

## Local Plan Part 2: Site Allocations and Development Management Policies

### Frequently Asked Questions

#### **Q) What is the Local Plan Part 2?**

A) *The Lewes District Local Plan Part 2: Site Allocations and Development Management Policies* comprises the second of the Local Plan documents. It supports and seeks to deliver the strategic objectives and spatial strategy of the Local Plan Part 1 by allocating additional sites for development and setting out detailed (non-strategic) development management policies to guide development and change

Part 1 of the Lewes District Local Plan is the *Joint Core Strategy*, adopted by Lewes District Council and South Downs National Park Authority in 2016. This is a strategic level document which covers the whole district and forms part of the statutory development plan for the area. It can be viewed at: <http://www.lewes-eastbourne.gov.uk/planning-policy/lewes-core-strategy-local-plan-part-1/>

#### **Q) What area does the Local Plan Part 2 cover?**

A) The Local Plan Part 2 only applies to the areas of Lewes District *outside* of the South Downs National Park. This is because South Downs National Park Authority is preparing its own Local Plan, which will eventually supersede all the existing planning policies for the area of Lewes district within the National Park. For further information, visit [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

#### **Q) Will sites be allocated in Towns or Parishes that are preparing a neighbourhood plan?**

A) Where a Town or Parish Council is preparing a neighbourhood plan that will allocate sites for specific uses, we are not proposing to allocate sites in the Local Plan Part 2. Consequently, this document does not allocate sites, or identify settlement specific policies, within the following neighbourhood areas:

- Ditchling, Streat and Westmeston
- Newhaven
- Peacehaven and Telscombe
- Plumpton
- Seaford

**Q) How were sites considered for allocation in the Local Plan Part 2?**

A) In 2013 we undertook a Call for Sites so that sites could be submitted and considered as an option within the 'Issues & Options' Topic Papers. These Topic Papers were published for consultation from 22 November 2013 to 17 January 2014.

We will also be considering sites that have been previously put forward through the Strategic Housing Land Availability Assessment (SHLAA). The sites submitted and assessed for this piece of evidence can be viewed in the latest version of the SHLAA at: <http://www.lewes-eastbourne.gov.uk/planning-policy/strategic-housing-and-economic-land-availability-assessment/>

If you have previously submitted a site for assessment in the SHLAA/ Call for Sites and you have further/updated information relating to it then please send this through us. In some instances, we may seek further information relating to sites submitted to us, in which case we will contact you.

**Q) How were potential development sites assessed?**

A) Sites were assessed against a range of criteria that included public and stakeholder opinion (as a result of consultation), the likelihood of delivery, impact on existing infrastructure, scoring against Sustainability Appraisal objectives, and consistency with national policy and the Local Plan Part 1 (Joint Core Strategy).

**Q) How will existing infrastructure and services cope and what new infrastructure and services will be provided to support growth?**

A) All new development, housing in particular, will contribute to the delivery of appropriate infrastructure either directly or through the Community Infrastructure Levy (CIL). We work closely with the relevant agencies to ensure that the exact infrastructure requirements of specific sites can be understood. Initial work is set out in the Council's draft Infrastructure Delivery Plan and this document can be viewed at:

<http://www.lewes-eastbourne.gov.uk/planning-policy/lewes-background-reports/?p=3>

**Q) What will the Development Management Policies deliver?**

A) The purpose of the development management policies is to support and deliver the strategic objectives and spatial strategy of the Local Plan Part 1 (Joint Core Strategy). The policies will set out the detailed criteria against which

planning applications for the development and use of land and buildings will be assessed.

**Q) How will the Council decide what Development Management Policies should be included?**

A) National guidance sets out that planning documents should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in a plan.

**Q) What will happen to the Local Plan 2003 policies that have been ‘saved’?**

A) A number of ‘saved’ policies from the Local Plan adopted in 2003 are still in use for the determination of planning applications. We have reviewed these policies and those that are still relevant have been carried forward in to the draft Local Plan Part 2. Most have been amended to reflect the new national policies in the National Planning Policy Framework, published after the adoption of the Local Plan 2003.

**Q) What is the timetable for the Site Allocations and Development Management DPD?**

A) The following timetable illustrates the key stages of producing the document and the opportunities for consultation.

<b>Timetable</b>	<b>Date</b>
<b>Evidence gathering and stakeholder engagement</b>	<b>March to October 2013</b>
<b>Public consultation on ‘Issues &amp; Options’ Topic Papers</b>	<b>November 2013 to January 2014</b>
<b>Draft Local Plan public consultation</b>	<b>November 2017 to January 2018</b>
<b>Pre-submission public consultation</b>	<b>Spring 2018</b>
<b>Formal Submission to the Secretary of State</b>	<b>Summer 2018</b>
<b>Examination in Public</b>	<b>Autumn 2018</b>
<b>Inspector’s Report</b>	<b>Winter 2018/19</b>
<b>Formal Adoption</b>	<b>Early 2019</b>

We will keep you informed of any changes to this timetable, via the Council’s website at: <http://www.lewes-eastbourne.gov.uk/planning-policy/local-plan-part-2-site-allocations-and-development-management-policies/>

**Q) Why was there such a long period between the public consultation on the 'Issues & Options' Topic Paper and the Draft Local Plan?**

A) When the 'Issues & Options' Topic Papers were published, it was anticipated that the Local Plan Part 1 (Joint Core Strategy) would be adopted in the following year. However, progress on the Local Plan Part 1 was delayed due to our decision to carry out further consultation prior to submission to the Secretary of State. It was finally adopted in 2016.

Subsequently, a legal challenge to the decision of the District Council and the National Park Authority to adopt the Local Plan Part 1 prevented further progress on the Local Plan Part 2 until the judge's ruling was issued and the period to challenge that ruling had expired. As a consequence, this has been the earliest feasible opportunity to consult on the Draft Plan.

**Q) How do I get involved and have my say?**

A) It is important that you get the opportunity to give us your views. Throughout the process we will actively seek your comments and give you as much opportunity as possible to tell us your thoughts and suggestions.

You can get involved by:

- Registering for our e-mail alert system so that you will receive an e-mail to notify you of any consultation periods on the document, as well as the publication of relevant background evidence.
- Sending us your comments by within the formal consultation period **30 November 2017 until 25 January 2018**.
- Get in touch so that we can explain the process and address any concerns you might have

The quickest and easiest way to submit comments is via the online consultation website at: [www.lewes-eastbourne.gov.uk/planningconsultation](http://www.lewes-eastbourne.gov.uk/planningconsultation)

Alternatively, comments by email: [ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk) or by post to:

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