p>Spatial Policy 5, criterion (iii), p.59</p>	<p>Replace the words ‘Environment Agency’ with ‘appropriate body’.</p>	<p>Appendix 4 – Appraisal Table 6</p> <p>No change to appraisal scoring but to make the following amendment.</p> <p>Replace “<i>Environment Agency</i>” with “<i>appropriate body</i>”</p> <p>Appendix 6 – Spatial Policy 5</p> <p>Policy wording modified to reflect amendment.</p>
MOD12	<p>Section 6 (Spatial Strategy)</p> <p>Spatial Policy 5: New criterion (viii) p.59</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>	<p>Appendix 4 - Appraisal Table 6</p> <p>No change to appraisal scoring but the following addition to the water objective “<i>Also, measures are in place to ensure new development is connected to the sewerage and water supply system at the nearest point of adequate capacity</i>”</p>
MOD13	<p>Section 6 (Spatial Strategy)</p> <p>Spatial Policy 6: New criterion (vii) p.63</p>	<p>Add new criterion (vii) 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>	<p>Appendix 4 - Appraisal Table 7</p> <p>No change to appraisal scoring but the following amendment to the water objective.</p> <p>Remove “<i>This policy does not have an impact on this objective</i>”</p> <p>Replace with “<i>Measures are in place to ensure new development is connected</i>”</p>

			<p><i>to the sewerage and water supply system at the nearest point of adequate capacity, although the policy is unlikely to impact on this objective”</i></p> <p>Appendix 6 – Spatial Policy 6</p> <p>Policy wording modified to reflect amendment.</p>
MOD14	<p>Section 7 (Core Delivery Policies)</p> <p>Core Policy 2: Key Strategic Objectives Box, p.71</p>	<p>Amend the third bullet point key strategic objective by deleting the words ‘in urban areas’ to read:</p> <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. 	<p>Appendix 2 – Strategic Objective 8</p> <p>Policy wording modified to reflect amendment</p>
MOD15	<p>Section 7 (Core Delivery Policies)</p> <p>Core Policy 2, point 4, p.73</p>	<p>Remove the bullet number 4. and insert the words ‘the local planning authority will’ after the words ‘Where appropriate’, to read:</p> <p>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 Site Allocations and Development Management Policies DPD and/or the SDNPA Local Plan.</p>	<p>Appendix 6 – Core Policy 2</p> <p>Policy wording modified to reflect amendment</p>
MOD16	Section 7	Amend the second bullet point key strategic objective	Appendix 2 – Strategic Objective 8

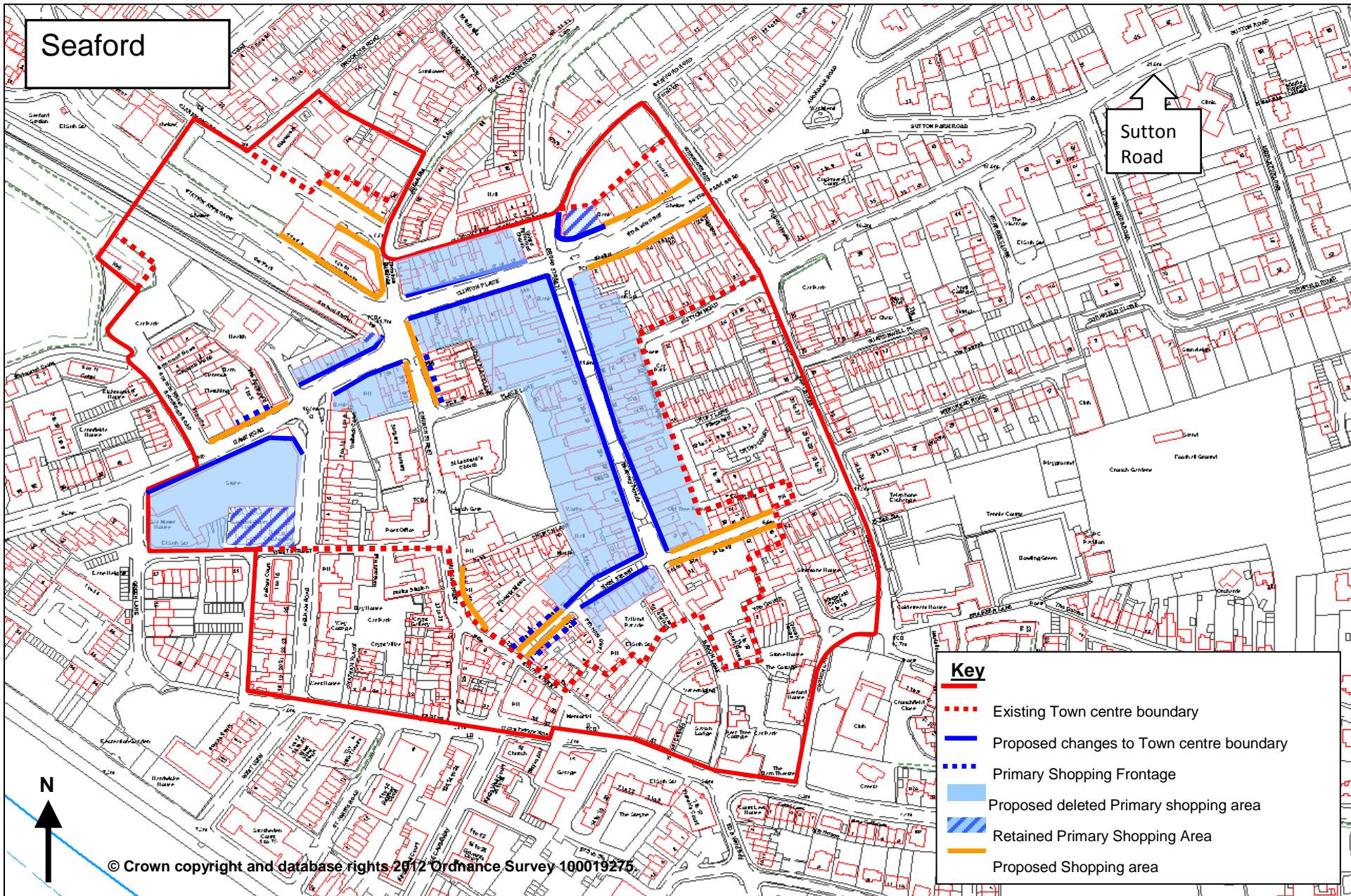
	(Core Delivery Policies) Core Policy 3: Key Strategic Objectives Box, p.74	by deleting the words 'in urban areas' to read: <ul style="list-style-type: none"> To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area. 	Policy wording modified to reflect amendment
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;	Appendix 6 – Core Policy 3 Policy wording modified to reflect amendment
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. 	Appendix 2 – Strategic Objective 8 Policy wording modified to reflect amendment
MOD19	Section 7 (Core Delivery Policies) Core Policy 10, Criterion 1(ii), p102	Add the words 'at that location' to read: ii. Ensuring that new development will not harm conservation interests unless the benefits of development at that location clearly outweigh the harm caused. In such cases appropriate mitigation and compensation will be required;	Appendix 6 – Core Policy 10 Policy wording modified to reflect amendment

MOD20	<p>Section 7 (Core Delivery Policies)</p> <p>Sustainable Travel, para.7.118, p.110</p>	<p>Insert the words 'or set out within a relevant Neighbourhood Plan', to read:</p> <p>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.</p>	No changes proposed
MOD21	<p>Section 7 (Core delivery policies)</p> <p>Core Policy 13 p111</p>	<p>Re-number the final three policy criteria from i. ii. and iii. to a. b. and c. respectively to read:</p> <p>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:</p> <ul style="list-style-type: none"> 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 interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations; and 	<p>Appendix 6 – Core Policy 13</p> <p>Policy wording modified to reflect amendment</p>

		c. Support the development of a network of high quality walking and cycling routes throughout the district.	
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	No changes proposed
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.	No changes proposed
MOD24	Appendix 2 saved local plan policies P126	Remove policy NH10 from the list of 'saved' 2003 Local Plan policies that the Core Policy replaces for Newhaven. Add policy NH10 the list of 'saved' 2003 Local Plan policies to retain for Newhaven.	No changes proposed
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.	No changes proposed
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	No changes proposed

		satisfaction and agreement of the local highway authority	
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.	No changes proposed

* 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

