

**Lewes District Council**  
**Local Plan Part 2 Background Paper**

**Neighbourhood Plans**

**November 2018**



**Lewes District Council**

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## 1. Purpose of Background Paper

- 1.1 A number of background papers have been produced during the process of preparing the Lewes District Local Plan Part 2. The purpose of these papers is to provide further information relating to either certain policy areas or procedures undertaken in developing Local Plan Part 2 (LPP2).

## 2. Introduction

- 2.1 Since its introduction in the Localism Act 2011 as a new tier of planning legislation, Lewes District Council has taken a positive and proactive approach to encouraging communities to take up Neighbourhood Planning. At the point of writing, eleven Neighbourhood Areas have been designated and six Neighbourhood Plans have been subject to successful referenda and subsequently 'made' by the authority. Some of the Neighbourhood Areas straddle the boundary with the South Downs National Park; most allocate housing and designate Local Green Space. Table 1 below shows which of the 'made' Neighbourhood Plans allocate housing and which are partly located in the SDNP. The designated Neighbourhood Areas and the progress/status of the respective Neighbourhood Plans are clearly illustrated at Appendix A.

**Table 1 - 'Made' Neighbourhood Plans in Lewes District (outside the SDNP)**

'Made' Neighbourhood Plan	Neighbourhood Area lies entirely outside of the South Downs National Park	Allocates housing outside of the South Downs National Park	Allocates housing within the South Downs National Park
Ditchling, Streat & Westmeston NP	No	No	Yes
Hamsey NP	No	No	No
Newick NP	Yes	Yes	No
Plumpton NP	No	Yes	No
Ringmer NP	No	Yes	No
Wivelsfield NP	Yes	Yes	No

## 3. Relationship between Neighbourhood Plans and the Local Plan and Housing Delivery

- 3.1 Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan, but not promote less development than the Local Plan. Paragraph 184 of the NPPF (2012) states:

*"The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan... [and] should not promote less development than set out in the Local Plan..."*

3.2 The Lewes District Local Plan has prepared in two parts. The first part is the *Lewes District Local Plan Part 1: Joint Core Strategy 2010-2030* (JCS), which was prepared jointly with the South Downs National Park Authority (SDNPA) and sets the housing growth and strategic policies (including larger strategic housing allocations) for the District over the Plan period. It is Spatial Policy 2 - that sets the housing numbers for the settlements in the district. Parish/Town Council Neighbourhood Planning groups who wish to allocate housing are guided by Spatial Policy 2. Where the groups did not choose to allocate housing or do not allocate the full requirement, the second part of the Local Plan – the *Local Plan Part 2: Site Allocations and Development Management Policies* (LPP2) –allocates the residual housing growth. Paragraph 1.36 of the JCS states:

*“The adoption of this Core Strategy is a key part of this process, as it provides the strategic planning context for any neighbourhood plans prepared in this area. Therefore the neighbourhood plans prepared here are anticipated to make a substantial contribution to the delivery of some strategic elements of this plan.”*

3.3 The Neighbourhood Plans ‘made’ in the District have been found to be in general conformity with the strategic policies of the JCS and as such, promote sustainable development and growth within their respective areas. Non-strategic site allocations made in Neighbourhood Plans and in the LPP2 play an important role in helping to maintain a sufficient supply of new housing, particularly in the more rural locations in the District, as the plan period progresses. The planned level of housing is demonstrated in Table 2 below.

**Table 2 - Planned level of housing outside the SDNP**

Settlement	SP2 Planned housing growth	Neighbourhood Plan housing (adopted and emerging)	Residual housing growth to be identified in LPP2
Newhaven	425	425	-
Peacehaven & Telscombe	255	255	-
Seaford	185	185	-
Edge of Burgess Hill (within Wivelsfield Parish)	100	0	100
Barcombe Cross	30	0	30
North Chailey	30	0	30
South Chailey	10	0	10
Cooksbridge	30	0	30
Newick	100	100	-
Plumpton Green	50	68	-
Ringmer & Broyle Side	215	183	32
Wivelsfield Green	30	34	-
To be determined	200	-	200
<b>Total</b>	<b>1,660</b>	<b>1,250</b>	<b>432</b>

#### 4. Progress in the Preparation of the District's Draft Neighbourhood Plans

- 4.1 Currently, there are five Neighbourhood Plans still in preparation; two of these relate to rural Parishes and three relate to the District's coastal towns.
- 4.2 The remaining Neighbourhood Plans in preparation which relate to rural Parishes do not seek to allocate housing. The sites bringing forward the housing numbers within these Parishes as set in the JCS will be allocated for the relevant settlements in the LPP2. The three Neighbourhood Plans relating to towns are due to allocate housing in their Neighbourhood Plans.

**Table 3 - Draft Neighbourhood Plans in preparation in Lewes District**

Draft Neighbourhood Plan	Neighbourhood Area lies entirely outside of the South Downs National Park	Seeks to allocate housing outside of the South Downs National Park	Seeks to allocate housing within the South Downs National Park
Barcombe NP	Yes	No	No
Chailey NP	Yes	No	No
Newhaven NP	No	Yes	No
Peacehaven and Telscombe NP	No	Yes	Untested
Seaford NP	No	Yes	No

- 4.3 The remaining Neighbourhood Plans still in preparation are at various stages of completion. It is noted that the three remaining Neighbourhood Plans intending to allocate housing relate to substantial and well-connected towns that have been set housing allocation numbers proportionate to their density and sustainability as urban areas. The preparation of these Neighbourhood Plans has been and continues to be a complex task, although support from LDC, SDNPA, Locality and private consultants/advisors has enabled the relevant groups to progress their Plans.

**Table 3 – Progress of draft Neighbourhood Plans in preparation in Lewes District (outside/largely outside SDNP)**

Draft Neighbourhood Plan	Stage in preparation of draft Neighbourhood Plan	Min. no dwellings set by JCS (not allocated in LPP2)	Min. no. of dwellings allocated in current draft NP
Barcombe NP	Early preparation – public engagements held and some policies drafted	0	0
Chailey NP	Pre-submission (Reg. 14) version nearing completion	0	0
Newhaven NP	Submission (Reg. 15) version nearing completion and pre-submission consultation (Reg. 14) already carried out	425	465
Peacehaven and Telscombe NP	'Call for Sites' complete, SEA Screening Opinion request submitted and Neighbourhood Plan objectives drafted	255	255+
Seaford NP	Repeating pre-submission consultation (Reg. 14) due to changes made to previous draft	185	218

4.4 The 'made' Neighbourhood Plans in the District relating to rural Parishes have tended to allocate sites on greenfield land within a single ownership per site/allocation. Although the allocation of these sites has not been a simple process (e.g. local residents have raised concerns or there have been landscape character or access issues to overcome), the sites assessed for allocation within the emerging coastal towns have provided the Qualifying Bodies with numerous additional challenges to overcome in order to demonstrate that they are suitable, available and achievable. Issues such as land contamination, high potential for archaeological remains, high flood risk, poor access and land in multiple ownerships are all issues common to the brownfield sites within the coastal towns of the District and beyond.

4.5 Brief Neighbourhood Plan profiles and progress of the unmade Neighbourhood Plans appear below:

i) Barcombe – Neighbourhood Plan Profile and Progress

The Neighbourhood Area covers the whole Barcombe Parish Area and was designated in January 2015; preparation of the Plan is carried out by a Steering Group who work closely with the Parish Council (Qualifying Body). The community have demonstrated engagement with the Plan in public events and draft policies have been written.

ii) Chailey – Neighbourhood Plan Profile and Progress

The Neighbourhood Area covers the whole Chailey Parish Area and was designated in March 2015; preparation of the Plan is carried out by a Steering Group who are largely made up of members of the Parish Council. Chailey Parish Council is the Qualifying Body. The community has demonstrated support for the aims of the Neighbourhood Plan when events have been held. The pre-submission draft Neighbourhood Plan is nearing completion.

iii) Newhaven – Neighbourhood Plan Profile and Progress

The Neighbourhood Area covers includes most of the Parish, with some exclusions, such as land owned by Newhaven Port & Properties Limited (the Statutory Harbour Authority for Newhaven Port) due to the strategic nature of its activities. The Area designation was made in July 2013. Most of the Plan preparation is carried out by a small Steering Group, which works closely with the Town Council (Qualifying Body). The pre-submission Neighbourhood Plan was subject to consultation (Reg. 14) in summer 2017 and the subsequently amended version is nearing completion in preparation for imminent submission (Reg. 15).

Newhaven Town Council is actively engaged with various regeneration projects for the town, including establishing Enterprise Zones and other projects in collaboration with LDC and other bodies. The Town Council has been careful to ensure that the Neighbourhood Plan, therefore, sits within the wider vision for Newhaven and is integral to encouraging the right kind of development in the town.

iv) Peacehaven and Telscombe – Neighbourhood Plan Profile and Progress

The Neighbourhood Area covers the Parishes of Peacehaven and Telscombe and was designated in June 2013. Although the preparation of the Neighbourhood Plan requires the collaboration of both Peacehaven and Telscombe Town Councils, Peacehaven Town Council is the Qualifying Body. Little progress was made in the preparation of the Neighbourhood Plan until the formation of a Steering Group over the latter half of 2017. The Steering Group are principally made up of representatives from various community groups.

The Steering Group meet on a monthly basis, with additional meetings of sub-groups and leadership meetings in between, where required. Great progress has been made in the preparation of the Neighbourhood Plan over the past eighteen months and ideas have been positively received by the community, many of whom have commented on the early proposals. A 'Call for Sites' run by the Group has completed with several sites put forward for residential, employment and community uses and a Screening Opinion request pertaining to the requirement for SEA was submitted to LDC shortly after as the group intend to continue on their course to allocate sites for development in the towns. The Steering Group are committed to ensuring that the right development is brought forward in the right place and that the Neighbourhood Plan shapes the future of their towns and communities.

v) Seaford – Neighbourhood Plan Profile and Progress

The Neighbourhood Area covers the whole of Seaford Parish and was designated in January 2016; preparation of the Plan is carried out by a Steering Group who work closely with the Town Council (Qualifying Body).

The Steering Group continue to work on the preparation of a Neighbourhood Plan with an ambitious regeneration project at its heart. Recently (autumn 2018), the Neighbourhood Plan was subject to a second pre-submission (Reg. 14) consultation as some amendments were made to the previous pre-submission version and the Group wanted to ensure that the community and interested parties had sufficient opportunity to comment on the changes prior to submission.

- 4.6 Members of the relevant communities give up hours of their free time in order to prepare Neighbourhood Plans which reflect the wishes of their own communities in the spirit of the Localism Act 2011. These draft Neighbourhood Plans have got the local communities engaged with planning and their support for the draft Plans can be demonstrated.
- 4.7 Although the preparation of some of the Neighbourhood Plans is taking longer than initially anticipated, it is considered that this is primarily due to the complexities faced by the groups preparing these Plans, not through lack of effort, momentum or vision. LDC is committed to continue to supporting the groups still preparing Neighbourhood Plans as well as those embarking on modifying 'made' Neighbourhood Plans.

- 4.8 LDC is confident that timely progress is being achieved and communicates regularly with the Groups. Progress is monitored and reported internally regularly. Monthly updates are provided and risk scored for the Council's corporate team through its corporate plan project register software. The reports made to the corporate team at LDC between January until November 2018 are attached to this paper at Appendix B. Similar updates are provided via email for the wider Planning Policy, Development Management and Land Charges teams. Quarterly, updates are made available to the public as part of the wider corporate plan performance reporting and annual progress updates appear in the in the Authority Monitoring Report (AMR).
- 4.9 Excerpts from the draft AMR 2018 appear at Appendix C of this paper, it is clear that demonstrable work is being carried out by the relevant groups to ensure momentum is maintained. The Plumpton Neighbourhood Plan was 'made' sooner than anticipated and allocates 68 dwellings in the Parish, where the minimum was set by the JCS as 50.
- 4.10 It is considered that intervening at this stage to allocate the housing the Neighbourhood Plans seek to allocate while the groups are so committed and engaged would be contrary to the stance previously adopted by LDC and would be detrimental to relations with the Town Councils and communities involved.
- 4.11 Neighbourhood Plans are vital to the Development Plan. However, should momentum be lost or concerns be raised in the potential for the delivery of housing, LDC will take appropriate action, possibly through the preparation of relevant Development Plan Documents (DPDs).

## 5. Modification of Neighbourhood Plans

- 5.1 Since the bringing into force of Section 4 of the Neighbourhood Planning Act 2017<sup>1</sup>, a process for the modification of Neighbourhood Plans has been created. A number of the Qualifying Bodies responsible for the 'made' Neighbourhood Plans in the District are considering whether to modify their Neighbourhood Plans, although no specific proposals have been received by LDC to date. Nevertheless, should Qualifying Bodies choose to modify their Neighbourhood Plans, the Council will support and advise them accordingly.

## 6. Conclusion

The background notes for the Queen's Speech delivered on 18<sup>th</sup> May 2016<sup>2</sup> brought to the fore Her Majesty's intention for Neighbourhood Planning. In these notes, the first of the main benefits of the Neighbourhood Planning Bill is stated to be to, "*Further empower local communities to plan the homes and infrastructure that they need*". It is with this sentiment that officers at LDC are committed to supporting communities to bring forward their Neighbourhood Plans to ensure the right development in the right places.

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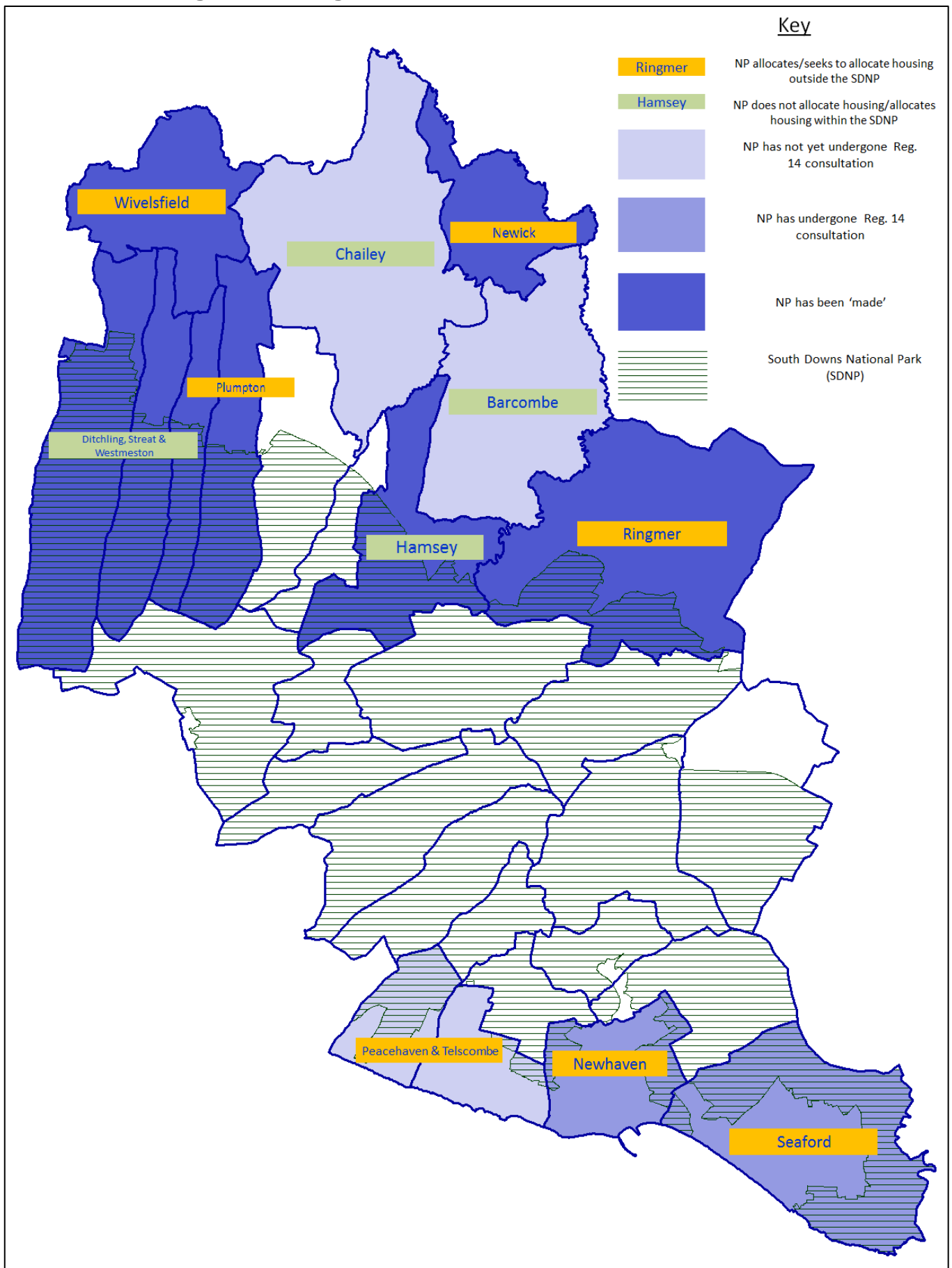
<sup>1</sup> [Section 3 of The Neighbourhood Planning Act 2017 \(Commencement No. 3\) Regulations 2018](#)

<sup>2</sup> The Queen's Speech, 18<sup>th</sup> May 2016 - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/524040/Queen\\_s\\_Speech\\_2016\\_background\\_notes\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524040/Queen_s_Speech_2016_background_notes_.pdf)



# Appendices

## APPENDIX A: Progress of Neighbourhood Plans outside the SDNP



## **APPENDIX B: Corporate Plan Register Updates Jan 2018 – Nov 2018**

### **Neighbourhood Planning Updates**

#### **Jan 2018**

##### Plumpton

Since the completion of the Regulation 16 consultation for the Plumpton Neighbourhood Plan on 22nd November 2017 an Independent Examiner, Mr Nigel McGurk, was appointed in accordance with the wishes of Plumpton Parish Council and the agreement of the SDNPA and LDC. A draft report of the Examiner's findings is expected early-mid January 2018. Following the assessment of the Examiner's recommendation, a decision can be made by LDC as to whether the Neighbourhood Plan is to proceed to Referendum in March/April 2018.

##### Seaford

The Regulation 14 consultation which began in November 2017 is nearing its completion. Comments from various LDC service areas have been submitted to the Steering Group in response to the consultation. The deadline for receipt of comments from some statutory bodies was extended by the Steering Group to accommodate public holidays associated with Christmas and the New Year as well as some delays caused by challenging workloads in other organisations.

##### Newhaven

The Town Council still anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 approximately within the next eight weeks. A formal submission date will be confirmed by the Steering Group by the end of January 2018.

##### Peacehaven and Telscombe

A Steering Group has been formalised and specific action groups to inform the development of the Neighbourhood Plan have been appointed.

##### Barcombe

The Steering Group has organised a public engagement event focusing on evidence found to date on 14th January 2018.

##### Chailey

The Steering Group are considering options for evidence gathering to support/inform the emerging Neighbourhood Plan.

##### Ditchling, Streat & Westmeston

The development of this Neighbourhood Plan is being led by the SDNPA. However, the Examination is drawing to a close and the Independent Examiner, Mr Christopher Lockhart-Mummery, has made recommendations and considers that subject to these recommendations, the Neighbourhood Plan meets the required criteria and should proceed to referendum. As LDC is the electoral authority, it will be responsible for the carrying out of the referendum, which it is anticipated could occur in March/April 2018

#### **Feb 2018**

##### Plumpton

The Examination concluded in January 2018. The report of the Examiner's findings was submitted on 24th January 2018 and recommended that subject to modifications, the Neighbourhood Plan should proceed to referendum. Following the assessment of the Examiner's recommendations and implementation of modifications, a Decision Statement was produced by LDC and the SDNPA and confirmed that the Neighbourhood Plan should proceed to Referendum. The Referendum will be held on 8th March 2018 and if a majority vote in favour of its adoption is secured, it will be recommended that the Neighbourhood Plan is 'made'.

### Seaford

The Regulation 14 consultation concluded in January 2018. The Steering Group are currently reviewing the comments made during this consultation and are considering what additional work - if any - will be required before moving on to the next stage.

### Newhaven

The Town Council anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 within the coming months. A formal submission date will be confirmed by the Steering Group in the coming weeks. Initially, they had hoped to submit by the end of Jan 2018, but amendments resulting from the Reg. 14 consultation have taken longer than anticipated. At this stage, there are not considered to be any significant negative impacts resulting from a later Reg. 15 submission.

### Peacehaven and Telscombe

The newly formed Steering Group intend to undertake some public engagement events in the coming weeks and present them with the ideas they have had so far. There have been some personnel changes to the Steering Group and support from Telscombe Town Council, but the group are still moving forward.

### Barcombe

The Steering Group had a well-attended public engagement event focusing on evidence found to date on 14th January 2018. The group are looking to make relevant amendments in accordance with the points made by attendees to the event.

### Chailey

The Steering Group are still considering options for evidence gathering to support/inform the emerging Neighbourhood Plan. They are hoping that a Housing Needs Survey will help provide evidence for the Neighbourhood Plan, but have been advised that for this purpose its benefit is likely to be limited.

### Ditchling, Streat & Westmeston

The development of this Neighbourhood Plan is being led by the SDNPA. A Decision Statement, published on 7th Feb, was created by the SDNPA and LDC. This document details the changes to be made to the Neighbourhood Plan ahead of Referendum. It is considered that the Neighbourhood Plan meets the required criteria and should proceed to Referendum. As LDC is the electoral authority, it will be responsible for carrying out of the Referendum, which is planned for 19th April 2018.

## **Mar 2018**

### Plumpton

The Plumpton Neighbourhood Plan is due to go to Referendum on 8th March 2018 and if a majority vote in favour of its adoption is secured, it will be recommended that the Neighbourhood Plan is 'made' at the Council Meeting on 2nd May. The Local Authority have a duty to 'make' Neighbourhood Plans within eight weeks of a successful Referendum (as long as they do not contravene EU obligations).

### Seaford

The Regulation 14 consultation concluded in January 2018. The Steering Group are still reviewing the comments made during this consultation and are considering what additional work - if any - will be required before moving on to the next stage. Their consultant has drafted some alternative wording of the proposed policies which LDC and the SDNPA have had an opportunity to comment on. It is possible that work may commence on a Design Guide for Seaford in order to bolster the proposed design related policies.

### Newhaven

The Town Council anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 within the coming months. A formal submission date will be confirmed by the Steering Group in the coming weeks. The group had hoped to submit by the end of Jan 2018, but the review of the Regulation 14 comments and the subsequent modifications to the Plan have taken longer than anticipated. This has delayed submission, but should not result in any significant issues and there are not considered to be any

significant negative impacts resulting from a later Reg. 15 submission.

#### Peacehaven and Telscombe

The Steering Group are preparing to carry out some public engagement events in early/mid-April 2018. They have to first receive approval from Peacehaven Town Council to comply with their Terms of Reference. There have been some personnel changes to the Steering Group and support from Telscombe Town Council, but the group are still moving forward.

#### Barcombe

The Steering Group are looking to make relevant amendments in accordance with the points made by attendees to their public engagement event in January. Informally, they are considering the merits of potential documents which could feed into their evidence base.

#### Chailey

The Steering Group are working with LDC Housing, who have agreed to carry out a Housing Needs Survey. The group have been advised that the HNS will have limited scope in contributing to the evidence base for the Neighbourhood Plan, however, it still has the potential to inform direction for further studies where desired/required.

#### Ditchling, Streat & Westmeston

The development of this Neighbourhood Plan is being led by the SDNPA. A Decision Statement created by the SDNPA and LDC, was published on 7th Feb. This document details the changes to be made to the Neighbourhood Plan ahead of Referendum. As LDC is the electoral authority, it will be responsible for carrying out of the Referendum, which is to be held on 19th April 2018. The documents required to be published before the Referendum are to be made public on 8th March on both authorities websites.

### **Apr 2018**

#### Plumpton

The Plumpton Neighbourhood Plan went to Referendum on 8th March 2018 received a majority vote in favour of its adoption by the eligible electorate. It was recommended to Cabinet on 19th March that the Plumpton Neighbourhood Plan is 'made' at the Council Meeting on 2nd May. The Local Authority has a duty to 'make' Neighbourhood Plans within eight weeks of a successful Referendum (as long as they do not contravene EU obligations). The SDNPA are due to 'make' the Plumpton NP on 12th April 2018.

#### Seaford

The Regulation 14 consultation concluded in January 2018. The Steering Group are still reviewing the comments made during this consultation and are considering what additional work - if any - will be required before moving on to the next stage. It is likely a Design Guide will accompany the Neighbourhood Plan and further work in this area is to be commissioned to bolster the proposed design related policies. A viability assessment (partly funded by LDC) is to be carried out to further investigate the development potential for the Dane Valley Project Area. This is due to be completed in late summer. This viability assessment will help the Steering Group to understand the number of units the Dane Valley Project can deliver.

#### Newhaven

The Town Council anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 within the coming months. A formal submission date will be confirmed by the Steering Group in the coming weeks. The group had hoped to submit by the end of January 2018, but the review of the Regulation 14 comments and the subsequent modifications to the Plan have taken longer than anticipated. This has delayed submission, but should not result in any significant issues and there are not considered to be any significant negative impacts resulting from a later Reg. 15 submission.

#### Peacehaven and Telscombe

The Steering Group are set to carry out some public engagement events in early/mid-April 2018. They have received approval from Peacehaven Town Council to comply with their Terms of Reference in order to do this and undertake relevant spending. The Steering Group have set several dates and times at various

venues in the Neighbourhood Area in order to engage with the community. They have commissioned information boards from their consultants for the events.

#### Barcombe

The Steering Group are making relevant amendments in accordance with the points made by attendees to their public engagement event in January. Informally, they are considering the merits of potential documents which could feed into their evidence base.

#### Chailey

The Steering Group have worked with LDC Housing, who agreed to carry out a Housing Needs Survey. The group have been advised that the HNS will have limited scope in contributing to the evidence base for the Neighbourhood Plan, however, it still has the potential to inform direction for further studies where desired/required. The Neighbourhood Plan is coming together as a draft document, which could be out for its Regulation 14 consultation as early as late summer this year. The draft NP and supporting documents are informally being reviewed by the Neighbourhood Planning Officer.

#### Ditchling, Streat & Westmeston

The development of this Neighbourhood Plan is being led by the SDNPA. A Decision Statement created by the SDNPA and LDC, was published on 7th Feb. This document details the changes to be made to the Neighbourhood Plan ahead of Referendum. As LDC is the electoral authority, it is responsible for carrying out of the Referendum, which is to be held on 19th April 2018. The documents required to be published before the Referendum have been made public on both Authority's websites. On 19th March Cabinet agreed that the DS&W NP should go before full Council on 2nd May to be 'made' subject to a successful Referendum.

### **May 2018**

#### Plumpton

The Plumpton Neighbourhood Plan was 'made' at the Council Meeting on 2nd May and the South Downs National Park 'made' the Neighbourhood Plan on 12th April 2018. The Local Authority has a duty to 'make' Neighbourhood Plans within eight weeks of a successful Referendum (as long as they do not contravene EU obligations).

#### Seaford

The Regulation 14 consultation concluded in January 2018. The Steering Group are still reviewing the comments made during this consultation and are considering what additional work will be required before moving on to the next stage. It is likely a Design Guide will accompany the Neighbourhood Plan and further work in this area is to be commissioned to bolster the proposed design related policies. A viability assessment (partly funded by LDC) is to be carried out to further investigate the development potential for the Dane Valley Project Area. This is due to be completed in late summer. This viability assessment will help the Steering Group to understand the number of units the Dane Valley Project can deliver.

#### Newhaven

The Town Council anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 within the coming months. A formal submission date will be confirmed by the Steering Group in the coming weeks. The group had hoped to submit by the end of January 2018, but the review of the Regulation 14 comments and the subsequent modifications to the Plan have taken longer than anticipated. This has delayed submission, but should not result in any significant issues and there are not considered to be any significant negative impacts resulting from a later Reg. 15 submission.

#### Peacehaven and Telscombe

The Steering Group carried out numerous public engagement events in early-mid-April 2018. They commissioned information boards from their consultants for the events. Now the Steering Group aim to carry out a call for sites and are in the process of gathering relevant information.

### Barcombe

The Steering Group are still making relevant amendments in accordance with the points made by attendees to their public engagement event in January. Informally, they are considering the merits of potential documents which could feed into their evidence base. They aim to have a draft plan in place by October 2018.

### Chailey

The Neighbourhood Planning Officer provided detailed comments on the most complete documents, including the draft policies. The Neighbourhood Plan is coming together as a draft document, which could be out for its Regulation 14 consultation as early as late summer this year. However, there is still a considerable amount of work required before this can be done.

### Ditchling, Streat & Westmeston

The development of this Neighbourhood Plan is being led by the SDNPA. On 19th March Cabinet agreed that the Ditchling, Streat & Westmeston Neighbourhood Plan should go before full Council on 2nd May to be 'made' subject to a successful Referendum. Due to a successful result at Referendum, in which the majority of voters were for the Neighbourhood Plan, the Neighbourhood Plan was 'made' on 2nd May 2018 by Lewes District Council and the South Downs National Park Authority on 10th May 2018.

### Lewes Town (SDNPA-led)

The Town Council will formally submit the Submission Plan to the SDNPA (documents are not submitted to LDC, however, relevant service areas of LDC can comment on the submitted documents once the SDNPA has initiated a formal Reg. 16 consultation). The submission to the SDNPA is likely to happen before the end of May 2018. SDNPA will start the formal Reg 16 consultation following receipt of all of the submission documents. It is not known what amendments have been made to the proposed low-cost housing policy or whether LDC-owned sites are still allocated in the NP, however the SDNPA have advised informally that more work was done on the low-cost housing policy.

## **Jun 2018**

### Plumpton

The Plumpton Neighbourhood Plan was 'made' at the Council Meeting on 2nd May and the South Downs National Park 'made' the Neighbourhood Plan on 12th April 2018. The Local Authority has a duty to 'make' Neighbourhood Plans within eight weeks of a successful Referendum (as long as they do not contravene EU obligations). There have been no further changes since adoption and relevant documents are available on the 'Neighbourhood planning' page on the Councils' website.

### Seaford

Further work on the submission documents is on going. It is likely a Design Guide will accompany the Neighbourhood Plan and further work in this area is to bolster the proposed design related policies. A viability assessment (partly funded by LDC) is to be carried out to further investigate the development potential for the Dane Valley Project Area. This is due to be completed in late summer.

### Newhaven

The Town Council anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 within the coming months. A formal submission date will be confirmed by the Steering Group in the coming weeks. The group had hoped to submit by the end of January 2018, but the review of the Regulation 14 comments and the subsequent modifications to the Plan have taken longer than anticipated. This has delayed submission, but should not result in any significant issues and there are not considered to be any significant negative impacts resulting from a later Reg. 15 submission.

### Peacehaven and Telscombe

The Steering Group carried out numerous public engagement events in early/mid-April 2018, reportedly receiving 200 responses from the community. Now the Steering Group aim to carry out a call for sites and are in the process of gathering relevant information and are informally examining potential housing sites.

### Barcombe

The Steering Group are still making relevant amendments in accordance with the points made by attendees to their public engagement event in January. Informally, they are considering the merits of potential documents which could feed into their evidence base. They aim to have a draft plan in place by October 2018.

### Chailey

The Neighbourhood Planning Officer provided detailed comments on the most complete documents, including the draft policies. The Neighbourhood Plan is coming together as a draft document, which could be out for its Regulation 14 consultation as early as late summer this year. However, there is still a considerable amount of work required before this can be done.

### Ditchling, Streat & Westmeston

The development of this Neighbourhood Plan was led by the SDNPA and only part of the Neighbourhood Plan Area falls outside the SDNP. On 2nd May the Neighbourhood Plan was 'made' at Full Council following a successful Referendum and Examination. The South Downs National Park Authority made the Plan on 10th May 2018.

### Lewes Town (SDNPA-led and will form part of the SDNPA development plan, not LDC's)

The Town Council will formally submit the Submission Plan to the SDNPA (documents are not submitted to LDC, however, relevant service areas of LDC can comment on the submitted documents once the SDNPA has initiated a formal Reg. 16 consultation). The Reg. 16 consultation is due to begin on 11th June and end on 23rd July 2018. It is not known what amendments have been made to the proposed low-cost housing policy or whether LDC-owned sites are still allocated in the NP, however the SDNPA have advised informally that more work was done on the low-cost housing policy.

## **Jul 2018**

### Plumpton

The Plumpton Neighbourhood Plan was 'made' at the Council Meeting on 2nd May and the South Downs National Park 'made' the Neighbourhood Plan on 12th April 2018. There have been no further changes since adoption and relevant documents are available on the 'Neighbourhood planning' page on the Councils' website. The Neighbourhood Plan can no longer be challenged by Judicial Review as it was 'made' over six weeks ago.

### Seaford

Further work on the submission documents is on going. A Design Guide will accompany the Neighbourhood Plan and further work in this area is to bolster the proposed design related policies. A viability assessment (partly funded by LDC) is to be carried out to further investigate the development potential for the Dane Valley Project Area and further work has been carried out on the Local Green Space allocations. It is likely that the revised draft and supporting documents will be ready for submission to LDC in late summer - early autumn.

### Newhaven

The Town Council anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 within the coming months. A formal submission date will be confirmed by the Steering Group in the coming weeks. The group had hoped to submit by the end of January 2018, but the review of the Regulation 14 comments and the subsequent modifications to the Plan have taken longer than anticipated. This has delayed submission, but should not result in any significant issues and there are not considered to be any significant negative impacts resulting from a later Reg. 15 submission. The Neighbourhood Plan has undergone a Health Check by Locality and the housing chapter will be provided informally for LDC staff to review prior to submission.

### Peacehaven and Telscombe

The Steering Group carried out numerous public engagement events in early/mid-April 2018, reportedly receiving 200 responses from the community. The Steering Group have opened a call for sites. Potential

housing sites are being informally assessed for suitability. The Steering Group aim to over deliver on the 255 dwellings allocated to them by the Joint Core Strategy.

#### Barcombe

The Steering Group are still making relevant amendments in accordance with the points made by attendees to their public engagement event in January. Informally, they are considering the merits of potential documents which could feed into their evidence base. They aim to have a draft plan in place by October 2018. The Steering Group have recently come forward with concerns due to LDC's position with regard to the five year housing land supply.

#### Chailey

The Neighbourhood Planning Officer provided detailed comments on the most complete draft documents, including the draft policies. The Neighbourhood Plan is coming together as a draft document, which could be out for its Regulation 14 consultation as early as late summer this year. However, there is still a considerable amount of work required before this can be done.

#### Ditchling, Streat & Westmeston

The development of this Neighbourhood Plan was led by the SDNPA and only part of the Neighbourhood Plan Area falls outside the SDNP. On 2nd May the Neighbourhood Plan was 'made' at Full Council following a successful Referendum and Examination. The South Downs National Park Authority made the Plan on 10th May 2018. There have been no further changes since adoption and relevant documents are available on the 'Neighbourhood planning' page on the Councils' website. The Neighbourhood Plan can no longer be challenged by Judicial Review as it was 'made' over six weeks ago.

#### Lewes Town (SDNPA-led and will form part of the SDNPA development plan, not LDC's)

The Town Council formally submitted the Submission Plan to the SDNPA (documents are not submitted to LDC, however, relevant service areas of LDC can comment on the submitted documents). The Reg. 16 consultation began on 11th June and end on 23rd July 2018. The SDNPA have advised informally that more work was done on the low-cost housing policy, which in the previous draft gave rise to some controversy for LDC owned sites. Relevant LDC service areas have been advised of the consultation and will be preparing separate responses to send to the SDNPA.

### **Aug 2018**

#### Seaford

Further work on the submission documents is ongoing. A Design Guide will accompany the Neighbourhood Plan and further work in this area is to bolster the proposed design related policies. A viability assessment (partly funded by LDC) and other exploratory work regarding site constraints is being carried out, with further work to begin in September 2018 to investigate the development potential for the Dane Valley Project Area. Additional work has been carried out on the Local Green Space allocations. It is likely that the revised draft and some supporting documents will be ready for submission to LDC in early autumn, however, the investigative work on the Dane Valley Project Area is not likely to conclude until early 2019. The Steering Group have been advised that submission should be delayed until the work on the Dane Valley Project Area has completed in order to fully demonstrate the deliverability of residential development across the Dane Valley Project Area, which is the biggest housing allocation in the draft Plan.

#### Newhaven

The Town Council anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 within the coming months. A formal submission date will be confirmed by the Steering Group in the coming weeks. The group had hoped to submit by the end of January 2018, but the review of the Regulation 14 comments and the subsequent modifications to the Plan have taken longer than anticipated. This has delayed submission, but should not result in any significant issues and there are not considered to be any significant negative impacts resulting from a later Reg. 15 submission. The Neighbourhood Plan has undergone a Health Check by Locality and the housing chapter will be provided informally for LDC staff to review prior to submission.



### Peacehaven and Telscombe

The Steering Group carried out numerous public engagement events in early/mid-April 2018, reportedly receiving 200 responses from the community. The Steering Group have opened a call for sites, which is to conclude in September 2018. Potential housing sites are being informally assessed for suitability. The Steering Group aim to over deliver on the 255 dwellings allocated to them by the Joint Core Strategy, with the Meridian Centre site hosting the majority of the new dwellings through redevelopment to mixed use.

### Barcombe

The Steering Group have made amendments in accordance with the points made by attendees to their public engagement event in January. They aim to have a draft plan in place by October 2018. The Steering Group have recently come forward with concerns due to LDC's position with regard to the five year housing land supply. The Steering Group are concerned that the loss of the five year housing land supply will render the Neighbourhood Plan useless and considered stopping work, some of their concerns have been attended to and the Group agreed to continue until the end of the financial year at least. The Chair of the Group and the Chair of the Parish Council will be meeting with the Neighbourhood Planning Officer later this month to discuss this issue and the progress of the Plan to date.

### Chailey

The Neighbourhood Planning Officer provided detailed comments on the most complete draft documents, including the draft policies. The Neighbourhood Plan is coming together as a draft document and is continually being revised by the Steering Group's consultant, which could be out for its Regulation 14 consultation as early as late summer this year. However, there is still work required before this can be done.

### Lewes Town (SDNPA-led and will form part of the SDNPA development plan, not LDC's)

The Town Council formally submitted the Submission Plan to the SDNPA (documents are not submitted to LDC, however, relevant service areas of LDC could comment on the submitted documents). The Reg. 16 consultation began on 11th June and ended on 23rd July 2018. The SDNPA have advised informally that more work was done on the low-cost housing policy, which in the previous draft gave rise to some controversy for LDC owned sites. Relevant LDC service areas have been advised of the consultation and prepared separate responses to send to the SDNPA. The SDNPA have informally advised that the Examination of the Plan should begin on 13th August 2018.

## **Sept 2018**

### Seaford

Further work on the submission documents is on going. A viability assessment (partly funded by LDC) and other exploratory work regarding site constraints is being carried out, with further work to begin in September 2018 to investigate the development potential for the Dane Valley Project Area. This work on the Dane Valley Project Area is not likely to conclude until early 2019, but other parts of the Neighbourhood Plan will likely be ready before that date. The Steering Group have been advised that submission of the Neighbourhood Plan should be delayed until the work on the Dane Valley Project Area has completed in order to fully demonstrate the deliverability of residential development across the Dane Valley Project Area, which is the biggest housing allocation in the draft Plan (131 of the 185 dwellings Seaford need to provide). Members of the Steering Group consider that the Dane Valley Project Area is available and deliverable, but have been advised by officers that their evidence to date is insufficient. If they choose to submit their Neighbourhood Plan early, it could fail at Examination and may require the submission and Examination processes to be repeated once sufficient evidence has been collated.

### Newhaven

The Town Council anticipate submitting their amended Neighbourhood Plan in accordance with Regulation 15 within the coming months. Currently officers are informally reviewing the Neighbourhood Plan ahead of submission. The group have experienced some delays in bringing the Neighbourhood Plan to this stage, which has delayed submission, but should not result in any significant issues. The Neighbourhood Plan has undergone a "Health Check" by Locality however officers are not aware of the comments made at this stage.

### Peacehaven and Telscombe

The Steering Group carried out public events earlier this year, reportedly receiving 200 responses from the community. The Steering Group opened a call for sites, which is to conclude in September 2018. Potential housing sites are being informally assessed for suitability. The Steering Group aim to over deliver on the 255 dwellings allocated to them by the Joint Core Strategy, with the Meridian Centre site hosting the majority of the new dwellings through redevelopment to mixed use. The Group are to be advised that work on the Neighbourhood Plan should progress as quickly as possible so that the Examiner of the Local Plan Part 2 is not concerned with the early stage at which the Peacehaven and Telscombe Neighbourhood Plan is in terms of delivering its housing allocation.

### Barcombe

The Steering Group have recently come forward with concerns due to LDC's position with regard to the five year housing land supply and met with the Neighbourhood Planning Officer. The Steering Group are concerned that the loss of the five year housing land supply will render the Neighbourhood Plan useless and considered stopping work, some of their concerns have been attended to and the Group agreed to continue.

### Chailey

The Neighbourhood Planning Officer provided detailed comments on the most complete draft documents, including the draft policies. The Neighbourhood Plan is coming together as a draft document and is continually being revised by the Steering Group's consultant, which could be out for its Regulation 14 consultation potentially within the next month or two. However, there is still work required before this can be done.

### Lewes Town (SDNPA-led and will form part of the SDNPA development plan, not LDC's)

The SDNPA have advised that the Examination of the Neighbourhood Plan is underway and will likely conclude towards the end of October 2018. Comments made to the SDNPA have been made available to the Examiner.

### General Neighbourhood Plan information

Following on from the update to the five year housing land supply position earlier this year, where it was initially considered that the Council could not demonstrate a three year housing land supply either. Subsequent to this, it has become apparent that the Council does have a three year housing land supply, which is very important for Neighbourhood Plans which allocate housing in an Authority area which cannot demonstrate a five year housing land supply. There are specific criteria, which will help to determine what protection is afforded to each Neighbourhood Plan and for how long. Each affected Parish/Town Council will be advised of the three year housing land supply position soon.

## **Oct 2018**

### Seaford

Further work on the evidence base for the Neighbourhood Plan has been ongoing. Currently, the group are preparing to repeat their pre-submission consultation (Reg. 14) as some changes to the NP have been made; this is due to take place before the end of 2018.

### Newhaven

The Steering Group have been amending their draft NP in accordance with comments made. Subject to authorisation by the Town Council, the group will submit the NP formally to LDC (Reg. 15) in October/November 2018. The draft NP was been informally reviewed by officers at LDC in September and feedback was provided.

The group have experienced some delays in getting the NP to this stage, which has delayed submission, but should not result in any significant issues.

### Peacehaven and Telscombe

The Steering Group's Call for Sites is due to close at the end of October 2018. Potential housing sites are being informally assessed for suitability and the group have been advised by LDC to apply for free technical packages offered by Locality and carried out by AECOM.

The Steering Group's Call for Sites opened in July. Potential housing sites are being informally assessed for suitability and the group have been advised by LDC to apply for free technical packages offered by Locality and carried out by AECOM.

The Group have been advised that work on the Neighbourhood Plan should progress as quickly as possible so that the housing allocations are as far along as possible before the examination of the Local Plan Part 2.

### Newick

The Newick NP allocates housing and its policies guide development in the Parish. It was 'made' on 22nd July 2015. As an early NP, it has been challenged directly and indirectly on a number of occasions. At the beginning of 2018, Government created a process by which NPs could be modified. The Parish Council are considering making modifications to the Newick NP to increase its resilience over its Plan period (up to 2030). The NP Officer is attending a meeting in the Parish this month to explore and discuss potential for modification and outline the process.

### Wivelsfield

The Wivelsfield NP allocates housing and its policies guide development in the Parish. It was 'made' on 7th December 2016. The Parish Council have recently begun to consider modifying the NP to refine its content to best respond to the wishes of residents for development in the Parish.

### Lewes Town (SDNPA-led and will form part of the SDNPA development plan, not LDC's)

The SDNPA have advised that the Examination of the Neighbourhood Plan began in August and will likely conclude towards the end of October 2018.

### General Neighbourhood Plan information

Following on from LDC's update to the five year housing land supply position in April (in which it was detailed that there was a shortfall), it was initially considered that the Council could not demonstrate a three year housing land supply either. Due to the emergence of a High Court judgement detailing the method for the three year housing land supply, it was found that the Council can demonstrate a three year housing land supply. This is very important for NPs which allocate housing in an Authority area which cannot demonstrate a five year housing land supply. There are specific criteria which determine what protection is afforded to each NP and for how long. In many cases, the policies of the NPs will have full weight when decisions on planning applications are made.

## **Nov 2018**

### Seaford

Further work for the evidence base is ongoing. The Steering Group have launched a second pre-submission consultation (Reg. 14) due to changes made to the draft NP. This consultation is due to close by 13th December 2018.

### Newhaven

Final minor amendments are being made to the draft NP currently. The submission NP is due to be submitted to LDC (Reg. 15) by the end of November 2018.

### Peacehaven and Telscombe

The Call for Sites closed at the end of October 2018 and a number of sites were put forward for a number of different potential uses (including residential, retail and community uses). Resultantly, a request for a SEA Screening Opinion has been submitted to LDC for consideration (some supporting maps are outstanding, but once submitted, the relevant bodies will be consulted).

Newick

The Neighbourhood Planning Officer attended a meeting in the Parish to further discuss the modification process of Neighbourhood Plans and the implications of the 3 and 5 year housing land supplies.

Wivelsfield

A meeting in the Parish to discuss the modification process was attended by the Planning Policy Lead and Neighbourhood Planning Officer earlier this month.

Chailey

LDC is currently informally reviewing the draft pre-submission NP prior to its consultation period.

Lewes Town (SDNPA-led and will form part of the SDNPA development plan, not LDC's)

The Examination of the LNP is coming to a close and the SDNPA anticipates that the final draft of the Examiner's report will become available in the coming weeks. A decision on this document will then be made by the SDNPA's Planning Committee.

## APPENDIX C: Draft Authority Monitoring Report 2018 (excerpt)

### Progress of un-made Neighbourhood Plans

Table 5 Plumpton Neighbourhood Plan Timescale

STAGE	PROGRESSION - DATE ACHIEVED	
Designation of Neighbourhood Area	✓	28 <sup>th</sup> April 2014
Pre-Submission Consultation (Regulation 14)	✓	June 2016/July 2017
Submission to LDC (Regulation 15)	✓	September 2017
Submission to Independent Examination (Regulation 17)	✓	11 December 2017
Referendum	✓	March 2018
Formal Adoption	✓	May 2018

Table 6 Newhaven Neighbourhood Plan Timescale

STAGE	PROGRESSION - DATE ACHIEVED	
Designation of Neighbourhood Area	✓	8 <sup>th</sup> July 2013
Pre-Submission Consultation (Regulation 14)	✓	July 2017
Submission to LDC (Regulation 15)	Anticipated	November 2018
Submission to Independent Examination (Regulation 17)	Anticipated	January 2019
Referendum	Anticipated	April 2019
Formal Adoption	Anticipated	May 2019

Table 7 Seaford Neighbourhood Plan Timescale

STAGE	PROGRESSION - DATE ACHIEVED	
Designation of Neighbourhood Area	✓	13 <sup>th</sup> January 2016
Pre-Submission Consultation (Regulation 14)	✓	7 <sup>th</sup> November 2017
Second Pre-Submission Consultation (Regulation 14)	✓	31 <sup>st</sup> October 2018
Submission to LDC (Regulation 15)	Anticipated	April 2019
Submission to Independent Examination (Regulation 17)	Anticipated	June 2019
Referendum	Anticipated	October 2019
Formal Adoption	Anticipated	November 2019

Table 8 Barcombe Neighbourhood Plan Timescale

STAGE	PROGRESSION - DATE ACHIEVED	
Designation of Neighbourhood Area	✓	9 <sup>th</sup> January 2015
Pre-Submission Consultation (Regulation 14)	Anticipated	April 2019
Submission to LDC (Regulation 15)	Anticipated	December 2019
Submission to Independent Examination (Regulation 17)	Anticipated	February 2020
Referendum	Anticipated	July 2020
Formal Adoption	Anticipated	August 2020

Table 9 Peacehaven and Telscombe Neighbourhood Plan Timescale

STAGE	PROGRESSION - DATE ACHIEVED	
Designation of Neighbourhood Area	✓	17 <sup>th</sup> June 2013
Pre-Submission Consultation (Regulation 14)	Anticipated	September 2019
Submission to LDC (Regulation 15)	Anticipated	January 2020
Submission to Independent Examination (Regulation 17)	Anticipated	March 2020
Referendum	Anticipated	June 2020
Formal Adoption	Anticipated	July 2020

Table 10 Chailey Neighbourhood Plan Timescale

STAGE	PROGRESSION - DATE ACHIEVED	
Designation of Neighbourhood Area	✓	17 <sup>th</sup> June 2015
Pre-Submission Consultation (Regulation 14)	Anticipated	December 2018
Submission to LDC (Regulation 15)	Anticipated	October 2019
Submission to Independent Examination (Regulation 17)	Anticipated	November 2019
Referendum	Anticipated	March 2020
Formal Adoption	Anticipated	May 2020