
Hearing Statement – Matter 10 Site Allocations

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

Prepared for Bellway Homes Limited (Kent)



Contents

1.	Introduction	1
2.	Matter 10: Site Allocations	2

1. Introduction

- 1.1. This Hearing Statement is prepared and submitted by Savills on behalf of Bellway Homes in response to Matter 10 of the Inspector's Matters, Issues and Questions Discussion Note issued 5th February 2019. Bellway Homes has not responded to all questions raised and only those relevant are responded to below. We do not intend to repeat our previous representations rather reinforce key points and respond directly to those relevant matters raised by the Inspector.
- 1.2. For information, Bellway Homes owns the former Newlands School site in Seaford and is imminently due to submit a reserved matters application for 183 homes pursuant to the extant outline planning permission ref: LW/16/0800.

2. Matter 10: Site Allocations

Matter 10 – Site Allocations in the Plan

10.3 Other suggestions for housing sites in the Plan: *The Inspector will not examine the suitability of any of these sites at this stage unless/until it has been demonstrated that one or more of the proposed housing sites in the Plan have not been found to be sound during the course of the Examination.*

2.1. As set out in our Representations and Matter 3 Statement, the former Newlands School site should be allocated for 183 units within the Plan. Whilst we note that the Inspector has stated that additional sites will not be considered unless it has been demonstrated that one or more of the proposed allocations have not been sound, the former Newlands School site has a unique set of circumstances that justify its allocation. These are as follows:

- 1) An extant outline planning permission exists for 183 homes. These homes have been included within the Council's housing delivery figures in Table 3 as forming the majority of the 200 homes in locations 'to be determined'. There is an existing planning permission for the site within Seaford and therefore the location is not to be determined. These homes form a significant contribution to the 200 requirement and the delivery of these should be secured through allocation. Furthermore, the allocation of the site would ensure these 183 homes are a reliable source of new homes and to ensure flexibility, the 200 unit windfall allowance should be retained, excluding these 183 committed dwellings. Such an approach would be positive by ensuring that the Plan includes a strategy which as a minimum seeks to address the housing needs of the area, is justified in terms of evidence to support the allocation of the site, and effective in delivering new homes during the early stages of the Plan.
- 2) The Plan partly relies on the allocation of homes within Seaford through the emerging Neighbourhood Plan. This site is not included within that emerging document. The allocation of the site within the Plan, which as the NPPF and PPG note is not precluded on the basis the Neighbourhood Plan has not yet been adopted, will ensure the long term delivery of these 183 homes should unforeseen circumstances arise regarding Bellway's ability to deliver them.
- 3) The allocation of the site will provide certainty over the delivery of these much needed new homes. Bellway's acquisition of the site provides certainty that the 183 new homes will be constructed and delivered quickly,

contributing to housing provision during the early stages of the Plan. This cannot be said for any Emerging Neighbourhood Plan or their proposed allocations.

- 4) Should the extant permission expire prior to, or following, the approval of reserved matters, the principle of the redevelopment would need to be re-established. As such, there is no current mechanism in the Plan to secure these units should the planning permission not be delivered. The allocation of the site supports flexibility in housing land supply in the Plan and the ability to adapt to changing circumstances in order to deliver the required housing targets. Furthermore, the Core Strategy and NPPF regard the housing targets as a minimum and therefore reliance on the outline permission could jeopardise the ability to meet the Council's requirements.
- 5) The site comprises previously developed land, free of environmental constraints, within a sustainable and accessible location within the existing settlement boundaries. It is therefore entirely appropriate for residential development.

2.2. The allocation of the site is justified, effective and consistent with national policy as required by the NPPF at Paragraph 35. It would also help to ensure that the Plan is more effective and ultimately more likely to be found sound. The allocation is an appropriate strategy to secure delivery of the site in the early stages of the Plan period whilst enabling the delivery of sustainable development. Given these unique circumstances, and the requirement of the NPPF to boost housing supply, treating housing targets as a minimum, it is considered entirely appropriate that this site should be allocated within the Plan.

