

Local Plan Part 2: Site Allocations and Development Management Policies

Frequently Asked Questions

Q) What is the Local Plan Part 2?

A) *The Lewes District Local Plan Part 2: Site Allocations and Development Management Policies* comprises the second of the Local Plan documents. It supports and seeks to deliver the strategic objectives and spatial strategy of the Local Plan Part 1 by allocating additional sites for development and setting out detailed (non-strategic) development management policies to guide development and change

Part 1 of the Lewes District Local Plan is the *Joint Core Strategy*, adopted by Lewes District Council and South Downs National Park Authority in 2016. This is a strategic level document which covers the whole district and forms part of the statutory development plan for the area. It can be viewed at: <http://www.lewes-eastbourne.gov.uk/planning-policy/lewes-core-strategy-local-plan-part-1/>

Q) What area does the Local Plan Part 2 cover?

A) The Local Plan Part 2 only applies to the areas of Lewes District *outside* of the South Downs National Park. This is because South Downs National Park Authority is preparing its own Local Plan, which will eventually supersede all the existing planning policies for the area of Lewes district within the National Park. For further information, visit www.southdowns.gov.uk

Q) Will sites be allocated in Towns or Parishes that are preparing a neighbourhood plan?

A) Where a Town or Parish Council is preparing a neighbourhood plan that will allocate sites for specific uses, we are not proposing to allocate sites in the Local Plan Part 2. Consequently, this document does not allocate sites, or identify settlement specific policies, within the following emerging neighbourhood areas:

- Newhaven
- Peacehaven and Telscombe
- Seaford

Q) How were sites considered for allocation in the Local Plan Part 2?

A) In 2013 we undertook a Call for Sites so that sites could be submitted and considered as an option within the 'Issues & Options' Topic Papers. These Topic Papers were published for consultation from 22 November 2013 to 17 January 2014.

We will also be considering sites that have been previously put forward through the Strategic Housing and Economic Land Availability Assessment (SHELAA). The sites submitted and assessed for this piece of evidence can be viewed in the latest version of the SHELAA at: <http://www.lewes-eastbourne.gov.uk/planning-policy/strategic-housing-and-economic-land-availability-assessment/>

If you have previously submitted a site for assessment in the SHELAA/ Call for Sites and you have further/updated information relating to it then please send this through us. In some instances, we may seek further information relating to sites submitted to us, in which case we will contact you.

Q) How were potential development sites assessed?

A) Sites were assessed against a range of criteria that included public and stakeholder opinion (as a result of consultation), the likelihood of delivery, impact on existing infrastructure, scoring against Sustainability Appraisal objectives, and consistency with national policy and the Local Plan Part 1 (Joint Core Strategy).

Q) How will existing infrastructure and services cope and what new infrastructure and services will be provided to support growth?

A) All new development, housing in particular, will contribute to the delivery of appropriate infrastructure either directly or through the Community Infrastructure Levy (CIL). We work closely with the relevant agencies to ensure that the exact infrastructure requirements of specific sites can be understood. Initial work is set out in the Council's draft Infrastructure Delivery Plan and this document can be viewed at:

<http://www.lewes-eastbourne.gov.uk/planning-policy/lewes-background-reports/?p=3>

Q) What will the Development Management Policies deliver?

A) The purpose of the development management policies is to support and deliver the strategic objectives and spatial strategy of the Local Plan Part 1 (Joint Core Strategy). The policies will set out the detailed criteria against which planning applications for the development and use of land and buildings will be assessed.

Q) How will the Council decide what Development Management Policies should be included?

A) National guidance sets out that planning documents should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in a plan.

Q) What will happen to the Local Plan 2003 policies that have been ‘saved’?

A) A number of ‘saved’ policies from the Local Plan adopted in 2003 are still in use for the determination of planning applications. We have reviewed these policies and those that are still relevant have been carried forward in to the draft Local Plan Part 2. Most have been amended to reflect the new national policies in the National Planning Policy Framework, published after the adoption of the Local Plan 2003.

Q) Why is LPP2 allocating a Gypsy and Traveller Site?

A) Core Policy 3 of the Local Plan Part 1 sets out a requirement for thirteen net additional permanent pitches for Gypsies and Travellers across Lewes District. The policy identifies a need for five permanent pitches to serve the area of Lewes District outside the South Downs National Park (SDNP) and eight permanent pitches to serve the area within the Park.

Q) Who is responsible for delivering the site?

A) The Council, in consultation with East Sussex County Council (ESCC), is the local authority responsible for delivering a site suitable to accommodate the needs of Gypsy and Traveller Communities.

Q) Where is the allocated site and why has it been chosen?

A) The allocated site is ‘Policy GT01 – Land south of The Plough’. This site is allocated for the development of five net additional permanent Gypsy and Traveller pitches which will meet the Council’s identified need. The site is approximately 0.69ha and lies circa 650m north of Plumpton Green village.

The Gypsy and Traveller call-for-sites undertaken as part of the 2017 draft Local Plan Part 2 consultation did not attract any potential site submissions. The Council, with input from East Sussex County Council, continued its search which resulted in the allocated site as a permanent Gypsy and Traveller site. The site is considered to meet the criteria set out in Local Plan Part 1 Policy CP3 and able to accommodate the five permanent pitches required.

Q) What is the timetable for the Site Allocations and Development Management DPD?

A) The following timetable illustrates up to date information on the key stages of producing the document and the opportunities for consultation.

Timetable	Date
Evidence gathering and stakeholder engagement	March to October 2013
Public consultation on 'Issues & Options' Topic Papers	November 2013 to January 2014
Draft Local Plan public consultation	November 2017 to January 2018
Pre-submission Plan Reg.19 public consultation	Autumn 2018
Formal Submission to the Secretary of State	January 2019
Examination in Public	Spring/Summer 2019
Inspector's Report	Late Summer 2019
Formal Adoption	Autumn 2019

We will keep you informed of any changes to this timetable, via the Council's website at: <http://www.lewes-eastbourne.gov.uk/planning-policy/local-plan-part-2-site-allocations-and-development-management-policies/>

Q) What happens next?

A) The next stage in the plan process is Pre-Submission at Regulation 19, for public consultation. This Regulation 19 is the third stage of the LPP2 consultation process and represents the proposed policies for the Lewes district, outside the South Downs National Park. The consultation will occur over a 6 week period. It is important to note that at this stage in the process, you will not receive a response to your representation from the Council. All representations received will go forward with the updated draft Local Plan to the Secretary of State for Housing, Communities and Local Government.

They will then appoint an independent Planning Inspector to undertake a 'public examination' of the draft Local Plan (Spring/Summer 2019) and is likely to make recommendations to further improve it.

During the examination process, the Secretary of State and the independent Planning Inspector will use the National Planning Policy Framework and comments submitted during the Regulation 19 consultation to determine whether a Local Plan is sound and legally compliant.

Q) How do I get involved and have my say?

A) It is important that you get the opportunity to give us your views. Throughout the process we will actively seek your comments and give you as much opportunity as possible to tell us your thoughts and suggestions.

You can get involved by:

- Registering for our e-mail alert system so that you will receive an e-mail to notify you of any consultation periods on the document, as well as the publication of relevant background evidence.
- Sending us your comments within the formal consultation period.
- Get in touch so that we can explain the process and address any concerns you might have.

The quickest and easiest way to submit comments is via the online consultation website at: www.lewes-eastbourne.gov.uk/planningconsultation

Alternatively, comments by **email**: ldf@lewes-eastbourne.gov.uk or by **post** to:

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