

Lewes District Council Local Plan Part 2: Site Allocations and Development Management Policies

Issues and Options Topic Paper 1 – November 2013

Introduction

Background

- 1.1 Lewes District Council (LDC), with the South Downs National Park Authority (SDNPA), has recently produced a Joint Core Strategy (Local Plan Part 1). At the time of preparing these Topic Papers the Joint Core Strategy has reached the 'Proposed Submission' stage.
- 1.2 The Joint Core Strategy is a pivotal document in setting out the spatial vision for the Lewes District. It also guides and identifies the amount of development and change for the district for the Plan period, up to 2030. The Proposed Submission Joint Core Strategy document can be viewed at <http://www.lewes.gov.uk/corestrategy/index.asp>.
- 1.3 The Joint Core Strategy, once adopted, will replace a number of 'saved' policies from the current Lewes District Local Plan (2003). Those remaining 'saved' policies will be taken forward and reviewed as part of the next part of the Local Plan: Part 2 - Site Allocations and Development Management Policies Development Plan Document (hence forth referred to as Part 2).
- 1.4 Part 2 will allocate specific sites for development and outline further detailed planning policies to support the Spatial and Core Delivery Policies set out in the Joint Core Strategy, (Part 1).
- 1.5 Unlike Part 1, Part 2 will only cover the areas of the district that lie outside of the South Downs National Park (SDNP). Figure 1 on the following page shows those areas of the district that fall in and outside of the National Park.

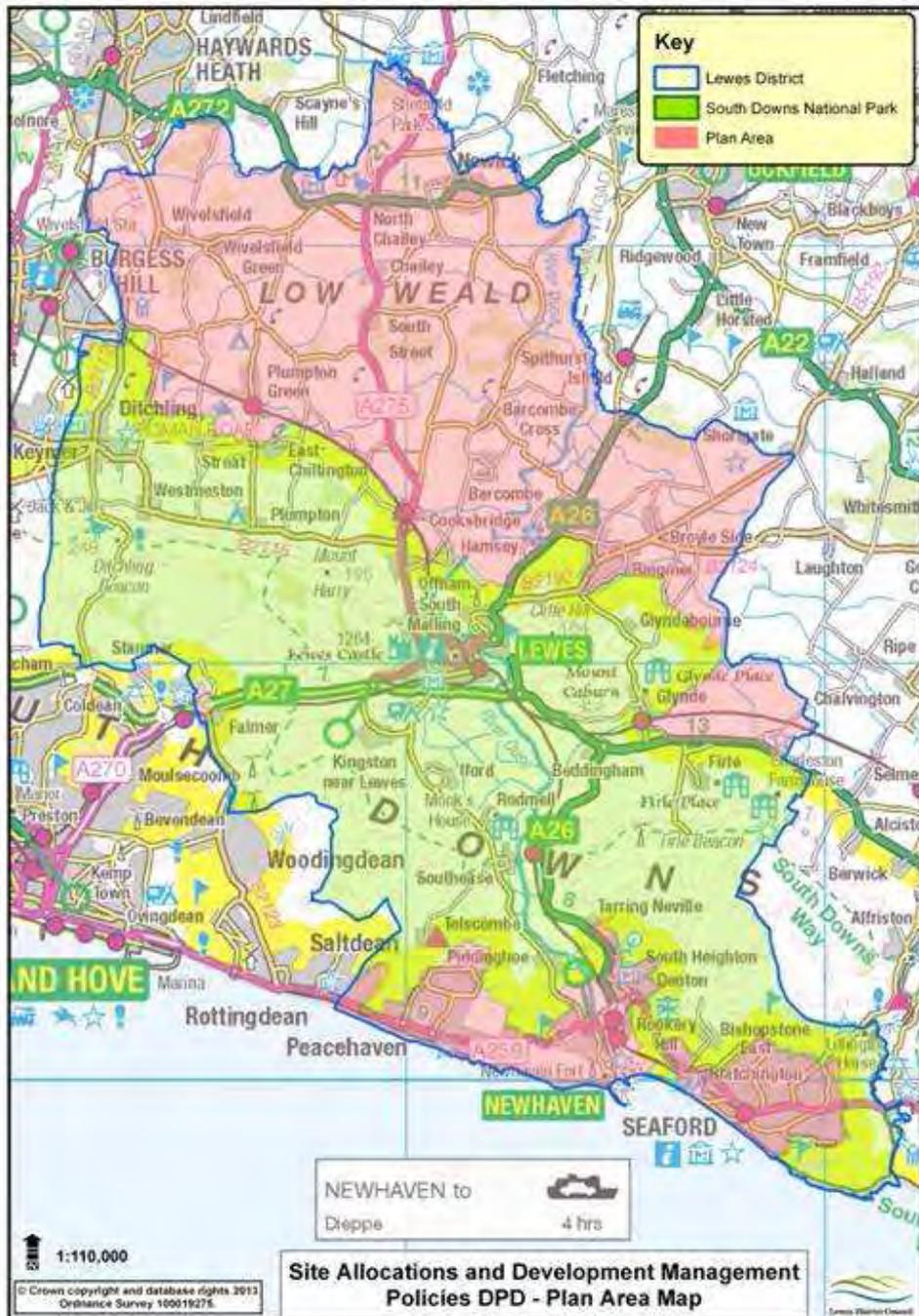


Figure 1: Lewes District

- 1.6 As the planning authority for the SDNP, the SDNPA are preparing a Park-wide Local Plan. This Park-wide Plan will include those policies from the Joint Core Strategy that are relevant to the National Park, development management policies and specific site allocations for those areas within the National Park. Further information on the SDNPA's Local Plan can be found at www.southdowns.gov.uk.

- 1.7 In addition to excluding those areas within the National Park, the Part 2 document will only identify policies and allocations for those town and parish councils that do not produce a neighbourhood plan. However, until the point that a neighbourhood plan is adopted work in preparing the District Council's Part 2 document will include development options for those neighbourhood plan areas. These policy and site allocation options will be produced as **contingency** policies should a neighbourhood plan not come to fruition.
- 1.8 It will therefore be essential that the District Council works closely with the town and parish councils producing a neighbourhood plan. Further information on neighbourhood planning is provided in the latter part of this topic paper.

Current Consultation - Issues and Emerging Options

- 1.9 These topic papers pull together the work and conclusions of the evidence base studies undertaken to date. This evidence base informs both the Joint Core Strategy and wider planning policy work, including Part 2.
- 1.10 The topic papers form the first formal consultation stage¹ of the Lewes District Local Plan Part 2. The aim of this consultation is to obtain feedback from residents, District Councillors, Town and Parish Councillors, members of the public and stakeholders on the site allocation and development management policy issues and **options** that we have to date.
- 1.11 Views on these options, as well as the identification of additional options, are being sought at this stage. It should be noted that **at this stage the Council has no preconceived view as to what options should be pursued.**
- 1.12 As part of this consultation the District Council has produced a number of topic papers which focus on particular issues. The full range of topic papers that make up this consultation is as follows:
- **Topic Paper 1** – Introductory
 - **Topic Paper 2** – Housing
 - **Topic Paper 3** – Employment
 - **Topic Paper 4** – Infrastructure
 - **Topic Paper 5** – Development Management Policies

¹ Regulation 18 of Town and Country Planning (Local Planning) (England) Regulations 2012.

1.13 The process of producing Part 2 contains a number of stages of preparation. Following this consultation, the site allocation and development management policy options will be further developed to take into account any representations made. The formal stages of preparing the Part 2 document are identified in table 1.

| Stages in preparing Local Plan Part 2 | |
|--|---------------------|
| Issues and Options consultation ¹ | Nov 2013 – Jan 2014 |
| Pre-submission public consultation (including other options considered) ² | Autumn 2014 |
| Formal Submission ³ | Autumn 2014 |
| Examination | Summer 2015 |
| Formal Adoption | Late 2015 |

Table 1: Key stages of document preparation

What will Part 2 cover?

- 1.14 The purpose of the Local Plan Part 2 document is to help deliver the district vision and growth as set out in the District Council’s Joint Core Strategy (Local Plan Part 1). Part 2 will also provide detailed advice and guidance for managing development and address those issues not dealt with by the strategic policies of Part 1, or by the National Planning Policy Framework (NPPF), but are relevant to the achievement of sustainable development in the district.
- 1.15 As previously stated, the existing ‘saved’ site allocations and development management policies within the LDLP (2003) will also be reviewed to consider whether the policies require amending, replacing or deleting⁴.
- 1.16 Part 1’s Spatial and Core Delivery Policies identify a number of specific issues to be addressed within by Part 2, or through the neighbourhood planning process. Below are some of the issues to be identified:
- Sufficient sites to deliver 2,408 net additional dwellings;
 - Details of Land at Harbour Heights allocation;
 - Employment Land Provision;
 - Site(s) for 11 permanent Gypsy and Traveller pitches up to 2018;

² Regulation 19 and 20 of above regulations

³ Regulation 22 of above regulations

⁴ Appendix 2 of the Proposed Submission Joint Core Strategy (JCS) document sets out those ‘saved’ LDLP policies which are to be retained or replaced by the JCS.

- Sites to deliver identified infrastructure projects (additional land for infrastructure will become apparent as the sites are confirmed – e.g. junction improvements, road widening, drainage works etc).
- Development Management Policies; and
- Unimplemented Lewes District Local Plan (LDLP) (2003) policies.

Evidence Base

1.17 As with the Joint Core Strategy, the Part 2 document must be underpinned by robust evidence. A number of studies, which have fed into the preparation of these topic papers, have been undertaken and updated as part of the necessary evidence base.

1.18 The full list of evidence base studies can be viewed at: <http://www.lewes.gov.uk/planning/backgroundreps.asp>. The key pieces of evidence are:

- ***Strategic Housing Land Availability Assessment (SHLAA) 2010 and subsequent updates.***
- ***Economic and Employment Land Review (EELA) 2010 and subsequent 2012 partial update.***
- ***Infrastructure Delivery Plan***
- ***Gypsy and Traveller Accommodation Assessment (2005) and Site Assessment Work (2011 - 2012)***

Neighbourhood Planning

1.19 The Localism Bill 2011 introduced a new local tier to the planning system called neighbourhood planning which enables local communities to produce a Neighbourhood Development Plan (NDP) or Neighbourhood Development Order (NDO). These mechanisms of neighbourhood planning enable parishes to identify sites and locally specific development management policies through working closely with their local communities.

1.20 Any Town or Parish Council can chose to prepare a Neighbourhood Plan. Within Lewes District, including the National Park area, seven neighbourhood areas have been designated to date. These are:

- Ditchling (within National Park).
- Hamsey;
- Newhaven;
- Newick;
- Ringmer;
- Peacehaven and Telscombe; and
- Wivelsfield.

- 1.21 Those Town and Parishes who choose to undertake a neighbourhood plan will have the role of allocating sites for development and setting out local policies, should they choose to do so.
- 1.22 The District Council recognises and supports the opportunities that neighbourhood planning has in providing local communities the opportunity to shape their local area. We will be working closely with those towns and parishes developing a neighbourhood plan to understand the policy areas that they propose to include within their plan. This will ensure that, in the event that a neighbourhood plan is not progressed in a timely manner or fails at examination or referendum, we are able to ensure that a 'policy gap' is not left at the local level.
- 1.23 Therefore, so long as we are confident that neighbourhood plans are progressing well and are inline with the Joint Core Strategy, those sections within Part 2 covering neighbourhood plan areas should be considered as **contingency** policies.

Sustainability Appraisal and Scoping Report

- 1.24 As with all development plan documents, including Part 1 of the Local Plan, Part 2 will be subject to a Sustainability Appraisal (SA). This appraisal aims to predict and assess the economic, social and environmental effects that are likely to arise from policies developed as part of the district's Local Plan.
- 1.25 As part of the early stages of preparing an SA, the Council has produced a Scoping Report. The Scoping Report proposes the methodology that will be applied in undertaking the SA of the emerging Part 2. The Scoping Report will also include the proposed sustainability objectives that will be used to test different policy options, site allocations and eventual draft policies. It also includes the relevant baseline information and the identification of key sustainability issues that the district faces.
- 1.26 The Scoping Report has been published alongside the five topic papers for consultation. The full document can be viewed at <http://www.lewes.gov.uk/planning/20993.asp>. As part of the Part 2 consultation we are seeking comments on the characteristics and sustainability issues identified within the Scoping Report, as well as the proposed objectives and indicators which will form the sustainability and monitoring framework.

How to respond to this consultation

This is the first formal stage of public consultation in preparing the District Council's Local Plan Part 2 document. It is your opportunity to consider the options for development and to make comments to us on these options. It will also be the opportunity to put forward additional options for us to consider.

Following this consultation we will consider the comments and further options received as we work towards the next stage of producing the Part 2 document.

At the end of each of the topic papers there are a number of questions which you are invited to respond to, or you may introduce other comments. Any comments you have can be sent to us by:

Email: ldf@lewes.gov.uk

Post: Lewes District Council
Planning Policy Team
Southover House
Southover Road
Lewes
EAST SUSSEX
BN7 1AB

Fax: 01273 484452

The closing date for any comments, and additional site submissions, is **midnight Friday 17 January 2014**.

Where can the Topic Papers be viewed?

An electronic copy of the document can be downloaded from the following webpage; <http://www.lewes.gov.uk/planning/20993.asp>.

Hardcopies of the document can be viewed at the Council's Planning Offices at Southover House, Southover Road, Lewes, BN7 1AB as well as in local libraries.

Where can I find further information?

Further information can be found on the Site Allocations and Development Management Policies webpage (<http://www.lewes.gov.uk/planning/20993.asp>), including a schedule of Frequently Asked Questions.