



Lewes District Council

LEWES DISTRICT LOCAL PLAN PART 2

STATEMENT OF COMMON GROUND

HOUSING DELIVERY – Land adjacent to Mill Lane, South Chailey

BETWEEN: Lewes District Council and James Tillard (on behalf of The Blencowe Will Trust

DATE: 3 April 2019

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 adjacent to Mill Lane housing allocation at South Chailey 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 dwellings¹, 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 Plan².
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

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

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

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draft housing allocations to deliver the requirements of SP2. Furthermore, LPP2 seeks to retain and revise housing allocations 'saved' from the 2003 Lewes District Local Plan (LDLP)³.

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 James Tillard (on behalf of The Blencowe Will Trust). It sets out the position and understanding with respect to the delivery of the draft housing allocation: CH03 Land adjacent to Mill Lane, South Chailey, 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 2009 and has formed part of the Strategic Housing and Economic Land Availability Assessment (SHELAA, previously SHLAA) since 2010⁴. The site was assessed for a potential yield of 10 dwellings and concluded to be Deliverable: Suitable, Available and Achievable.
6. The SHELAA site assessment acknowledged the site's relatively sustainable location; archaeological interest; and low landscape sensitivity. No known onsite constraints were identified from the desktop assessment.

Latest Position

7. The site has continued to be promoted to the Council through the plan preparation process.
8. In 2013 the site was consulted on as a potential housing option through the LPP2 Issues and Options. It was a potential site identified to contribute to delivering the minimum 10 net additional dwellings at South Chailey, as set out in SP2.
9. Draft policy CH03 recognises that there are biodiversity and archaeological designations on site, as well as landscape sensitivities to be considered and potential for land contamination, which require investigating as part of any future planning application submission.

Areas of Common Ground

10. The parties agree that draft Policy CH03 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.

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

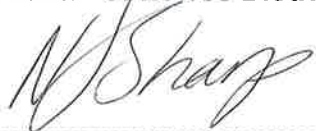
⁴ SHELAA site reference 05CH

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11. The parties agree that draft Policy CH03 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).
12. The parties agree that the development of the site is viable taking into account the reasonable policy requirements of draft Policy CH03 and the development plan as a whole.
13. The parties agree that draft Policy CH03 will contribute to meeting the minimum 10 net additional dwellings at South Chailey 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)

James Tillard (on behalf of The Blencowe Will Trust)

