

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

Issues & Options Topic Paper 4 – November 2013

Infrastructure Site Allocations – Lewes District outside the National Park

Background

- 1.1 The Introductory Topic Paper provides the context and background to the preparation of the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document. Once adopted, the Local Plan Part 2 will form part of the statutory development plan for the area and will be used as a basis for determining planning applications in that part of the District outside of the National Park.
- 1.2 The aim of this consultation is to set out the emerging work on the Local Plan Part 2 and to seek the views of the public and key stakeholders before any firm decisions are taken by the Council. The consultation will last **8 weeks**, running from **22 November 2013** to **17 January 2014**. At the end of this Topic Paper, there are a number of questions that we are keen for individuals and organisations to respond to. Details on how to comment can also be found in this section of the document.

Purpose of this Topic Paper

- 1.3 This Topic Paper sets out site options for delivering some of the infrastructure that is required to meet the needs of the housing and employment growth proposed in the Joint Core Strategy, in accordance with Core Policies 7 and 8. The Joint Core Strategy can be viewed at: www.lewes.gov.uk/corestrategy/index.asp
- 1.4 The key strategic infrastructure requirements for the district are set out in the draft Infrastructure Delivery Plan, which can be viewed at: www.lewes.gov.uk/planning/backgroundreps.asp
- 1.5 Unlike the Joint Core Strategy, the site allocations under consideration for inclusion in the Local Plan Part 2 will only apply to the parts of Lewes District outside of the South Downs National Park. The reason for this is explained more fully in the Introductory Topic Paper, which also shows the extent of Lewes District outside of the National Park.
- 1.6 The Council will be working closely with those town and parish councils currently preparing Neighbourhood Plans, who may include infrastructure allocations within their own plans. It is not our intention that the emerging Local Plan Part 2 hinders the progression of these

Neighbourhood Plans and hence some of the site allocations and policies identified in this Topic Paper are only put forward as a contingency in the event that neighbourhood plans for the respective areas do not come forward as anticipated or fail at the examination/referendum stage. This will ensure that policy gaps do not occur and sites are not left vulnerable to speculative development proposals.

1.7 At the time of publication, neighbourhood areas have been designated in the following parishes:

- Ditchling
- Hamsey
- Newhaven
- Newick
- Peacehaven & Telscombe (joint)
- Ringmer
- Wivelsfield

The Structure of this Paper

1.8 This paper is structured around the key infrastructure headings of education, outdoor play space, other green infrastructure, transport and water supply. It identifies the sites allocated, but as yet undelivered, for infrastructure purposes in the adopted Lewes District Local Plan 2003 and discusses the options for their inclusion within the new Local Plan. Comments on these options are invited. The 2003 Local Plan itself can be viewed at: www.lewes.gov.uk/planning/localplan.asp

1.9 To date, no land has been submitted for consideration by infrastructure or service providers, apart from a site at Falmer submitted by the University of Sussex.

Education

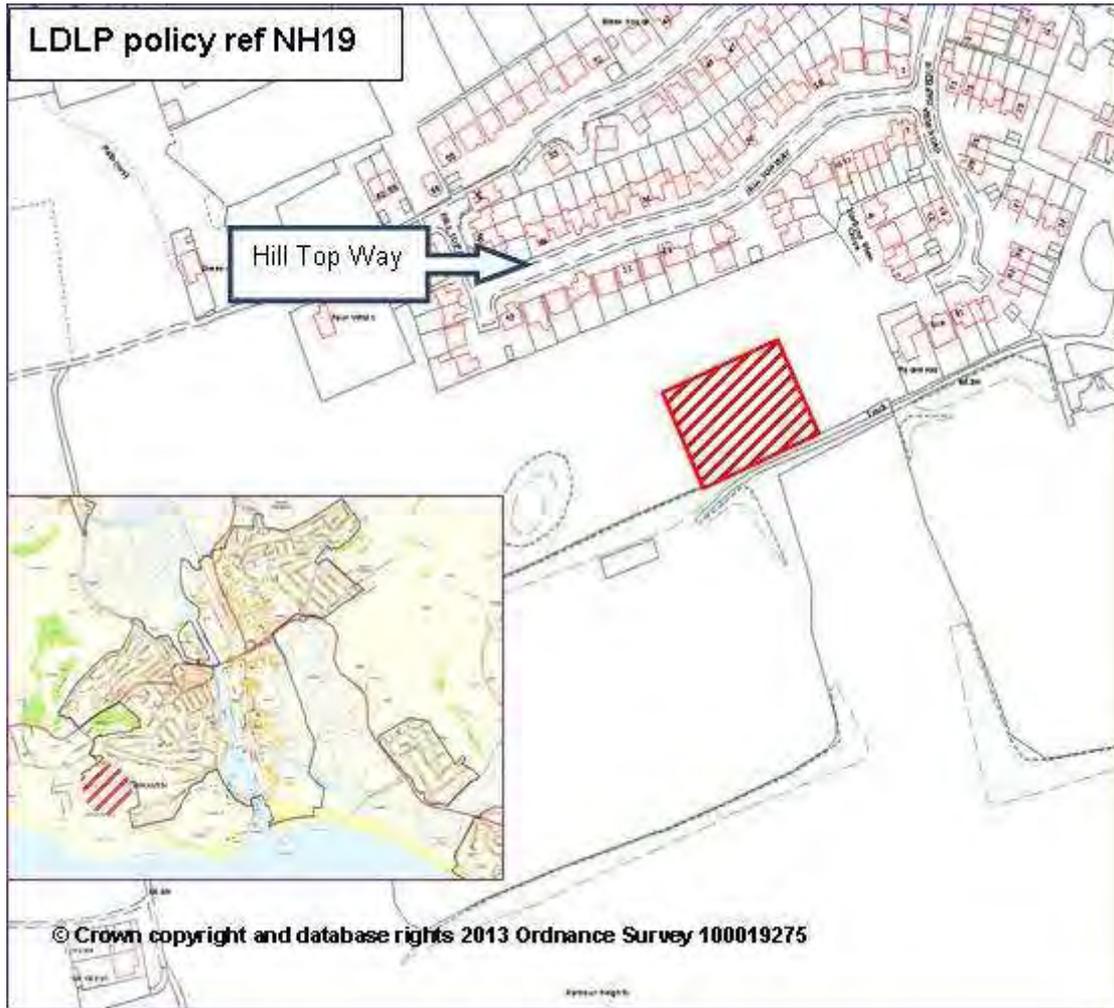
1.10 East Sussex County Council, as the local education authority, has provided information on the need for the additional provision of primary and secondary school places associated with the planned housing growth in the Core Strategy.

1.11 In terms of primary school provision, the County Council has advised that there will be shortfalls in Newhaven, Peacehaven, Ringmer, Seaford, and Wivelsfield over the Core Strategy period. These shortfalls can be met through the expansion of existing schools or the provision of new schools on existing land within its ownership.

1.12 In terms of secondary school provision, the County Council had advised that there will be shortfalls in Newhaven, Peacehaven and Seaford over the Core Strategy period. These shortfalls can similarly be accommodated by an expansion of the existing schools.

1.13 The 2003 Local Plan currently allocates sites in Newhaven and Peacehaven for education purposes. The County Council confirmed that it would not require the Peacehaven site for education purposes prior to the publication of the Joint Core Strategy and as a consequence has not been carried forward. Since that time, the County Council has also confirmed that it does not require the Newhaven site for education purposes.

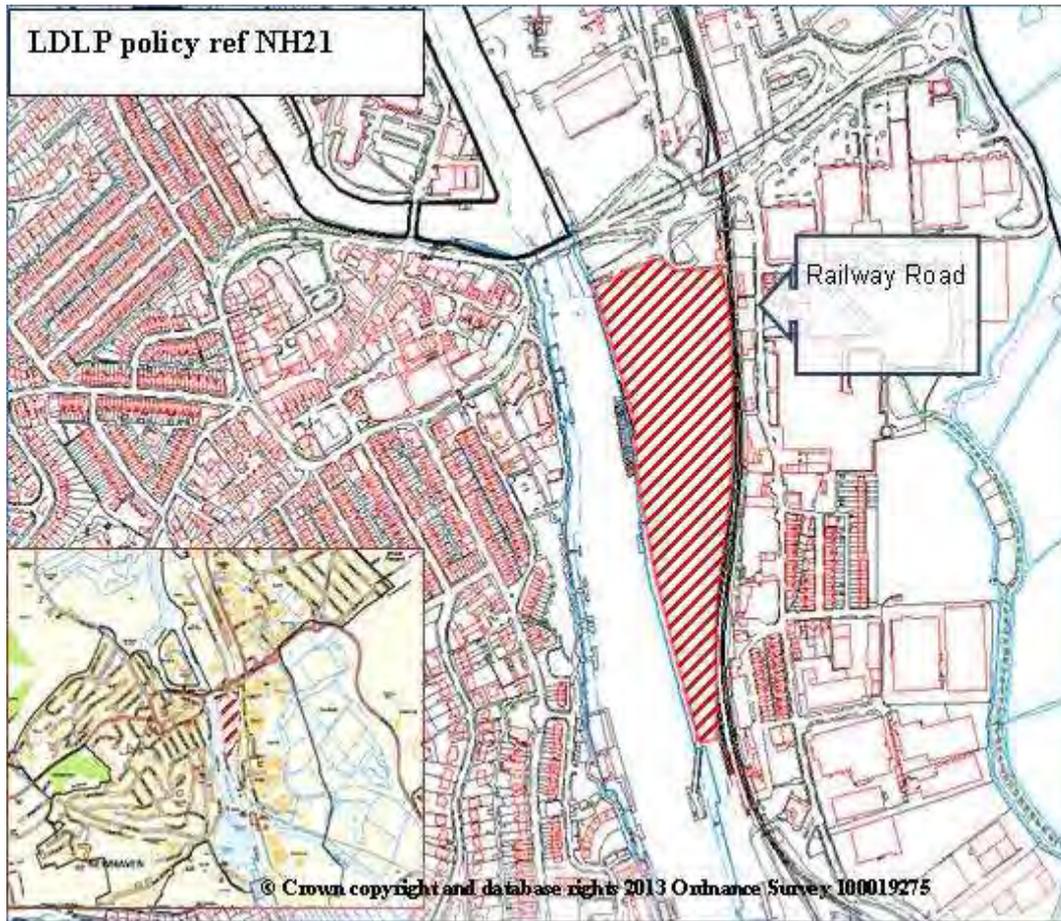
Harbour Heights, Newhaven



Existing Policy	NH19	Site area	0.1ha
Issues	The site is no longer required for education purposes. It is located adjacent to but outside of the planning boundary for Newhaven as defined in the 2003 Local Plan.		
Options			
<ul style="list-style-type: none"> ▪ Delete the allocation ▪ Allocate the site for residential development ▪ Other uses? 			

1.14 In Newhaven, CleanTech University Technical College, specialising in marine and environmental technology, is planned to open in 2015. The preferred site is at Railway Quay on part of a site which is currently allocated for a mixed residential, business and leisure development in the 2003 Local Plan. It is unclear at this stage exactly how much land the college will require for its purposes.

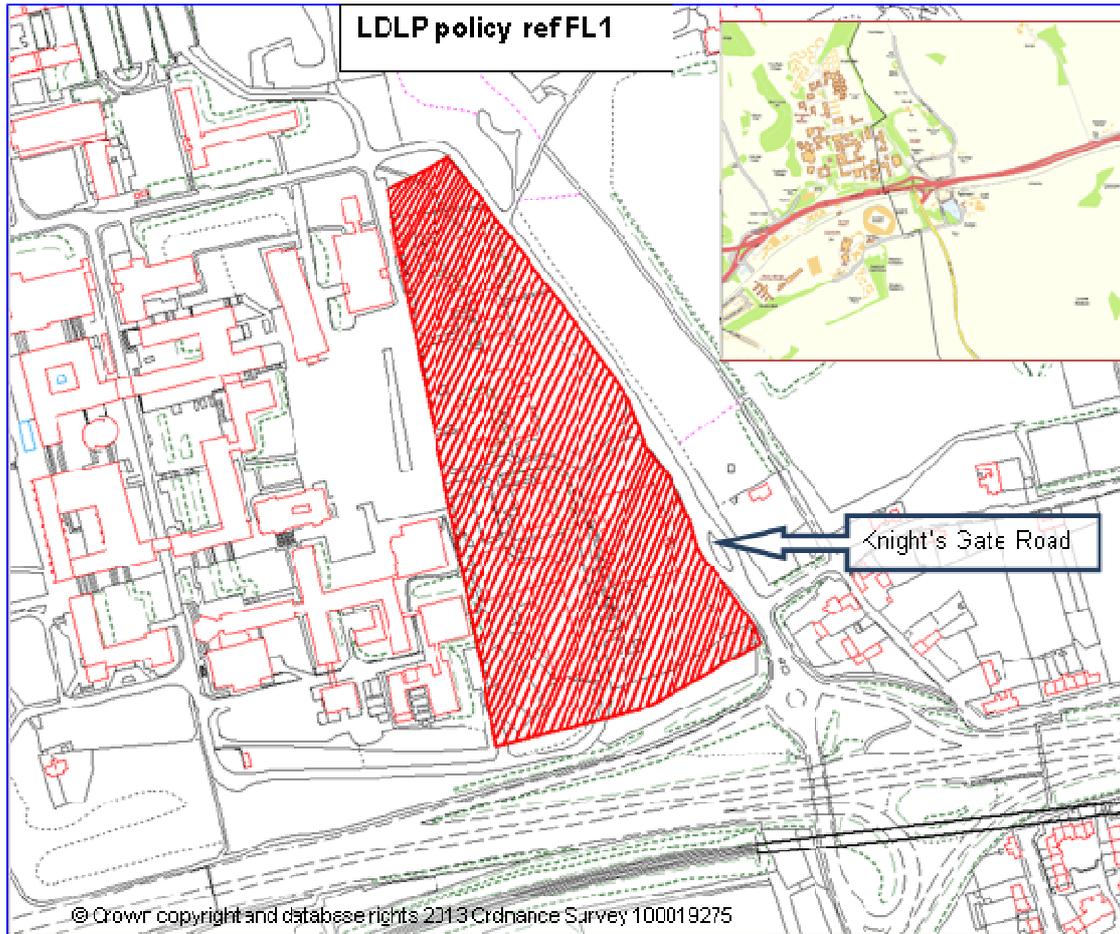
Railway Quay, Newhaven



Existing Policy	NH10	Site area	4.65ha
Issues	The University Technical College has not yet identified how much land is required for education purposes. The site is located within the planning boundary for Newhaven but any development will need to address issues relating to flood risk, contaminated land, and access.		
Options	<ul style="list-style-type: none"> ▪ Retain the mixed use allocation but include education as one of the acceptable uses ▪ Delete the allocation and assess future applications against generic planning policies ▪ Other uses? 		

1.15 At Falmer, the University of Sussex has plans to redevelop land and buildings around the Science car park and construct an extension to the Sussex Innovation Centre, both of which will require land within the District. Policy FL1 of the 2003 Local Plan currently allocates the site for academic and related teaching, research and development facilities, or other development directly related to University activities.

University of Sussex, Falmer



Existing Policy	FL1	Site area	4.6ha
Issues	<p>The University of Sussex makes a major contribution to the economic, social and cultural life of the region and maintains important links with the local business community through the Sussex Innovation Centre. It is therefore important that the Council adopts a positive approach to the expansion of its academic facilities and related research and development activities. The allocated site lies within the university campus in a location where further redevelopment or intensification of development is considered appropriate and unlikely to harm the natural beauty of the adjoining South Downs National Park.</p>		

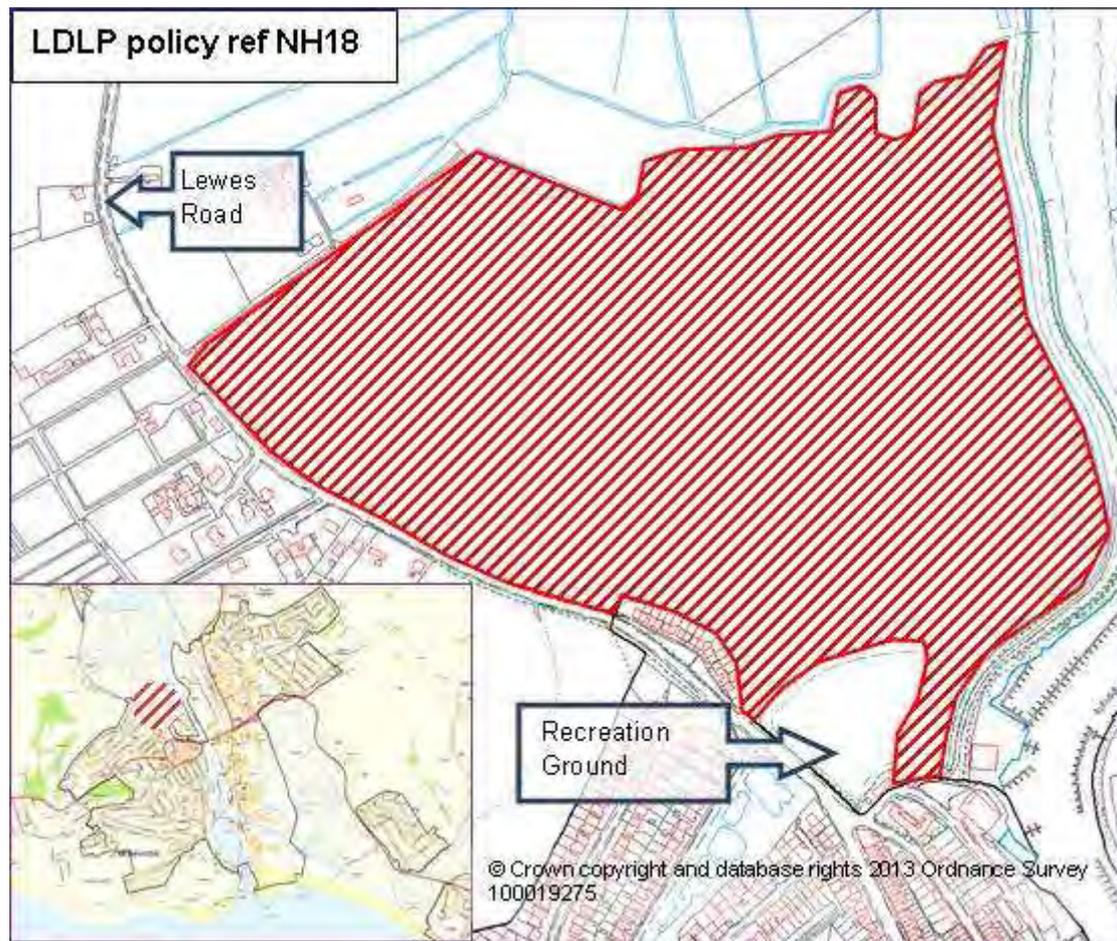
Options

- Retain the allocation
- Delete the allocation

Outdoor Playing Space

- 1.16 Housing development cumulatively contributes towards the community's need for outdoor playing space. In towns or villages with identified deficiencies or shortfalls in outdoor playing space, the Council therefore requires new residential development to provide appropriate outdoor play space, either as an integral part of new developments or through a commuted payment towards off-site provision elsewhere in the locality.
- 1.17 The Council's standards require a minimum of 2.4 ha of outdoor playing space per thousand population, comprising 1.7 ha of space for youth and adult use (including playing pitches, courts and greens) and 0.7 ha of children's play space (both equipped playgrounds and casual play space within housing areas). All the towns in the district currently fall below these standards, with a particular deficiency in the provision of children's equipped play space.
- 1.18 In **Newhaven**, 780 additional new homes are planned by 2030, including a major new residential neighbourhood at Harbour Heights. The outdoor playing space requirements to meet the needs arising from this level of development are likely to be 4 - 5 ha of sports facilities for youth and adult use and 1.5 - 2 ha of children's play space, depending on the type and size of the dwellings.
- 1.19 At Harbour Heights, the Council would expect the majority of the required children's play space to be provided within the development site itself. However, due to the local topography, the provision of formal sports pitches for youth and adult use in this location could only be achieved through costly re-grading or terracing of the slopes. The best solution may therefore be to find a site for the provision of such facilities elsewhere in the town.
- 1.20 The 2003 Local Plan allocates land at Lewes Road in Newhaven for a mix of uses, including recreational facilities (football pitches, cricket square, tennis courts, children's equipped playground, informal play space), a touring camping and caravan site, public car parking and tree planting. £90,000 has already been secured from the construction of the Newhaven Energy Recovery Facility Section towards tree planting and other landscaping works within public open spaces on the edge of the town.

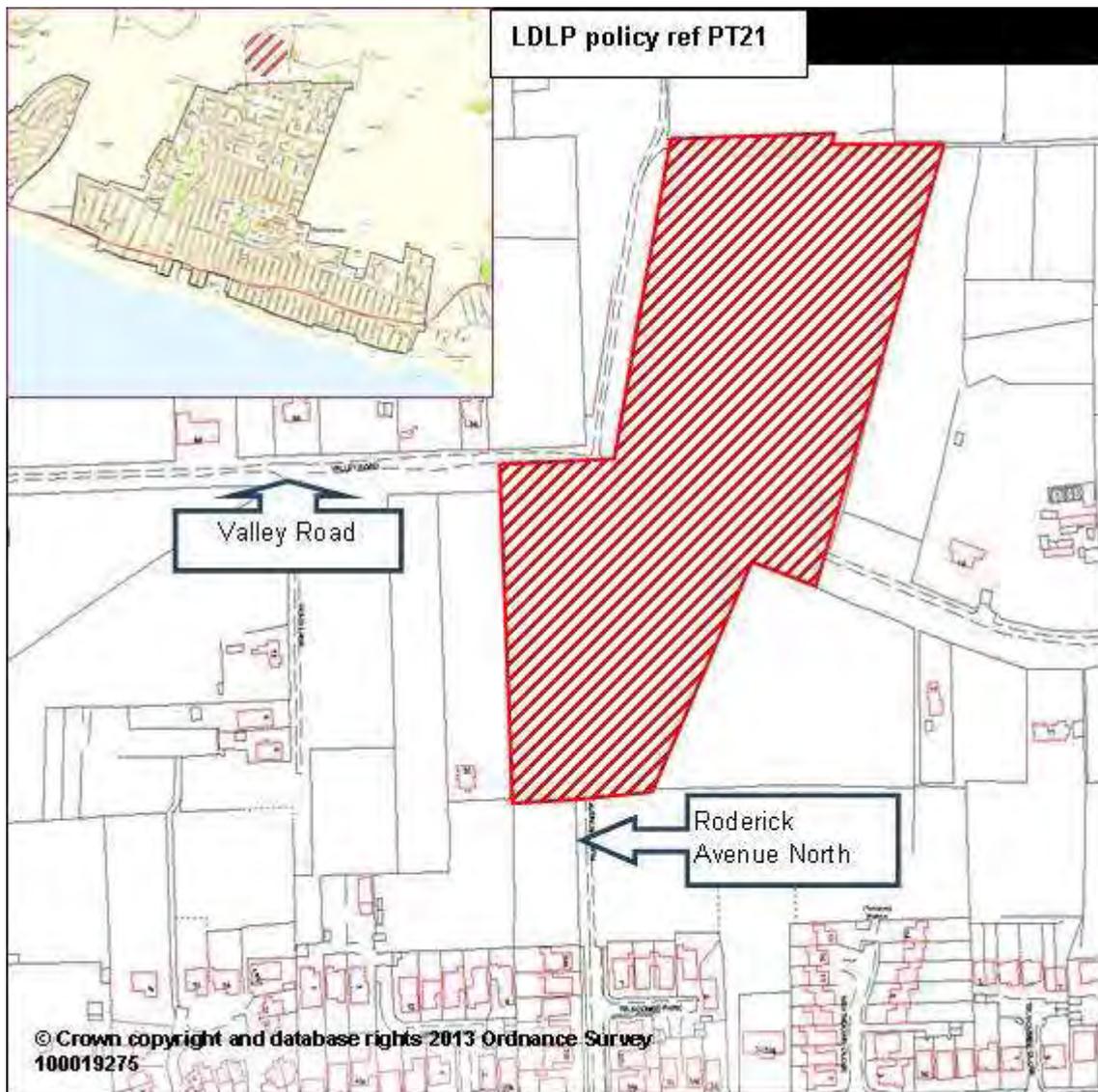
Lewes Road, Newhaven



Existing Policy	NH18	Site area	25.8ha
Issues	<p>The site is located outside of the planning boundary for Newhaven, as defined in the 2003 Local Plan, and is one of the few undeveloped sites on the edge of Newhaven that is in public ownership, relatively level and outside the National Park. It therefore has the potential to make a significant contribution to meeting the current and future outdoor playing space needs of the town. Most of the area is a designated Site of Nature Conservation Importance but it is considered that outdoor sports facilities can be accommodated in a manner which is compatible and sensitive to the biodiversity interest of the site.</p>		
<p>Options</p> <ul style="list-style-type: none"> ▪ Retain the allocation ▪ Allocate the site for a different range of uses ▪ Delete the allocation 			

- 1.21 In **Peacehaven and Telscombe**, 220 additional new homes are planned by 2030. The outdoor playing space requirements to meet the needs arising from this level of development are likely to be 1 – 1.5 ha of sports facilities for youth and adult use and 0.4 – 0.6 ha of children’s play space, depending on the type and size of the dwellings.
- 1.22 The 2003 Local Plan allocates a site at Roderick Avenue in the Valley for informal public open space, which was intended to be delivered in association with housing development in the vicinity.

Land at Roderick Avenue, Peacehaven



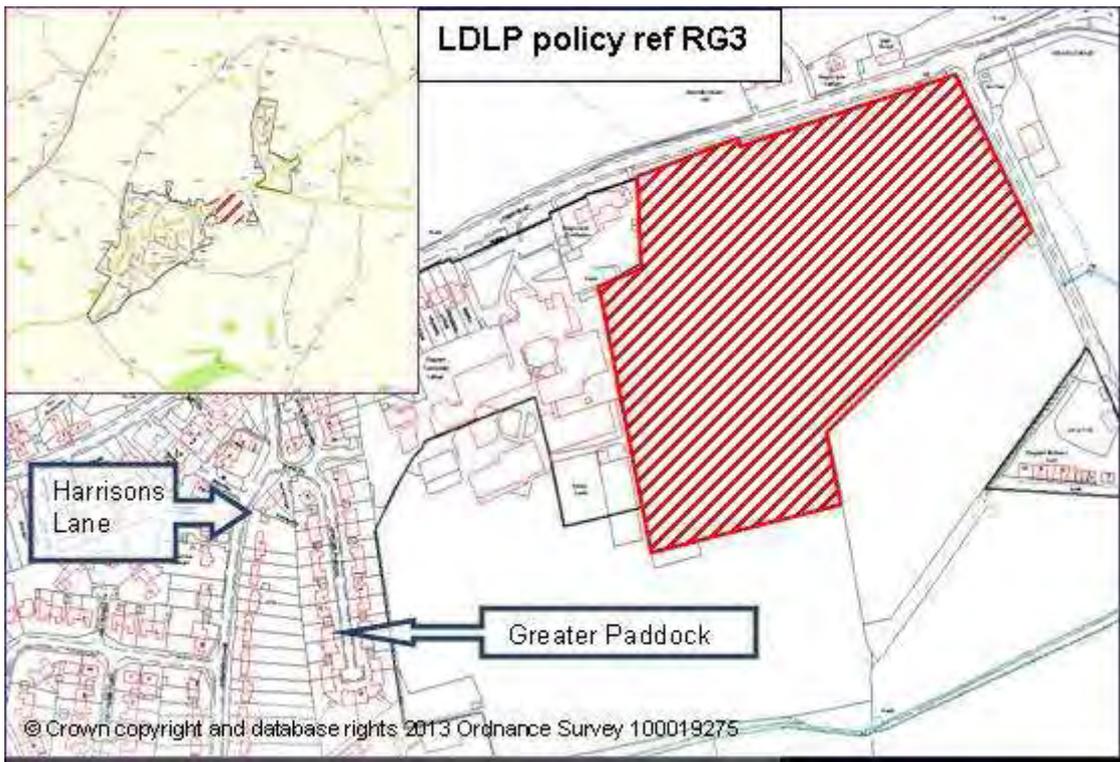
Existing Policy	PT21	Site area	2.2ha
Issues	The site is located outside of the planning boundary for Peacehaven, as defined in the 2003 Local Plan. Unless significant housing development is allocated in the vicinity, it is unlikely that the proposed use could be delivered before		

	2030.
Options	
<ul style="list-style-type: none"> ▪ Retain the allocation ▪ Delete the allocation ▪ Other uses? 	

1.23 In **Ringmer and Broyle Side**, 220 additional new homes are planned by 2030. The outdoor playing space requirements to meet the needs arising from this level of development are likely to be 1 – 1.5 ha of sports facilities for youth and adult use and 0.4 – 0.6 ha of children’s play space, depending on the type and size of the dwellings.

1.24 The 2003 Local Plan allocates sites to the east of Ringmer Community College and west of Broyle Lane for sports and recreation purposes. The site east of the Community College also includes a proposed indoor sports hall and clubhouse/spectator stand for Ringmer Football Club.

Land east of Ringmer Community College, Ringmer

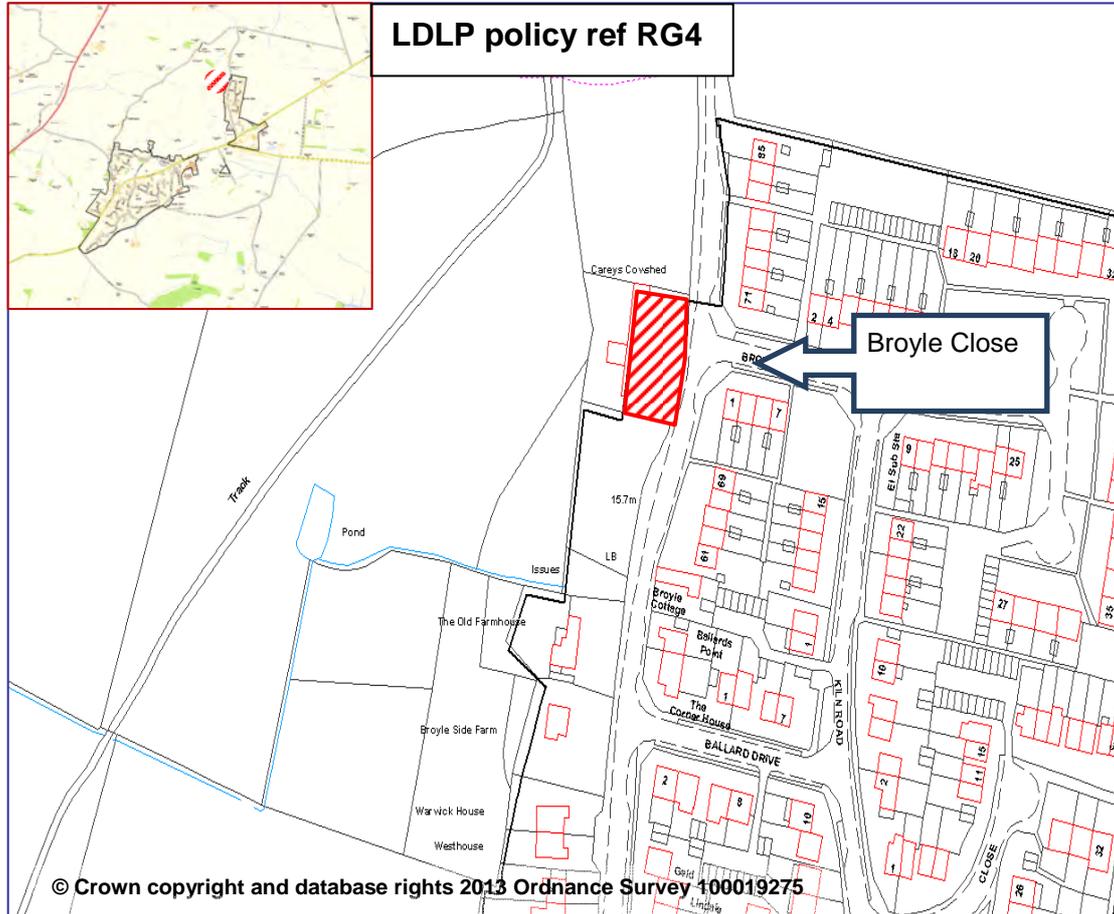


Existing Policy	RG3	Site area	6.4ha
Issues	The site is located outside of the planning boundary for Ringmer, as defined in the 2003 Local Plan. It is unclear how the proposed uses would be funded or who would be responsible for their provision in the period to 2030.		

Options

- Retain the allocation
- Delete the allocation
- Other uses?

The Broyle

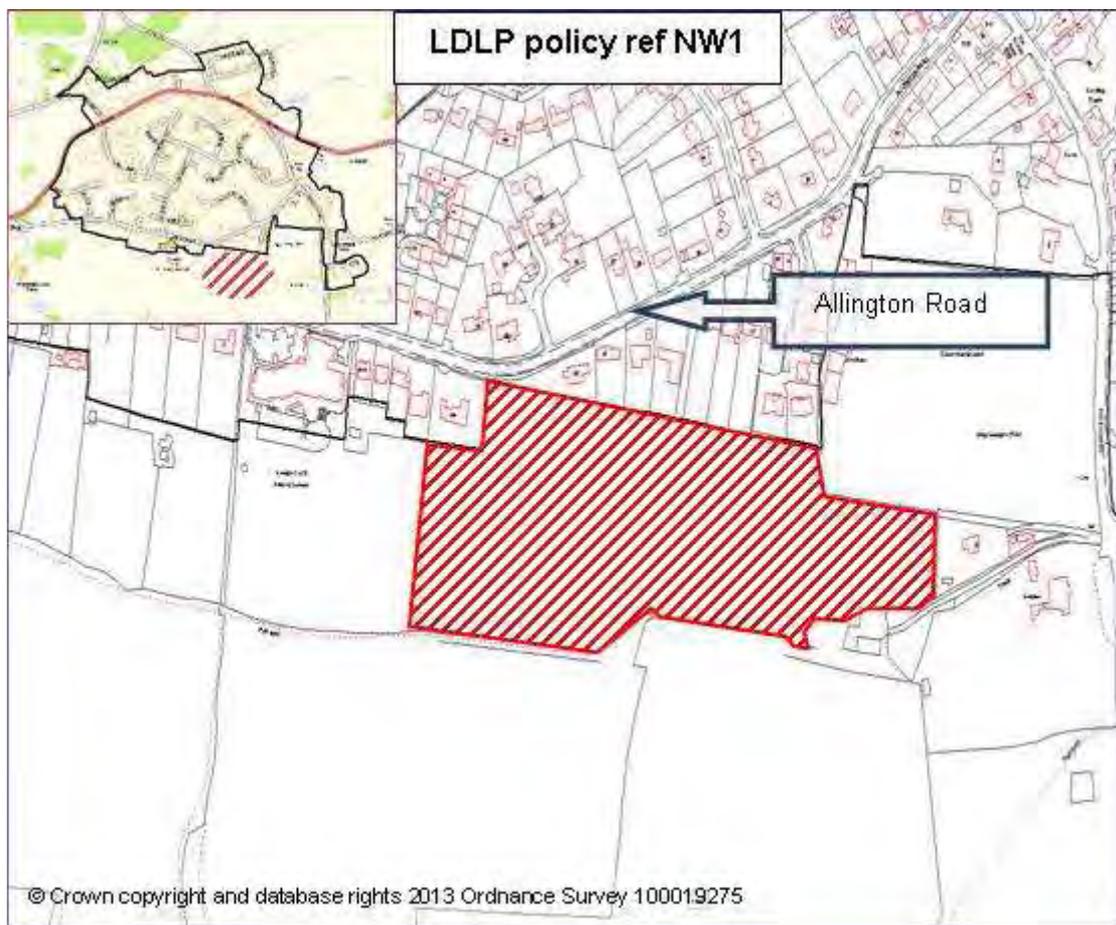


Existing Policy	RG4	Site area	0.07ha
Issues	The site is located within the planning boundary for The Broyle, as defined in the 2003 Local Plan. It is unclear how the recreation use would be funded or who would be responsible for its provision in the period to 2030. However, if the allocation was deleted, there could be pressure for speculative residential or other forms of development on the site.		
Options			
<ul style="list-style-type: none"> ▪ Retain the allocation ▪ Delete the allocation ▪ Other uses? 			

1.25 In **Newick**, 100 additional new homes are planned by 2030. The outdoor playing space requirements to meet the needs arising from this level of development are likely to be 0.5 - 0.7 ha of sports facilities for youth and adult use and 0.2 - 0.3 ha of children's play space, depending on the type and size of the dwellings.

1.26 The 2003 Local Plan allocates 4 ha of land south of Allington Road for an extension to the existing recreation ground. Whilst there is an existing shortfall of outdoor playing space within Newick Parish, the allocation exceeds the area required to meet the recreation needs arising from the proposed new housing development in the village

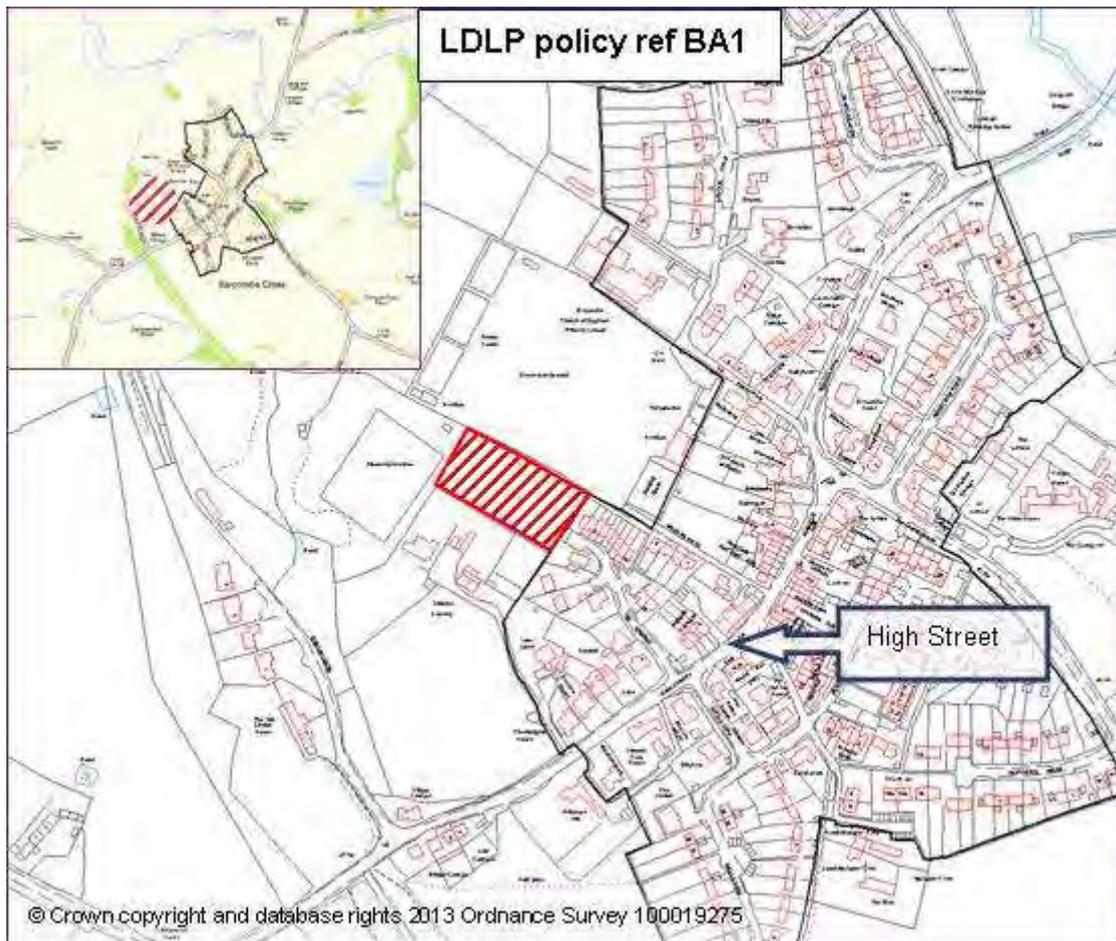
Land adjacent to King George's Field, Newick



Existing Policy	NW1	Site area	3.7
Issues	The site is located outside of the planning boundary for Newick, as defined in the 2003 Local Plan. It is unclear how the recreation use would be funded or who would be responsible for its provision in the period to 2030.		
Options			
<ul style="list-style-type: none"> ▪ Retain the allocation ▪ Delete the allocation ▪ Other uses? 			

1.27 In **Barcombe Cross**, the 2003 Local Plan allocates a site for an extension to the existing recreation ground. Whilst the Parish Council has identified a demand for more informal play space, only 10 additional new homes are planned in the village to 2030 which does not require a significant level of outdoor play space provision.

Land south of the recreation ground, Barcombe Cross

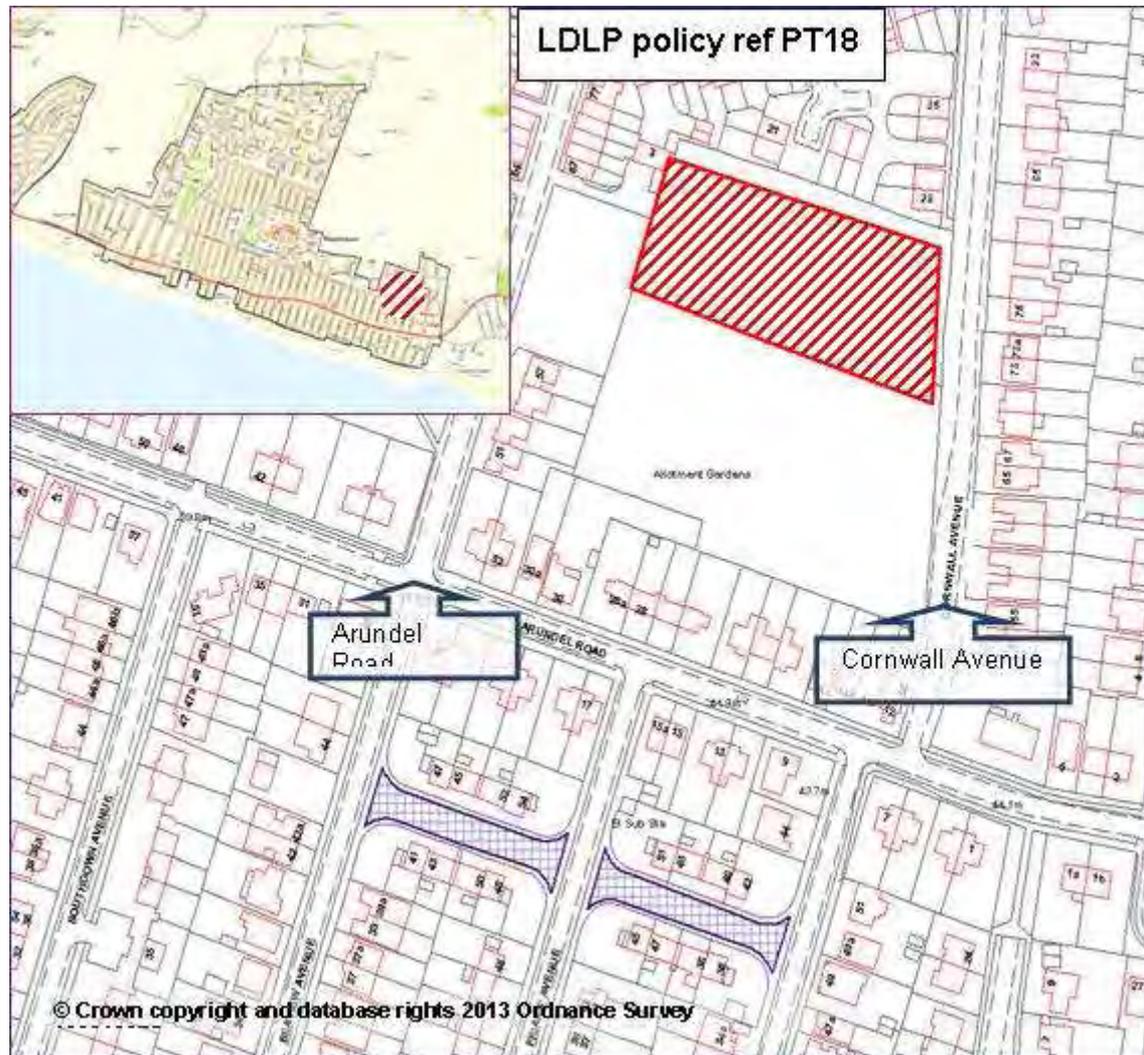


Existing Policy	BA1	Site area	0.4ha
Issues	The site is located outside of the planning boundary for Barcombe Cross, as defined in the 2003 Local Plan. It is unclear how the recreation use would be funded or who would be responsible for its provision in the period to 2030.		
Options			
<ul style="list-style-type: none"> ▪ Retain the allocation ▪ Delete the allocation ▪ Other uses? 			

Other Green Infrastructure

1.28 In **Peacehaven**, the 2003 Local Plan allocates a site at Cornwall Road for an extension to the existing allotments. Peacehaven Town Council has confirmed that there is still a need for more allotments in the area.

Cornwall Road, Peacehaven



Existing Policy	PT18	Site area	0.4ha
Issues	The site is located within the planning boundary for Peacehaven, as defined in the 2003 Local Plan. The Town Council wishes to purchase the site for allotment use but has been unsuccessful to date.		
Options	<ul style="list-style-type: none"> ▪ Retain the allocation ▪ Delete the allocation ▪ Other uses? 		

In **Newick**, any additional residential development within 7km of the Ashdown Forest could have a significant negative effect on protected birds within the Special Area of Conservation (SAC). This designation has been made to protect flora, fauna, and habitats of European-wide interest and new residential development within the 7km zone is required to assist in the delivery of 'Suitable Alternative Greenspaces' (SANGS) and other measures listed in Core Policy 10 of the Joint Core Strategy to mitigate any potential harm to the SAC.

The level of housing growth proposed for Newick in the Joint Core Strategy is 100 additional dwellings and a SANG will need to be delivered in an appropriate location to support this additional development. At this stage, no site for a SANG has been identified but an allocation will need to be made in the Local Plan Part 2.

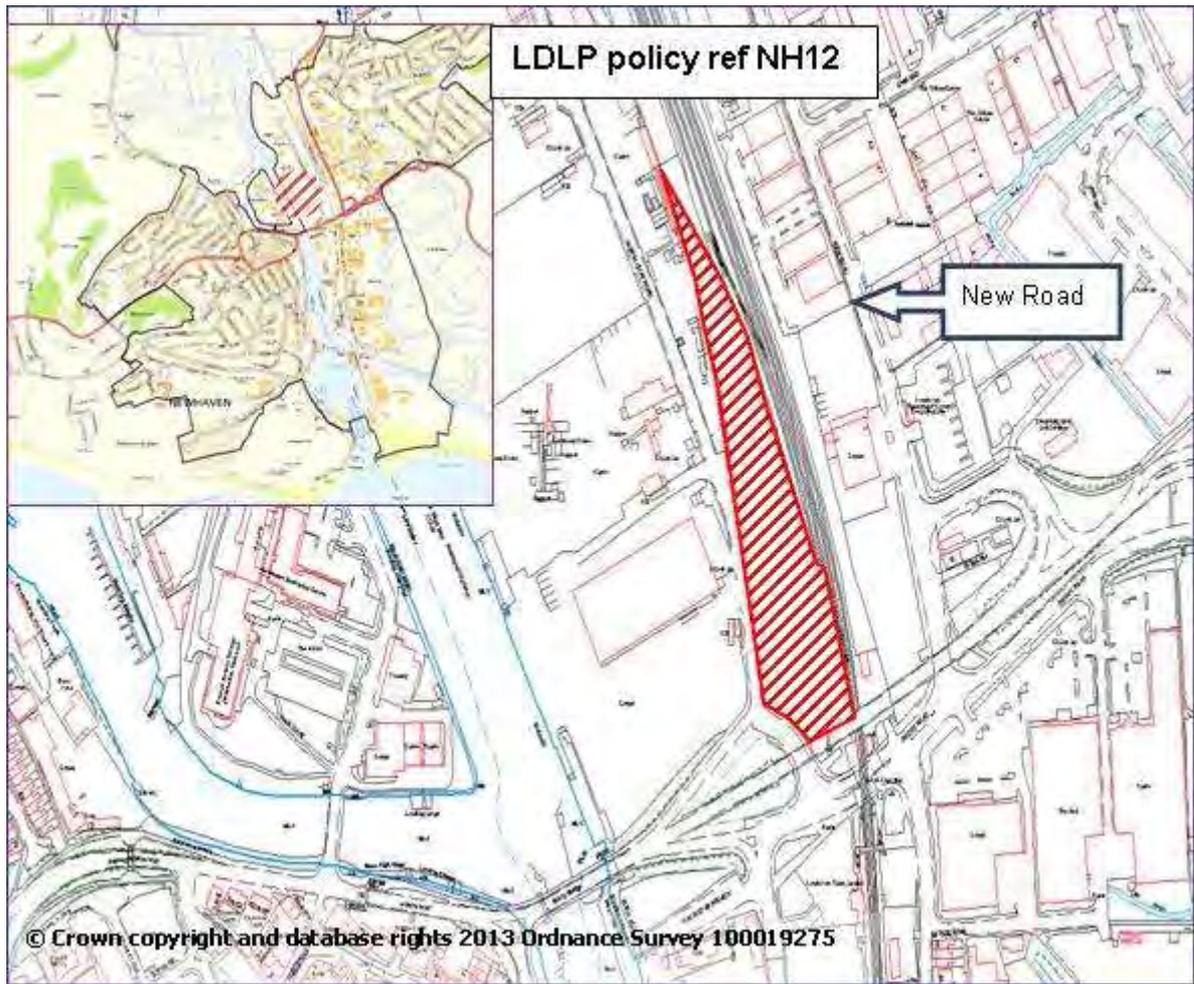
Consultation Question:

Are you aware of any possible sites for a SANG that the Council could assess for their suitability to support housing growth in Newick?

Transport

- 1.29 The Council has been working in partnership with East Sussex County Council (the local transport authority) to identify the transport approaches and measures that are required to support the proposed housing and employment growth proposed in the Joint Core Strategy.
- 1.30 In Newhaven and Peacehaven, the planned development needs to be supported by a range of transport measures to mitigate congestion and increase highway capacity, including:
- Junction improvements on the Newhaven town centre ring road
 - Improvements to the A259/A26 junction in Newhaven, A259/Sutton Avenue junction in Peacehaven and A259/Telscombe Cliffs Way junction in Telscombe
 - Demand management measures on the A259 corridor, focussed on maximising bus use
 - Improvements to bus infrastructure and the walking and cycling network
 - Transport interchange facility at Newhaven Town railway station
 - Road from Eastside to the A259 and Drove roundabout (Port Access Road)
- 1.31 However, East Sussex County Council has not indicated that it requires any specific land-use allocations in respect of these transport infrastructure requirements.
- 1.32 In **Newhaven**, the 2003 Local Plan allocates a site for a lorry park and associated facilities on land south-east of North Quay.

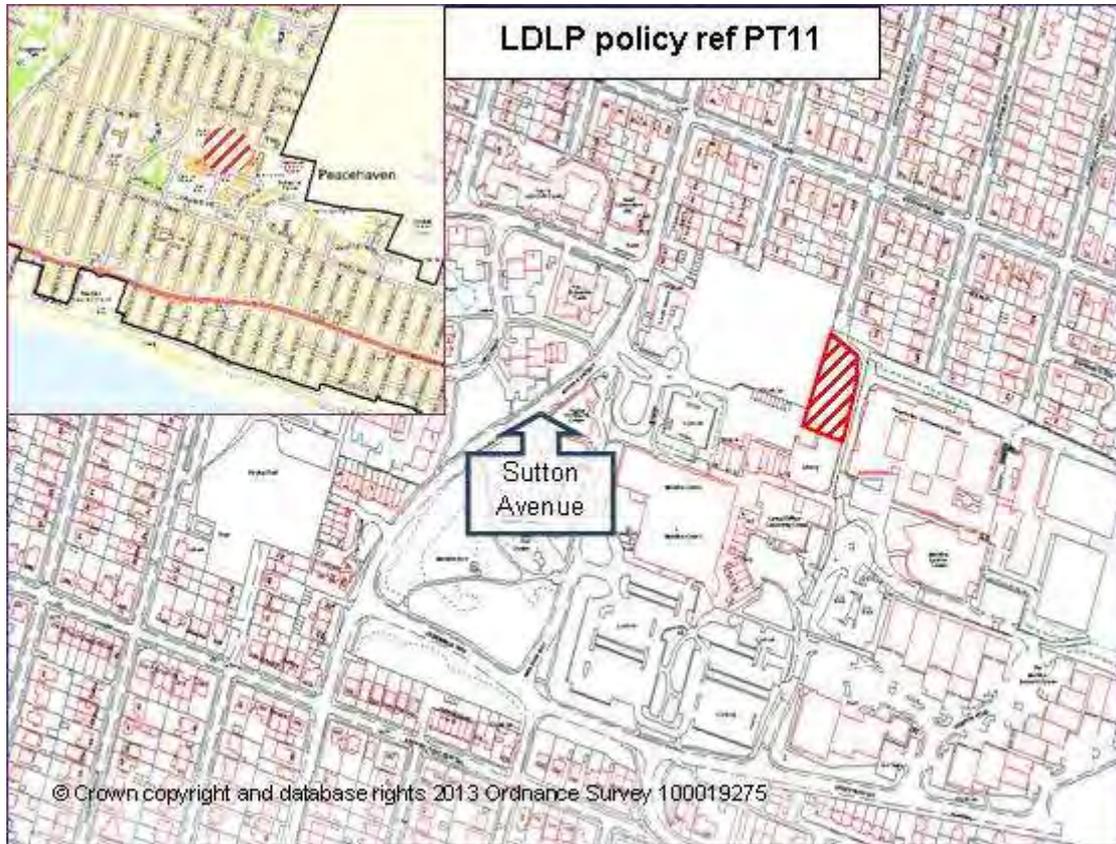
Land south-east of North Quay, Newhaven



Existing Policy	NH12	Site area	0.9ha
Issues	The site is located within the planning boundary for Newhaven, as defined in the 2003 Local Plan. East Sussex County Council, as the local transport authority, no longer identifies a need for a lorry park, nor does it consider that this would be the best location should a need for such a facility arise in the future.		
Options			
<ul style="list-style-type: none"> ▪ Delete the allocation ▪ Other uses? 			

1.33 In **Peacehaven**, the 2003 Local Plan safeguards a site between the Joff Field and the Community College for a footpath/ cycleway link.

Land at the Joff Field, Peacehaven



Existing Policy	PT11	Site area	0.19ha
Issues	The site is located within the planning boundary for Peacehaven, as defined in the 2003 Local Plan. Ensuring that the design and layout of new development prioritises the needs of pedestrians and cyclists is a requirement of Core Policy 13 (Sustainable Travel) of the Joint Core Strategy.		
Options			
<ul style="list-style-type: none"> ▪ Retain the allocation ▪ Delete the allocation 			

supply in the future. One of these schemes will require further land at the Newhaven Waste Water Treatment Works (WWTW) at the end of Beach Road. It is unclear at this stage exactly how much land South East Water will require for its purposes but it is anticipated that it can be found within the existing site of the WWTW and will therefore not require a specific allocation.

How to respond to this Topic Paper?

1.36 This is your opportunity to shape your local area and influence how the District develops over the next 15 years. The Council would appreciate and value any comments you have on this Topic Paper, particularly in relation to the following questions:

- *Do you have any views on the options identified in this Topic Paper?*
- *Are you aware of any additional sites that should be allocated for infrastructure purposes?*
- *Are there any other options, which have not been identified, that the Council should be considering?*

Comments may be sent to the Council by:

Email to: ldf@lewes.gov.uk

Fax to: 01273 484452

Post to: Lewes District Council
Planning Policy Team
Southover House
Southover Road
Lewes
BN7 1AB

All comments and additional site submissions must be received by midnight Friday 17 January 2014