

Lewes District Local Plan

Part 1: Joint Core Strategy – Submission Document

Schedule of Recommended Modifications

Updated January 2015



Context for the Modifications

Table 1 below sets out modifications to the Joint Core Strategy Submission Document that the local planning authorities have identified following the pre-submission publication of the Focussed Amendments document under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. These modifications have arisen post-publication and are generally recommended to address a matter raised in representations made; to update information; or to correct drafting errors in the document. The reason for each modification is given in the table.

Table 2 below sets out modifications suggested in our January 2016 Written Statements.

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

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

Table 1			
LPA Modification Number	Joint Core Strategy Submission Document Reference /Location	Proposed Change	Reason
MOD1	Section1 (Introduction) National Influences p9	Insert a new paragraph after 1.22 to read: In the preparation of the Core Strategy regard has been given to UK Marine Policy Statement as the national framework for decisions affecting the marine environment to ensure integration with the marine planning regime. The local planning authority will continue to have regard, where appropriate, to the Marine Policy Statement and the emerging South Marine Plans and designations in subsequent plan making and decision taking.	To ensure compliance with the marine planning regime in accordance with NPPF paragraph 105.
MOD2	Section 6 (Spatial Strategy) Spatial Policy 3: New criterion (xii), p.51	Amend Spatial Policy 3 by adding new criterion (xii) to read: The development will provide a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.	To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.

MOD3	Section 6 (Spatial Strategy) Spatial Policy 3, p.51	Amend Spatial Policy 3 by deleting the final word 'and' from Criterion (x) and re-wording Criterion (xi) to read: Contributions towards off-site infrastructure improvements arising from, and related to, the development; and	Consequent to MOD2
MOD4	Section 6 (Spatial Strategy) Spatial Policy 4, p.55	Amend the first sentence of Spatial Policy 4 by replacing '6 hectares' with '8.5 hectares' to read: Land amounting to 8.5 hectares is allocated for residential development of approximately 175 dwellings.	To correct the site area to correspond with the extended site allocation.
MOD5	Section 6 (Spatial Strategy) Spatial Policy 4, criterion(i), p.55	Replace the words 'Primary and secondary accesses' with 'Access' and add the word '/or' to read: i) Access including provision for pedestrians and cyclists to be provided from Ridge Way and/or Greenhill Way;	To allow flexibility for alternative suitable access solutions to be considered.
MOD6	Section 6 (Spatial Strategy) Spatial Policy 4 criterion (ii), p.55	Replace the words ' Environment Agency ' with ' appropriate body '.	To update the policy wording to reflect changes brought about by the Floods and Water Management Act (2010) whereby surface water drainage will become the responsibility of the Lead Local Flood Authority (ESCC). The revised wording updates the position and provides flexibility until this comes into force.

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

<p>MOD10</p>	<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>	<p>For consistency with MOD5.</p>
<p>MOD11</p>	<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>To update the policy wording to reflect changes brought about by the Floods and Water Management Act (2010) whereby surface water drainage will become the responsibility of the Lead Local Flood Authority (ESCC). The revised wording updates the position and provides flexibility until this comes into force.</p>

<p>MOD12</p>	<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>To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.</p>
<p>MOD13</p>	<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>To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.</p>
<p>MOD14</p>	<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>For consistency with Strategic Objective 8 p.31 where the words 'in urban areas' have been deleted through Focussed Amendment reference FA2.</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>To correct a drafting error that implies it will be for developers rather than the local planning authorities to produce the subsequent Development Plan Documents.</p>
MOD16	<p>Section 7 (Core Delivery Policies)</p> <p>Core Policy 3: Key Strategic Objectives Box, p.74</p>	<p>Amend the second 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>For consistency with Strategic Objective 8 p.31 where the words 'in urban areas' have been deleted through Focussed Amendment reference FA2.</p>
MOD17	<p>Section 7 (Core Delivery Policies)</p> <p>Core Policy 3, criterion 1, p.76</p>	<p>Amend criterion 1by inserting the words 'and wastewater facilities' to read:</p> <p>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;</p>	<p>To address concerns raised by the representations submitted by Southern Water in response to the Focussed Amendments.</p>

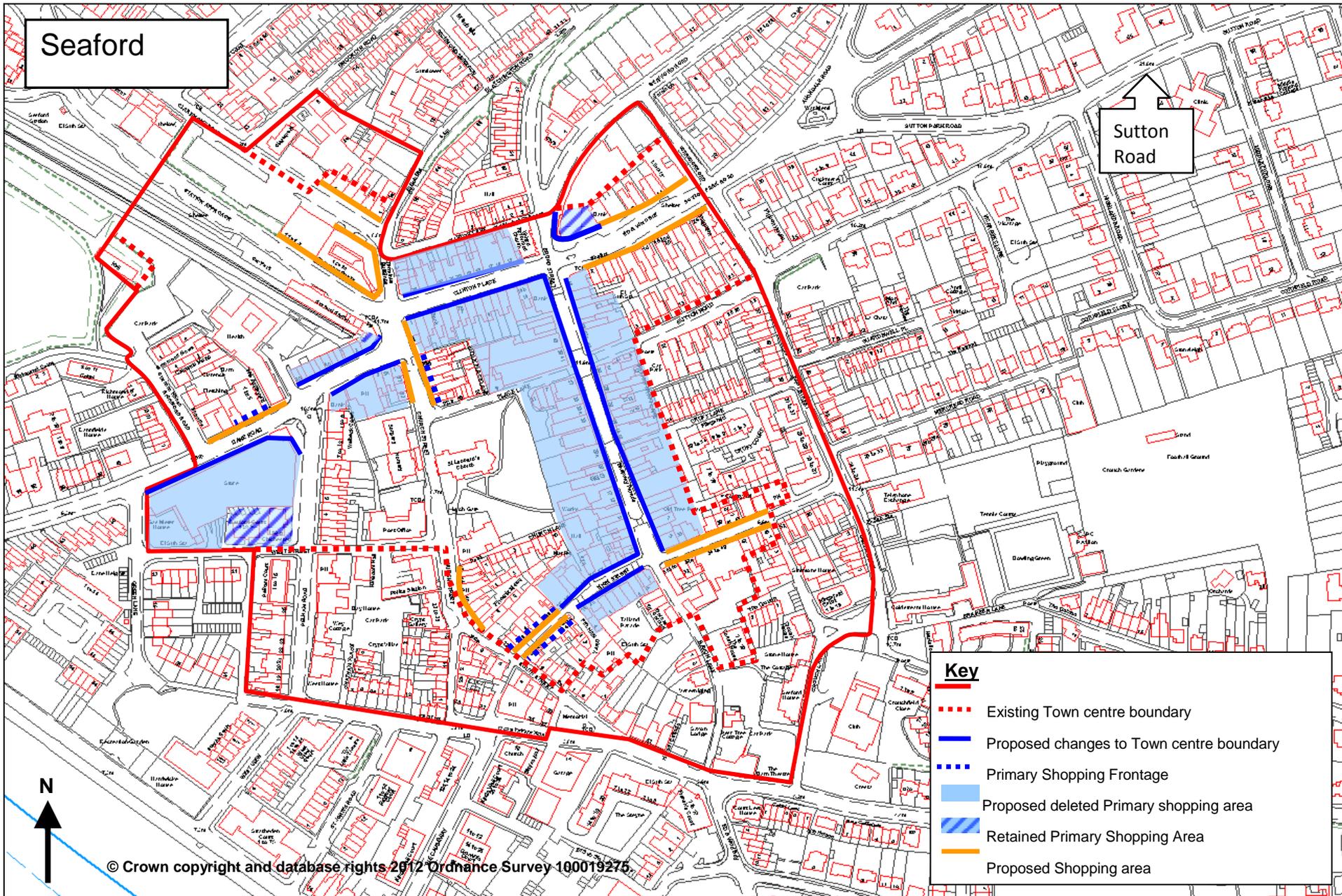
MOD18	<p>Section 7 (Core Delivery Policies)</p> <p>Core Policy 4: Key Strategic Objectives Box, p.77</p>	<p>Amend the fourth bullet point key strategic objective by deleting the words 'in urban areas' to read:</p> <ul style="list-style-type: none"> • To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area. 	<p>For consistency with Strategic Objective 8 p.31 where the words 'in urban areas' have been deleted through Focussed Amendment reference FA2.</p>
MOD19	<p>Section 7 (Core Delivery Policies)</p> <p>Core Policy 10, Criterion 1(ii), p102</p>	<p>Add the words 'at that location' to read:</p> <p>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;</p>	<p>To ensure the policy complies with NPPF paragraph 118.</p>
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>	<p>To recognise that parking requirements could also be a relevant matter to be addressed in Neighbourhood Plans, reflecting local circumstances.</p>

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 c. Support the development of a network of high quality walking and cycling routes throughout the district. 	<p>In order to avoid confusion with criteria i. ii. and iii. in Core Policy 13 point 7 immediately above.</p>
MOD22	<p>Appendix 2 - Status of saved local plan policies, p.125</p>	<p>Remove Policies ST5 and ST6 from the list of 'saved' 2003 Local Plan policies to retain in support of Core Policy 11</p>	<p>To correct typing error. These 'saved' policies have been replaced by Core Policy 2.</p>

MOD23	Appendix 2 – Status of saved local plan policies, p.126	Remove policy NH8 from the list of ‘saved’ 2003 Local Plan policies to retain for Newhaven.	This policy will be replaced by Spatial Policy 6 – Land at Harbour Heights, Newhaven.
MOD24	Appendix 2 saved local plan policies P126	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.	The site allocation boundary differs from the retail/residential planning application boundary. The council is advised that the consented Asda scheme will not be progressing on the site hence the retention of NH10 is required until the allocation is reviewed through a site allocations DPD.
MOD25	Appendix 2 saved local plan policies P126	Remove saved policy CH2 from the list of ‘saved’ 2003 Local Plan policies to retain for Chailey.	The ‘New Heritage’ development is completed and occupied.
MOD26	Appendix 3 p128, top box, second column.	The figure should read 520 not 440 as follows: A review of the Spatial Policies 1 and 2 will be triggered in April 2022 if transport mitigation measures to accommodate the additional 520 homes at Peacehaven/Telscombe have not been identified to solve capacity constraints on the A259 to the satisfaction and agreement of the local highway authority	To accurately reflect the requirements of Spatial Policy 2.

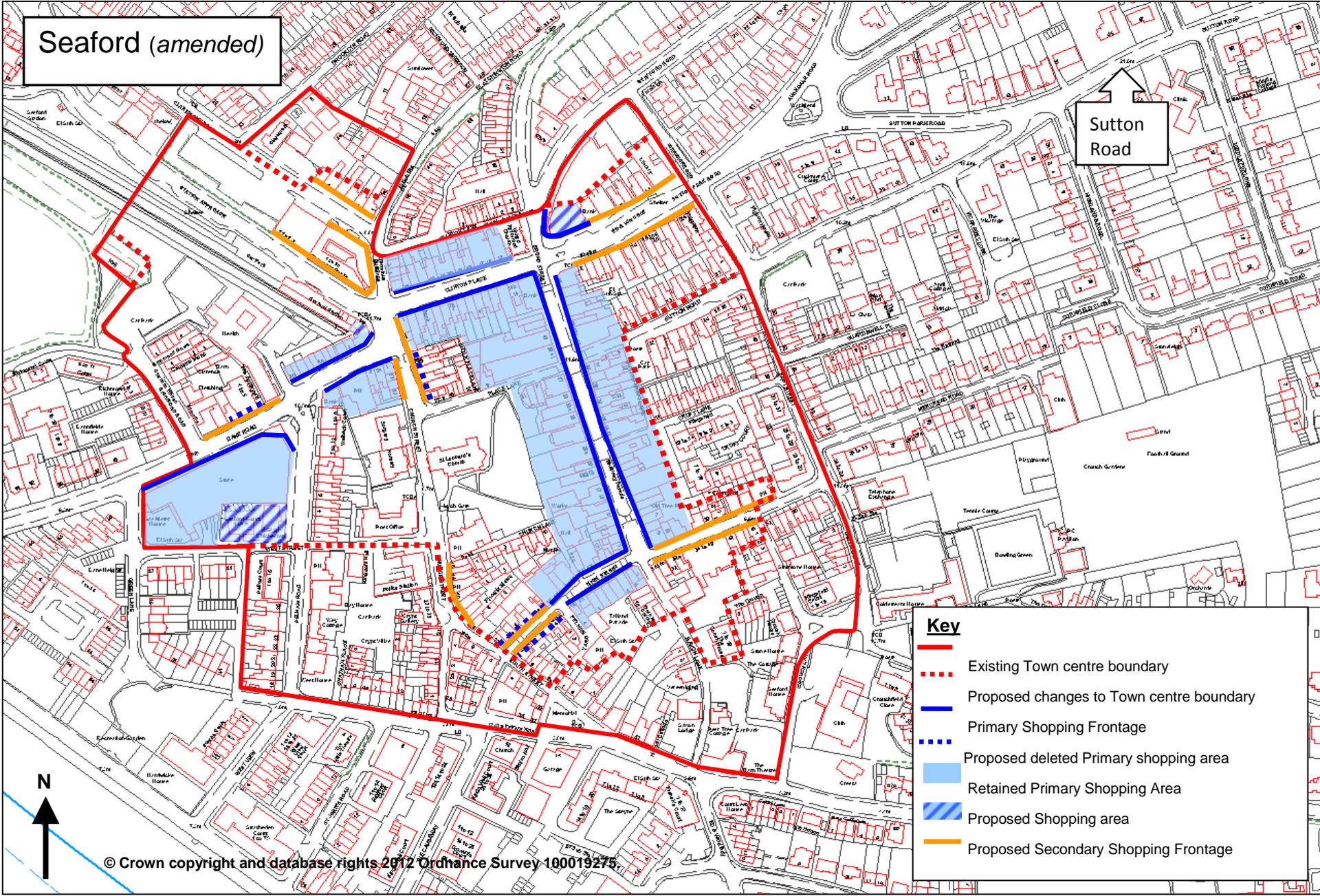
MOD27	Appendix 5 P143, Seaford map	Extend the Proposed Secondary Shopping Frontage to include the Public House (The Cinque Ports) on the High Street. *See maps below.	To correct a mapping error in order that the Proposed Secondary Shopping Frontage for Seaford in the Submission JCS accords with that recommended in the Lewes District Shopping and Town Centres Study.
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* 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

ADDITIONAL MODIFICATIONS ADDED JANUARY 2015

The table below contains modifications proposed to the Joint Core Strategy in January 2015 reflecting those set out in our Written Statements to the Inspector's Issues and Questions, as well as minor corrections.

Note: The footnote numbers refer to how they appear in this document and not the Joint Core Strategy itself. Updates to footnote numbering will be completed in the post-examination version of the Joint Core Strategy.

Table 2			
LPA Modification Number	Joint Core Strategy Submission Document Reference /Location	Proposed Change	Reason
MOD28	Page 39, paragraph 6.19	Amend paragraph 6.19 as follows; 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, 790600 dwellings between 2010 and 2030 (an average of 29080 dwellings per annum).	To reflect the updates made to the level of commitments and completions (from the 1 st April 2013 to the 1 st October 2014). See paragraphs 2.1 to 2.5 of the LDC and SDNPA response to Issue 4 ii).
MOD29	Page 41, Spatial Policy 1	To amend the first sentence of Spatial Policy 1 as follows; In the period between 2010 and 2030, a minimum of 5,790600 net additional dwellings will be provided in the plan area (this is the equivalent of approximately 2980 net additional dwellings per annum).	Same as reason for MOD28.

MOD30	Page 42, Table 4	<p>To amend table 4 as follows;</p> <table border="1"> <thead> <tr> <th></th> <th>(A) Total requirement</th> <th>(B) Already developed in the plan period (April 2010 – October 2014 April 2013)</th> <th>(C) Units permitted, but not yet implemented (includes units under construction)¹</th> <th>(D) Units considered deliverable having made sufficient progress through the planning process²</th> <th>(E) Unimplemented Local Plan allocations for housing³.</th> <th>Residual requirement to plan for (A – B, C, D & E)</th> </tr> </thead> <tbody> <tr> <td>Housing (within the National Park)</td> <td>Plan – wide requirement :</td> <td><u>11077</u></td> <td><u>1683</u></td> <td>0</td> <td>0</td> <td>Plan – wide requirement:</td> </tr> <tr> <td>Housing (outside of the National Park)</td> <td><u>5,790600</u></td> <td><u>788554</u></td> <td><u>1111964</u></td> <td><u>2977</u></td> <td>227</td> <td><u>3,357544</u></td> </tr> </tbody> </table>		(A) Total requirement	(B) Already developed in the plan period (April 2010 – October 2014 April 2013)	(C) Units permitted, but not yet implemented (includes units under construction) ¹	(D) Units considered deliverable having made sufficient progress through the planning process ²	(E) Unimplemented Local Plan allocations for housing ³ .	Residual requirement to plan for (A – B, C, D & E)	Housing (within the National Park)	Plan – wide requirement :	<u>11077</u>	<u>1683</u>	0	0	Plan – wide requirement:	Housing (outside of the National Park)	<u>5,790600</u>	<u>788554</u>	<u>1111964</u>	<u>2977</u>	227	<u>3,357544</u>	Same as reason for MOD28.
	(A) Total requirement	(B) Already developed in the plan period (April 2010 – October 2014 April 2013)	(C) Units permitted, but not yet implemented (includes units under construction) ¹	(D) Units considered deliverable having made sufficient progress through the planning process ²	(E) Unimplemented Local Plan allocations for housing ³ .	Residual requirement to plan for (A – B, C, D & E)																		
Housing (within the National Park)	Plan – wide requirement :	<u>11077</u>	<u>1683</u>	0	0	Plan – wide requirement:																		
Housing (outside of the National Park)	<u>5,790600</u>	<u>788554</u>	<u>1111964</u>	<u>2977</u>	227	<u>3,357544</u>																		
MOD31	Pages 45 and 46, Spatial Policy 2.	<p>Amend Spatial Policy 2 as follows;</p> <p>Spatial Policy 2 – Distribution of Housing</p> <p>During the period between 2010 and 2030, a minimum of <u>5,790600</u> net additional dwellings will be delivered in the district. Part of this total will be met as follows;</p> <ul style="list-style-type: none"> • <u>898628</u> completions in the period between April 2010 and <u>October</u> 	Same as reason for MOD28.																					

¹ A discount has been applied to small-scale schemes permitted – see the Justification for the Housing Strategy Paper.

² These are schemes granted planning permission subject to a section 106 agreement being put in place.

³ Only unimplemented allocations that are still deemed deliverable or developable through the SHLAA process have been included within this allowance.

		<p><u>20142013</u></p> <ul style="list-style-type: none"> • The delivery of 1,535428 commitments across the plan area. • An allowance for 465518 dwellings to be permitted on unidentified small-scale windfall sites during the plan period and subsequently delivered⁴. <p>The remaining <u>2,9083,026</u> net additional dwellings will be distributed as follows;</p> <ul style="list-style-type: none"> • (1) Housing to be delivered on the following strategic site allocations; <ul style="list-style-type: none"> ○ Land at North Street, Lewes – 390 net additional units. ○ Land to the north of Bishops Lane, Ringmer – 110 net additional units (contingent on the Ringmer Neighbourhood Plan not being made before the adoption of the Core Strategy or that it does not allocate sufficient sites to deliver 110 net additional units by 2019). ○ Land at Greenhill Way, Haywards Heath (within Wivelsfield Parish) – 11375 net additional units (<u>this is in addition to 62 units already granted permission on this strategic site.</u>) • (2) Housing to be delivered at the following broad location; <ul style="list-style-type: none"> ○ Land at Harbour Heights, Newhaven – a contribution towards the 830 planned net additional units at Newhaven (see (3) below) • (3) Planned housing growth at the following settlements; <ul style="list-style-type: none"> ○ Lewes – a minimum of 260 net additional units ○ Newhaven – a minimum of 830 net additional units ○ Peacehaven & Telscombe – a minimum of 550660 net additional units (520 of which will all be contingent upon developers identifying and demonstrating to the satisfaction of the local highway authority, and delivering, a co-ordinated 	
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⁴ See the Core Strategy Background Paper: Justification for the Housing Spatial Strategy 2014

		<p>package of multi-modal transport measures required to mitigate the impacts of development on the A259)</p> <ul style="list-style-type: none"> ○ Seaford – a minimum of 170 net additional units ○ Burgess Hill (within Wivelsfield Parish) – a minimum of 80100 <u>80400</u> net additional units ○ Barcombe Cross – a minimum of 30 net additional units ○ North Chailey – a minimum of 30 net additional units ○ South Chailey – a minimum of 10 net additional units ○ Cooksbridge – a minimum of 30 net additional units ○ Ditchling – a minimum of 15 net additional units ○ Newick – a minimum of 100 net additional units ○ Plumpton Green – a minimum of 50 net additional units ○ Ringmer & Broyle Side – a minimum of 220 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 110 net additional units). ○ Wivelsfield Green – a minimum of 30 net additional units <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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Pages 46 and 47, Table 5

To amend table 5 as follows;

Table 5 – Planned levels of housing growth, by settlement

Settlement (NP denotes it is in the National Park)	Completions (April 2010 – October 2014) ^{April 2013}	Commitments (as at 1 st October 2014) ^{April 2013}	Housing delivered on strategic sites	Housing to be delivered through subsequent allocations	Total
Edge of Haywards Heath (within Wivelsfield Parish)	0	<u>620</u>	<u>11375</u>	0	175
Seaford	<u>20489</u>	<u>155240</u>	0	170	<u>529499</u>
Lewes (NP)	<u>9166</u>	<u>147452</u>	390	260	<u>888868</u>
Newhaven	35	<u>772783</u>	0	830	<u>16371648</u>
Peacehaven & Telscombe	<u>310223</u>	<u>178437</u>	0	<u>550660</u> ⁵	<u>10381020</u>
Edge of Burgess Hill (within Wivelsfield Parish)	70	<u>290</u>	0	<u>80400</u>	<u>1790</u>
Ringmer & Broyle Side ⁶	<u>34</u>	<u>424</u>	0 (110)	220 (110)	265
Newick	<u>232</u>	<u>45</u>	0	100	127
Barcombe Cross	0	1	0	30	31
Plumpton Green	<u>15</u>	3	0	50	<u>6854</u>
Wivelsfield Green	<u>175</u>	<u>763</u>	0	30	<u>12348</u>

Same as reason for MOD28.

⁵ 520 dwellings of the total 550660 dwellings are contingent upon the delivery of as yet unspecified transport mitigation measures required to resolve capacity constraints on the A259

⁶ The figures in brackets for Ringmer and Broyle Side represent the scenario that the contingency allocation of land north of Bishops Lane is implemented

		<table border="1"> <tr> <td>Cooksbridge</td> <td>50</td> <td>37</td> <td>0</td> <td>30</td> <td>387</td> </tr> <tr> <td>North Chailey</td> <td>34</td> <td>0</td> <td>0</td> <td>30</td> <td>334</td> </tr> <tr> <td>South Chailey</td> <td>32</td> <td>12</td> <td>0</td> <td>10</td> <td>14</td> </tr> <tr> <td>Ditchling (NP)</td> <td>98</td> <td>52</td> <td>0</td> <td>15</td> <td>295</td> </tr> <tr> <td>All other settlements and areas</td> <td>9589</td> <td>5752</td> <td>0</td> <td>0</td> <td>152144</td> </tr> <tr> <td>Totals</td> <td>898628</td> <td>15354428</td> <td>503565</td> <td>24052535</td> <td>53265156</td> </tr> </table> <p>The windfall sites allowance of <u>465518</u> units is not accounted for in the table above.</p>	Cooksbridge	50	37	0	30	387	North Chailey	34	0	0	30	334	South Chailey	32	12	0	10	14	Ditchling (NP)	98	52	0	15	295	All other settlements and areas	9589	5752	0	0	152144	Totals	898628	15354428	503565	24052535	53265156	
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MOD32	Page 50, Spatial Policy 3	<p>Spatial Policy 3 – North Street Quarter and adjacent Eastgate area, Lewes</p> <p>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 The development mix should be based on the following uses and broad quantum of development:</p> <ul style="list-style-type: none"> • Approximately 390 residential units, predominantly focused towards the northern part of the site; • Between 4,000 sq metres and 5,000 sq metres of B1a office floorspace, <u>and /or other B1 uses, subject to commercial need;</u> • <u>A1</u> retail floorspace that meets a qualitative need in the town, predominantly for comparison goods; • <u>C1</u> hotel; • The redevelopment or relocation of the existing <u>A1</u> food superstore; and • Other uses that are deemed to aid in the successful delivery of a new 	To respond to concerns about the policy and to make wording more succinct to aid understanding																																				

		<p>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);</p> <ul style="list-style-type: none"> • <u>C2 Nursing/ Care Home;</u> • <u>D1 Non-Residential Institutions such as medical and health services, crèches, exhibition and training space</u> and <u>D2 Assembly and Leisure floorspace-uses.</u> <p>Development of this site will be delivered in the period between 2016 and 2020 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.</p> <p>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:</p> <ul style="list-style-type: none"> <u>i)</u> The development <u>It</u> incorporates the early provision of flood defences to an appropriate standard and to the approval of the Environment Agency; <u>ii)</u> The development <u>It</u> 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; <u>iii)</u> The delivery of <u>It delivers</u> enhancements to vehicular access and off-site highway improvements, arising from and related to the development and its phasing; <u>iv)</u> The development <u>It</u> respects and enhances the character of the town and achieves a high standard of design, recognising the high quality 	
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		<p>built environment, on and within the vicinity of the site, and the site's setting within the South Downs National Park and the adjacent <u>to a Conservation Area</u>;</p> <p>v) The development will be <u>It is</u> 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.</p> <p>vi) A riverside pedestrian route along the western bank of the River Ouse is incorporated into the scheme, which will to extend the town's riverside focus and contribute to the its character and quality, of the town and additional pedestrian and cycling routes will be <u>are</u> incorporated into the site to aid in linking the site to the rest of the town;</p> <p>vii) The redevelopment would <u>It results</u> in no net loss of public parking provision;</p> <p>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 <u>large shops</u> 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;</p> <p>ix) Subject to the commercial need, flexibility will be <u>is</u> applied to the requirement to deliver B1a office floorspace, so that other B1 uses can be explored;</p> <p>ix) Alternative uses will only be permitted on the bus station site should <u>are subject to the facility being</u> replaced by an operationally satisfactory and accessible site elsewhere; and</p> <p>x) <u>It makes</u> contributions towards off-site infrastructure improvements arising from, and related to, the development.</p>	
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MOD33	Page 54, Paragraph 6.62	To amend the final 2 sentences of Para 6.62 to read: Despite it not being mentioned within the policy, The incorporation of light industry (Use Class B1c) would, in principle, be acceptable within the redevelopment of the site. This will be determined through the masterplanning process, and any subsequent planning application.	To reflect proposed changes to Spatial Policy 3.
MOD34	Page 54, Paragraph 6.64	To amend first sentence of Para 6.64 to read: The re-development of this strategic site will <u>could</u> include the provision of a hotel.	As above
MOD35	Page 54, Paragraph 6.66	To amend last sentence of Para 6.65 to read: The appropriate housing mix for this site, in terms of type and size of units, will be determined through the masterplanning process <u>planning application</u> .	As above
MOD36	Page 55, Spatial Policy 4	To amend Policy SP4 as follows; Land amounting to 6 hectares is allocated for residential development of approximately 175 dwellings (of which 62 net units already have planning permission on this strategic site). Development will be permitted subject to compliance with the Core Delivery Policies of this plan and the following criteria:	To reflect the fact that 62 units now have planning permission.
MOD37	Page 69 – Core Policy 1 supporting text new paragraph 7.21	Add new paragraph 7.21: <u>7.21 Designated rural areas as defined by the Ministerial Statement include National Parks and will therefore include all areas within the South Downs National Park including Lewes Town. The district currently contains no additional designated rural areas for the purposes of this policy.</u>	For clarity

MOD38

Page 70,
Core Policy 1

Amend Core Policy 1, paragraphs 1 and 2 as follows:

- 1. A district wide target of 40% affordable housing, including affordable rented and intermediate (~~shared ownership~~) housing, will be sought for developments of 11 or more dwelling units. For developments of ~~less than 10 units~~, in designated rural areas, affordable housing, or financial contributions towards, will be sought on developments of 6 or more according to the stepped target and threshold below:**

Affordable Housing Target/Threshold	
Scheme size (units)	Affordable Housing (units)
<u>6-8</u>	<u>2*</u>
<u>9-10</u>	<u>3*</u>
<u>11+</u>	<u>40%</u>

*commuted sum financial payment

- 2. The affordable housing requirement may exceptionally be determined on a site by site basis where justified by market and/or site conditions. The target levels will be expected to be provided by all developments of 3 11 or more and 6 or more in designated rural areas (net) dwelling units (including conversions and subdivisions) unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level.**

(The remaining text in Core Policy 1 is unaltered)

To comply with the Ministerial Statement 28 November 2014 which sets thresholds below which affordable housing contributions should not be sought.

Reference to shared ownership is removed and replaced with a glossary definition for intermediate housing, which provides a fuller meaning as the intention was not to narrow the definition to just shared ownership.

MOD39	Page 72, Core Policy 2, paragraph 7.22	<p>To amend supporting text as follows;</p> <p>7.22 There has been a general trend over recent years towards the provision of flats/maisonettes, but there was still also a strong growth in the provision of semi detached and detached dwellings in the district. The Local Housing Needs Assessment has identified that the main growth in demand to 2030 will be for dwellings for older people and small homes for single person households and couples with no dependents. However, there will also be a need for family homes, particularly due to the level of under-occupation of larger family homes in the district, creating pressures of demand (and therefore on affordability) for homes of this type. Dwellings suitable for older people are likely to include a combination of smaller units to allow people to downsize in the area in which they want to live; flexible and adaptable ‘Lifetime Homes’; and specialist accommodation such as nursing homes and extra care homes. <u>The District Council and SDNPA are currently working in partnership with East Sussex County Council (ESCC) and all other East Sussex local planning authorities in preparing and updating guidance on housing for older people. This work will include assessing in detail the specific future accommodation needs of older people within the district. The findings of this work will then feed into identifying sites and local requirements through the Site Allocations and Development Policies DPD, SDNPA Local Plan or Neighbourhood Plans where relevant.</u></p> <p>7.23 <u>With an ageing population it is particularly important to accommodate the needs of the elderly with suitably designed accommodation within an environment that provides an appropriate level of care. Traditionally older persons housing has been aimed at a particular stage in an older person’s life, e.g. care homes and sheltered housing, but new models of provision (e.g. continuing care retirement communities) can support older peoples’ housing needs through a range of stages of later life. Paragraph: 3-037 of the NPPG says: “Local planning authorities should count housing provided</u></p>	To reflect the additional work that the District Council and SDNPA are doing with ESCC regarding assessing Older People’s housing needs.
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		<p><u>for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan.” In monitoring the provision of housing development to meet the requirements of SP2, LDC and the SDNPA will include C2 accommodation against the housing target.</u></p>	
MOD40	Core Policy 3, page 74 – 76, paragraphs 7.29 to 7.35	<p>To amend the supporting text and Policy to read as follows;</p> <p>7.29—In 2005 East Sussex Local Authorities and Brighton & Hove City Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) to assess the needs of Gypsies and Travellers in the East Sussex and Brighton & Hove county-group. This Assessment was undertaken in response to Circular 01/2006 <i>Planning for Gypsy and Traveller Caravan Sites</i> and Circular 04/2007 <i>Planning for Travelling Showpeople</i>, which emphasised the importance of assessing accommodation needs⁷. The GTAA went through a process of external benchmarking⁸, the outcomes of which then informed formal local planning authority advice submitted to the South East England Regional Assembly (SEERA) as part of the South East Plan (SEP) Gypsy and Traveller provision (Policy H7) Partial Review⁹.</p> <p>7.30—In response to Government’s announcement in July 2010 to revoke Regional Spatial Strategies, the Review was abandoned. Consequently, East Sussex and Brighton & Hove local planning authorities outlined a joint approach to establish local pitch requirement figures using available robust information.</p> <p>7.31—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</p>	To reflect the findings from the 2014 GTAA update.

⁷ Section 225 of 2004 Housing Act outlines the requirement of assessing accommodation needs.

⁸ GTAA Benchmarking and Audit of Advice, Final Summary Report. Universities of Birmingham, Salford and Sheffield Hallam, January 2008.

⁹ Single issue review required to consider accommodation assessments undertaken during the preparation of the SEP. Paragraph 7.27-7.30, SEP(2009)

		<p>3% compound growth, previously applied to the 2011—2016 period in the draft South East Plan policy, is extended to 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 of 11 permanent pitches to 2019.</p> <p>7.3429 Current national planning policy for traveller sites¹⁰ reiterates <u>states</u> the importance of local planning authorities assessing accommodation needs based on robust evidence to inform the preparation of local plans and planning decisions. To ensure that the Core Strategy is in line with national policy, an update¹¹ of accommodation needs for Gypsies, Travellers and Travelling Showpeople has been <u>jointly commissioned by undertaken for East Sussex, the South Downs National Park Authority, Brighton & Hove City Council and the East Sussex local authorities.</u> 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.</p> <p>7.30 <u>The 2014 GTAA sets out the recommended level of permanent pitch provision for each of the local planning authorities within East Sussex, including the area of the SDNP that falls within the County. The figure for Lewes District has been disaggregated between those areas that fall within</u></p>	
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¹⁰ ~~Paragraph 4 and 6(c) of DCLG's *Planning policy for traveller sites* (March, 2012).~~

¹¹ The 2014 Gypsy and Traveller Accommodation Assessment (GTAA) updates the accommodation needs position of the 2005 GTAA. A separate GTAA was undertaken at the same for the Brighton and Hove and applicable areas of the SDNP.

		<p><u>and outside the SDNP in order that each local planning authority is able to plan for their authority area¹². The disaggregated figures are reflected in Policy CP3.</u></p> <p><u>7.31 There is currently one formal transit site within East Sussex, Bridie's Tan, located within the National Park area of Lewes district. This accommodates 9 transit pitches. The 2014 GTAA concludes that currently there is a need for 8 net additional transit pitches within the GTAA area. No preferred location for the transit provision has currently been identified. However, the District Council and National Park Authority will work with the other East Sussex local planning authorities and relevant parties to determine the appropriate location(s) within the County and type of transit provision required. In the event that an allocation is required within Lewes District, or a planning application submitted, any proposal will be assessed against the below criteria taking into consideration the short term nature of transit accommodation.</u></p> <p>7.32 No accommodation needs for Travelling Showpeople have been identified for the <u>areas of the Lewes District either within or outside the SDNP for the Plan period to 2016</u>. Based on current available evidence it is unlikely that a need will arise between 2016 and 2019 <u>over the Plan period</u>. In the event that a need is demonstrated in the short term, then any proposal would be assessed against the criteria below.</p> <p>7.33 The draft South East Plan Policy H7 also outlined the requirement for local planning authorities to make appropriate provision for transit and temporary stopping places. There are currently 2 transit sites in the East Sussex/ Brighton & Hove county group: Bridie's Tan (Lewes District) and Horsdean (Brighton & Hove CC). An indicative need of 8 transit pitches (potentially 2</p>	
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¹² Sites to meet the identified need for areas outside the SDNP will be identified through the Site Allocations and Development Management Policies DPD. The SDNPA Local Plan will allocate sites for those areas within the SDNP, unless there are allocated through Neighbourhood Plans

		<p>sites) had been identified for East Sussex/ Brighton & Hove county group area¹³. The local planning authorities will work with relevant partners to locate additional suitable site(s)¹⁴.</p> <p>7.35 No specific deliverable sites have been identified in the Site Assessment work undertaken to date¹⁵. In the absence of deliverable sites allocated in the Core Strategy, a range of criteria will be used in preparing future allocations and determining 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).</p> <p>Core Policy 3 – Gypsy and Traveller Accommodation</p> <p><u>Provision will be made for a net total of 11-5 additional permanent pitches for Gypsies and Travellers in the area of the Lewes District-district that fall outside the National Park for the period 2011-2014 to 2019*2030. A net total of 8 additional permanent pitches are identified for the area of the National Park that falls within Lewes district. The local planning authoritiesy will allocate specific, deliverable sites through a Site Allocations and Development Management DPD and the SDNPA Local Plan, unless allocated through Neighbourhood Plans. These plans will be informed by appropriate Site Assessment work and taking into account any planning permissions granted for permanent use in the interim.</u></p>	
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¹³ ~~South East England Gypsy and Traveller Regional Transit Study 2009, University of Birmingham.~~

¹⁴ ~~SEP draft policy did not allocate transit provision on a planning authority level due to insufficiently robust evidence~~

¹⁵ Gypsy and Traveller Site Assessment (Parker Dann, 2010) and subsequent update (2012)

MOD41	Page 92, Core Policy 6, part 4,	To amend the first sentence of this section of the policy, as follows; 4. Support and retain local and rural shops and community facilities in locations not identified in the retail hierarchy.	For clarity, as Core Policy 7 deals with the retention/loss of community facilities and to make clear that the policy does not relate to garden centres.
MOD42	Page 97, Core Policy 9 Key Strategic Objectives box	Add to the end of second bulletpoint: “..., and is pro-active regarding climate change initiatives.”	To ensure that the full wording of the key strategic objective 10 is referenced.
MOD43	Page 102 – Core Policy 10	Amend criterion ii of Core Policy 10(1) 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.	For clarity and to reflect discussions with Natural England.
MOD44	Page 102 – Core Policy 10	Amend CP10 (2) to read as follows: 2. The highest priority will be given to the conservation and enhancement of the landscape qualities <u>first purpose</u> of the South Downs National Park, and the integrity of European designated sites (SACs and SPAs) in and around Lewes District. <u>Within and in the setting of the South Downs National Park, development will be resisted if it fails to conserve and appropriately enhance its rural, urban and historic landscape qualities, and its natural and scenic beauty, as informed by the South Downs Integrated Landscape Character Assessment and other relevant local landscape character, landscape capacity and visual impact assessments.</u>	To remove any potential confusion between the policy, guidance and the National Parks’ purposes, to refer to the Integrated Landscape Character Assessment and

			to respond to concerns from consultees.
MOD45	Page 104, Paragraph 7.106, Core Policy 11 supporting text	Amend paragraph 7.106 to read: The purpose of Core Policy 11 is to ensure 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 (ODPM 2004)</i> 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.	To update the text in the light of the Government’s decision to archive some of the guidance publications currently listed in paragraph 7.106.
MOD46	Page 105 – Core Policy 11	Amend criterion (ii) of Core Policy 11 to read: ii. <i>Within the South Downs National Park shall be <u>is</u> in accordance with the <u>National</u> Park purposes and outside <u>of</u> the SDNP regard is had <u>has regard</u> to the setting of the National Park and its purposes;</i>	To improve the wording of the policy
MOD47	Page 106, Core Policy 12	A modification is sought to include a paragraph between 7.110 and 7.111 to read: <u>The provision of measures to prevent flood risk can have far-reaching positive impacts. The Newhaven Flood Alleviation Strategy is key to achieving the economic and regeneration goals for Newhaven and the wider area and will help to deliver part 3 of Core Policy 4 and the employment land targets of Spatial Policy 2, more generally.</u>	To recognise that the delivery of the Newhaven Flood Alleviation Strategy will play an important role in delivering regeneration of Newhaven.

<p>MOD48</p>	<p>Page 114, Core Policy 14</p>	<p>Amend supporting text to CP14</p> <p>7.126 Achieving ‘zero carbon’ buildings is only one aspect of building sustainability. The use of appropriate building materials, minimising waste and improving water efficiency are all additional aspects that can improve the sustainability of buildings. The Code for Sustainable Homes³⁶ covers all of these matters <u>and has been in existence during the development of the Core Strategy. The Government’s Housing Standards Review explains that the Code for Sustainable Homes is being wound down and its Code Levels are envisaged to become part of the building regulations.</u></p> <p>7.127 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. <u>Accordingly, all new homes in the district will be required to achieve water consumption of no more than 110 litres per person per day. Such a target is equivalent to that proposed as an optional requirement of the Housing Standards Review, which in itself corresponds with Code Level 4 in relation to water efficiency.</u> It is not considered that this will place an undue financial burden upon developers. The Affordable Housing Viability Assessment, which was primarily undertaken to inform the core policy on affordable housing, factored in a number of assumptions, which included all new houses being constructed to meet the full Code Level 4, <u>and not just Code level 4 in respect to water efficiency,</u> as a minimum. The Viability Assessment concluded that alongside affordable housing contributions, and contributions towards new infrastructure, constructing new homes in Lewes District to at least Code Level 4 standards will generally be viable.</p>	<p>To explain that the Code for Sustainable Homes is being wound down.</p>
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MOD49	Page 115, Core Policy 14	<p>Amend CP14(2) to the following:</p> <p>Support applications for low carbon and renewable energy installations, subject to the following matters being satisfactorily assessed and addressed:</p> <ul style="list-style-type: none"> i. Appropriate contribution to meeting national and local renewable heat and energy targets ii. <u>i.</u> Meeting the National Park Purposes where proposals lie within the South Downs National Park boundary iii. <u>ii.</u> Landscape and visual impact iv. <u>iii.</u> Local amenity impact v. <u>iv.</u> Ecology impact vi. <u>v.</u> Cultural heritage impact, including the need to preserve and enhance heritage assets. 	To ensure the policy is consistent with NPPF Paragraph 98
MOD50	Page 115, Core Policy 14	<p>Amend CP14(4) to the following:</p> <p>4. 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. <u>Require all new dwellings to achieve water consumption of no more than 110 litres per person per day, unless it can be demonstrated that it would not be technically feasible or financially viable. 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 requirements/standards at the planning application stage.</u></p>	To remove reference to the Code for Sustainable Homes, which is being wound down.

<p>MOD51</p>	<p>Page 120 – Glossary</p> <p>New entry between 'infrastructure' and 'landscape capacity study'</p>	<p>Add new definition for Intermediate housing:</p> <p>Intermediate housing - is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition in the National Planning Policy Framework. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p>	<p>To provide an improved and more appropriate definition of intermediate housing that encompasses a broader meaning than Policy CP1 previously implied.</p>																					
<p>MOD52</p>	<p>Page 128, Appendix 3</p>	<p>To amend the following table to:</p> <table border="1" data-bbox="658 676 1816 1366"> <tr> <td colspan="3" data-bbox="658 676 1816 740">Core Policy 1: Affordable Housing</td> </tr> <tr> <td colspan="3" data-bbox="658 740 1816 804">Core Policy 1 will aim to meet the following the Objectives</td> </tr> <tr> <td colspan="3" data-bbox="658 804 1816 868">• Objective 2</td> </tr> <tr> <th data-bbox="658 868 1070 877">Target</th> <th data-bbox="1070 868 1417 877">Indicators</th> <th data-bbox="1417 868 1816 877">Current Position</th> </tr> <tr> <td data-bbox="658 877 1070 1366" rowspan="4">District wide target of 40% Affordable Housing provision (on developments exceeding 10 dwellings)</td> <td data-bbox="1070 877 1417 986">Gross number of affordable housing completions per annum</td> <td data-bbox="1417 877 1816 986">2012/13: 38</td> </tr> <tr> <td data-bbox="1070 986 1417 1082">Percentage of affordable dwellings completed</td> <td data-bbox="1417 986 1816 1082">2012/13: 45.78%</td> </tr> <tr> <td data-bbox="1070 1082 1417 1241">Percentage of applications of 10 units or more meeting 40% affordable housing target</td> <td data-bbox="1417 1082 1816 1241">2012/13: 50%</td> </tr> <tr> <td data-bbox="1070 1241 1417 1366"><u>Average house price by type</u></td> <td data-bbox="1417 1241 1816 1366"> 2014 Q2: All – £299,435 Detached - £389,632 Semi-detached - £276,114 </td> </tr> </table>	Core Policy 1: Affordable Housing			Core Policy 1 will aim to meet the following the Objectives			• Objective 2			Target	Indicators	Current Position	District wide target of 40% Affordable Housing provision (on developments exceeding 10 dwellings)	Gross number of affordable housing completions per annum	2012/13: 38	Percentage of affordable dwellings completed	2012/13: 45.78%	Percentage of applications of 10 units or more meeting 40% affordable housing target	2012/13: 50%	<u>Average house price by type</u>	2014 Q2: All – £299,435 Detached - £389,632 Semi-detached - £276,114	<p>To reflect paragraph 7.12 of the Core Strategy.</p>
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			<p><u>Average construction cost by development type (construction cost £/m²)</u></p> <p><u>A review of Core Policy 1 will be considered in the event of a greater than 10% drop in house prices and/or a significant increase in build costs. In such an event, any decision with reasoning as to whether or not to review the policy will be published by the District Council and National Park Authority.</u></p>	<p><u>Terraced - £251,436</u> <u>Flat/maisonette - £198,584</u></p> <p><u>Not yet monitored on a regular basis – to be monitored on an annual basis using the most cost-effective source available. Current position is available:</u></p> <p><u>4th Q 2013 - Residential, 2-5 bed, code 4 - £1,021</u></p>	
		To reduce the number of households on the Council Housing Register	Number of households currently on the Council Housing Register	2013: 2,543	