

Gladman Developments Ltd

Matter 4 Hearing Statement

Lewes Local Plan Part 2

Site Allocations and Development Management

Housing Shortfall



March 2019

Matter 4 – Is there a need for the Plan to deal with the housing shortfall in neighbouring authorities?

Q4.1 No mention is made in the Plan of the need to make housing provision to meet the needs of surrounding local planning authorities or other parts of the South East. Can it therefore be assumed that there are no expectations and/or evidence from these sources to justify the provision of new housing within Lewes to meet outside needs during the plan period?

- 1.1.1. There remains considerable levels of unmet housing need arising from nearby authorities to which Lewes could be reasonably acknowledged as having a functional relationship. These include Brighton and Hove, Worthing, Adur and Eastbourne. The scale of unmet need from these districts is challenging and one which collectively the Sussex authorities have failed to adequately deal with during the current round of plan making.
- 1.1.2. Lewes itself is not free of constraints to the delivery of delivery of housing, the question may therefore equally be concluded that if there is no unmet housing need required to be met in Lewes, has the full scale of the housing needs and therefore any unmet housing needs of Lewes been adequately dealt with by the Part 1 and Part 2 Local Plans and consequentially by any neighboring authorities?
- 1.1.3. It is noted that the emerging Local Strategic Statement 3, to be prepared by the Coastal West Sussex Partnership, will attempt to deal with these issues. This document ought to be important for future plans in dealing with unmet housing needs. Given the changes to the NPPF (2019) and the PPG the issue of unmet housing needs and cooperation between authorities will be significant for the next round of plan making within Sussex. The current approach of simply not dealing with the unmet needs of Brighton and Hove, in particular, will not be sufficient to allow authorities to demonstrate that they have met the Duty to Cooperate.

1.2. Q4.2 In any event, should it be addressed by a review of Part 1 of the development plan?

- 1.2.1. Gladman believe that the review of the Part 1 Local Plan needs to be expedited to deal with the issues of unmet housing need discussed above. Gladman consider that any recommendation made by the Inspector that the issue is fully considered as part of the Part 1 Local Plan review would ensure that the issue is given full consideration by the Council as part of its future development plan.