



**Lewes District Council**

## **LEWES DISTRICT LOCAL PLAN PART 2**

### **STATEMENT OF COMMON GROUND**

#### **HOUSING DELIVERY – Land at Bridgelands, Barcombe Cross**

**BETWEEN: Lewes District Council and Kember Loudon Williams**

**DATE: 28th March 2019**

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This statement has been prepared to assist the Examination in Public by setting out the areas of common ground in respect of the delivery of land at Bridgelands housing allocation at Barcombe Cross identified within the draft Local Plan Part 2: Site Allocations and Development Management Policies development plan document, hereafter referred to as LPP2.

### **Introduction**

1. The adopted Local Plan Part 1: Joint Core Strategy (2016) (LPP1) sets out the quantum and distribution of housing to be delivered in Lewes District over the Plan period 2010-2030. Spatial Policy 1 (*Provision of housing & employment land*) (SP1) and Spatial Policy 2 (*Distribution of housing*) (SP2) identify a housing requirement of 6,900 net additional dwellings<sup>1</sup>, equivalent to 345 dwellings per annum.
2. A substantial proportion of the housing requirement has been met by completions since the start of the plan period and commitments to date, including strategic housing allocations in LPP1 and non-strategic housing allocations in 'made' and emerging neighborhood plans. The remainder of the requirement is to be identified through Local Plan Part 2 (LPP2) and the South Downs National Park (National Park) Local Plan<sup>2</sup>.
3. The draft LPP2 applies to the area of the district outside the National Park. In areas of the district not undertaking neighbourhood plans, or who have chosen not to allocate housing sites within their neighbourhood plan, LPP2 identifies draft housing allocations to deliver the requirements of SP2. Furthermore, LPP2

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<sup>1</sup> In its totality Spatial Policy 2 adds up to 6,926 net additional dwellings.

<sup>2</sup> The SDNP Local Plan has recently been examined and, at the time of preparing this SoCG, is consulting on Main modifications.

seeks to retain and revise housing allocations 'saved' from the 2003 Lewes District Local Plan (LDLP)<sup>3</sup>.

## Purpose of this Statement of Common Ground

4. This Statement of Common Ground (SoCG) is a jointly agreed statement between Lewes District Council (LDC) and Kember Loudon Williams. It sets out the position and understanding with respect to the delivery of the draft housing allocation: BA03 Land at Bridgelands, Barcombe Cross, correct as of the date of this statement. It is not binding on any party, but sets out a clear and positive direction to inform ongoing plan-making and delivery.

## Background

5. The site was first submitted to the Council as a potential site for housing in 2015 and has formed part of the Strategic Housing and Economic Land Availability Assessment (SHELAA, previously SHLAA)<sup>4</sup>. The site was assessed for a potential yield of eight dwellings and concluded to be Developable: Suitable and Available, but unknown Achievability due to uncertainties around access.
6. Further surveys were undertaken in response to highway concerns. The assessment conclusion also acknowledged the site's sustainable location; an onsite TPO designation, proximity to the Conservation Area and surface water drainage issues. No other known onsite constraints were identified from the desktop assessment. The ongoing supporting work fed into subsequent updates to the SHELAA.
7. In 2017 the site was consulted on as a potential housing option through the LPP2 Consultation Draft document. It was a potential site identified to contribute to delivering the minimum 30 net additional dwellings at Barcombe Cross, as set out in SP2.

## Latest Position

8. The site has continued to be promoted to the Council through the plan preparation stages and planning application process.
9. In August 2018, Kember Loudon Williams submitted the below planning application.

<b>Planning application reference</b>	<b>Site proposal</b>	<b>Planning Status</b>
LW/18/0627	Erection of six houses with parking and access (outline application with access, layout and scale determinable).	Approved 23 <sup>rd</sup> November 2018

<sup>3</sup> 'saved' under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004.

<sup>4</sup> SHELAA site reference 08BA

10. As part of the planning application several supporting reports were submitted, including: transport statement; Tree survey and Arboricultural Impact Assessment; Ecological surveys; Heritage and archaeological assessment; flood risk assessment and drainage strategy; and contamination assessment.
11. Following outline planning permission being granted, the site has been sold and the new landowner is currently in the process of instructing a project team to begin preparing the detailed reserved matters application. It is anticipated that construction works will begin 2020/2021, subject to the necessary planning, highways and any other pre-commencement consents required.

### **Areas of Common Ground**

12. The parties agree that draft Policy BA03 is considered to be: positively prepared; justified; effective and consistent with national policy, in accordance with paragraph 182 of the 2012 National Planning Policy Framework.
13. The parties agree that draft Policy BA03 is deliverable and developable, in accordance with paragraph 47 of the 2012 National Planning Policy Framework, and can be delivered within the timeframe of the Plan (by 2030).
14. The parties agree that the development of the site is viable taking into account the reasonable policy requirements of draft Policy BA03 and the development plan as a whole.
15. The parties agree that draft Policy BA03 will contribute to meeting the minimum 30 net additional dwellings at Barcombe Cross as required by Spatial Policy 2 of LPP1.

### **Signed**

**On behalf of Lewes District Council**



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**(Natalie Sharp, Senior Planning Policy Officer)**

**On behalf of Kember Loudon Williams**



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**(Mrs Louise Caney, Associate Planner)**