



**Lewes District Council**

**Lewes District Council  
Revised Local Development  
Scheme (LDS)**

**July 2020**

# Lewes District Council Local Development Scheme July 2020

## Introduction

This Local Development Scheme (LDS) sets out the Council's programme for reviewing and updating its Local Plan, explaining its scope, area covered and timetable. This document replaces the LDS approved in 2018 and covers the period to 2023. It only applies to the area of the district for which the Council is local planning authority (i.e. Lewes District *excluding* the area within South Downs National Park).

A plain English guide to the terms and abbreviations used in the document is set out in Appendix 1 (Glossary).

## Purpose

The primary purpose of the LDS is to provide a publicly accessible, up-to-date reference document, so that the Council's current policy framework, its programme for plan-making and the opportunities for contributing to plans are clear to all interested parties. It has been prepared in accordance with Section 15 of the Planning and Compulsory Purchase Act 2004, as amended. The Council is committed to involving local communities and other stakeholders in plan preparation and its approach is set out in the Statement of Community Involvement, which is available on the Council's web site at:

<https://www.lewes-eastbourne.gov.uk/planning-policy/statement-of-community-involvement/>

## Scope

This LDS focuses on the review and update of the Lewes District Local Plan Part 1: Joint Core Strategy, which forms part of the statutory '*development plan*' for the area. Legislation states that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

The Lewes District Local Plan currently comprises two development plan documents (DPDs), as follows:

### Lewes District Local Plan Part 1: Joint Core Strategy

This document sets out the overall spatial vision, strategic objectives and development strategy for the whole district. It was adopted by Lewes District Council and the South Downs National Park Authority in May 2016. The planning policies for that part of the District within the National Park have now been superseded and replaced by South Downs Local Plan, adopted in July 2019

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

This document supports and seeks to deliver the strategic objectives and spatial strategy of the Local Plan Part 1. It allocates additional sites for particular land-uses and sets out detailed (non-strategic) development management policies to guide development and change. It was adopted by Lewes District Council in February 2020.

Local planning authorities are required by Section 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 to review their local plans within five years of their adoption date. The National Planning Policy Statement (NPPF) is also clear that policies in local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary.

As noted above, the Local Plan Part 1: Joint Core Strategy was adopted in May 2016 and will be five years old in May 2021. A review and update of its spatial strategy and strategic policies is therefore Council's priority in terms of its plan-making duties. This LDS sets out the programme for this work. The Local Plan Part 2: Site Allocations and Development Management Policies DPD was found 'sound' at examination and adopted in February 2020; an early review of these non-strategic policies is therefore unnecessary.

### **Context**

The development plan for the area covered by the Lewes District Planning Authority currently comprises:

- Lewes District Local Plan Part 1: Joint Core Strategy (2016)
- Lewes District Local Plan Part 2: Site Allocations and Development Management Policies (2020)
- 'Saved' policies of the Lewes District Local Plan (2003)
- Ditchling, Streat & Westmeston Neighbourhood Plan (2018)
- Hamsey Neighbourhood Plan (2016)
- Newhaven Neighbourhood Plan (2019)
- Newick Neighbourhood Plan (2015)
- Plumpton Neighbourhood Plan (2018)
- Ringmer Neighbourhood Plan (2016)
- Seaford Neighbourhood Plan (2020)
- Wivelsfield Neighbourhood Plan (2016)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017)

### 'Saved' Policies

A number of policies in the Lewes District Local Plan (2003) have been 'saved' and will continue to form part of the development plan until replaced by the adoption of the Peacehaven and Telscombe Neighbourhood Plan. These policies are set out in Appendix 2.

### Neighbourhood Plans

Neighbourhood planning, introduced in the Localism Act 2011, allows town and parish councils to prepare neighbourhood plans for their area. Once adopted, these plans become part of the development plan and guide decision-making for the areas covered. In addition to the adopted plans above, further neighbourhood plans are being prepared. The timetables for preparing these plans are the responsibility of the relevant town or parish council and are therefore not addressed in this LDS. Further details can be found on the Council's website at:

<http://www.lewes-eastbourne.gov.uk/planning-policy/neighbourhood-planning/>

### Waste and Minerals Plan

East Sussex County Council and the South Downs National Park Authority are responsible for waste and minerals development in Lewes District. Both authorities work in partnership with Brighton & Hove City Council to produce the Waste and Minerals Development Plan Documents covering East Sussex, the South Downs and Brighton & Hove. The timetables for preparing and reviewing these documents are not addressed in this LDS but can be viewed at:

<https://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/>

## **Local Plan Part 1 Review**

The adopted Local Plan Part 1 sets out the strategic policies to address the Council's priorities for the development and use of land in the district over the period to 2030. The previous version of this LDS (September 2018) included a commitment to reviewing and updating the adopted Local Plan Part 1 in order to ensure that the Council has an up-to-date local plan with a sufficiently forward-looking timescale. The programme set out for this work anticipated adoption of a new Local Plan Part 1 in autumn 2022.

Since the publication of the September 2018 version of the LDS, the Council has reviewed the relevant evidence to identify whether:

- The vision, strategic objectives and spatial strategy of the Local Plan Part 1 are being effectively delivered
- The strategic policies meet current national planning policy requirements

- There have been any local circumstances which have significant/material spatial implication for the development strategy set out in the plan

The evidence included the new NPPF, the Council's Annual Monitoring Report (AMR), the outputs from the Government's standard methodology in relation to housing need, the Council's Housing Delivery Test results, the current 5 year housing land supply, the Infrastructure Delivery Plan, and changes to the Council's corporate priorities.

Whilst the Council can currently demonstrate a 5 year supply of housing land and the adopted policies are on track to deliver the existing spatial strategy and other plan objectives over the remaining plan period, changing circumstances since the adoption of the Local Plan Part 1 demonstrate the need to undertake a full update of its strategic policies. These circumstances include:

- The adoption of the South Downs Local Plan in July 2019
- The publication of the new NPPF
- A significant increase in the district's local housing need from May 2021
- The adoption of a new Council Corporate Plan

Importantly, the NPPF (para.33) is clear that relevant strategic policies need updating at least once every five years if local housing need has changed significantly or is expected to change significantly in the near future. The new Local Plan Part 1 will therefore need to focus on a reappraisal of the district's housing delivery target, including a further exploration of the longer term options for meeting our overall housing needs over the new plan period.

As a consequence, it has been necessary to amend the programme set out in the September 2018 version of the LDS. This is required in order to factor in sufficient time to carry out the necessary evidence base studies and additional stages of plan preparation and public consultation and engagement.

The amendments to the programme include putting back the 'Issues and Options' (Regulation 18) consultation from autumn 2020 to spring 2021, the publication of a 'Preferred Options' document for public consultation (Regulation 18) in autumn 2021, the publication of any proposed main modifications for consultation, and the adoption of the new Local Plan Part 1 in winter 2023.

The strategic policies in the new Local Plan Part 1 will set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for housing, employment, retail, leisure, and other commercial development, infrastructure, community facilities, conservation of the natural, built and historic environment, and planning measures to address climate change mitigation and adaptation.

The new Local Plan Part 1 will cover the period 2018 to 2038, which reflects the introduction of the Government’s new standard method for calculating local housing need and allows the plan to look ahead over a minimum 15 year period from adoption, in accordance with the NPPF (para.22). Once adopted, the new Local Plan Part 1 will supersede and replace the strategic policies in the current Local Plan Part 1 for that area of the district outside of the South Downs National Park. N.B. it will not replace the non-strategic policies in the adopted Local Plan Part 2: Site Allocations and Development Management Policies DPD.

## Timetable

The table below shows the key stages for the preparation for the review and update of the Local Plan Part 1 over the period from 2020-2023. These timeframes are considered achievable based upon the current level of resources available and the context set by current legislation and national planning policy and guidance. The Town and Country Planning (Local Planning) (England ) (Amendment) Regulations 2012 sets out the procedures for preparing Development Plan Documents (DPDs) and it is these regulations that are referred to in the timetables below.

However, there will always be a level of uncertainty due to unknown factors, e.g. future changes to legislation or national policy, issues with staff retention and recruitment, budgetary limitations, securing the appropriate co-operation with neighbouring authorities, the length of the examination in public. Clear project management and reporting arrangements will help ensure that the Local Plan Part 1 update is progressed in a transparent manner and that any risks/problems are identified and considered as early as possible. Any significant amendment to the published timetable would require a further review of the LDS.

### Lewes District Local Plan Part 1 Review

<b>Role and content</b>	Statement of the vision, objectives, spatial strategy and strategic policies for Lewes District outside of the South Downs National Park in the period to 2038. It will replace the Local Plan Part 1: Joint Core Strategy adopted in 2016.	
<b>Status</b>	Development Plan Document (DPD)	
<b>Chain of conformity</b>	Must be consistent with the National Planning Policy Framework. Regard will also be had to the National Planning Practice Guidance and other relevant strategies.	
<b>Geographic coverage</b>	The whole of Lewes District excluding the area within the South Downs National Park.	
<b>Timetable and Milestones</b>		
Consulting statutory bodies on scope of the Sustainability Appraisal	<b>Autumn 2020</b>	

Community and stakeholder engagement on 'Issues and Options' (Regulation 18)	<b>Spring 2021</b>
Consultation on the 'Preferred Options' document (Regulation 18)	<b>Autumn 2021</b>
Publication of the Proposed Submission Document (Regulation 19)	<b>Autumn 2022</b>
Public representations period on the Proposed Submission document (Regulation 20)	<b>Autumn/Winter 2022</b>
Submission to the Secretary of State (Regulation 22)	<b>By or before Winter 2023</b>
Independent Examination (Regulation 24)	<b>By or before Winter 2023</b>
Publication of Proposed Main Modifications	<b>By or before Winter 2023</b>
Publication of the Inspectors Report (Regulation 25)	<b>By or before Winter 2023</b>
Adoption of document and revisions to Proposals Map (Regulation 26)	<b>By or before Winter 2023</b>
<b>Arrangements for production and review</b>	
<b>Who is leading the production of the document?</b>	Lewes District Council
<b>Management arrangements</b>	To be managed by the Head of Planning in consultation with the Local Plan Review Steering Group. Cabinet and Full Council approval required at certain key milestones in accordance with the Council's Constitution and the <i>Statement of Community Involvement</i> .
<b>Resources</b>	The Planning Policy Team at Lewes District and Eastbourne Borough Councils, supported by other specialist officers when required. External consultants will be appointed where necessary to assist in producing technical background evidence studies.
<b>External community involvement</b>	Consultation and engagement in accordance with the <i>Statement of Community Involvement</i>
<b>Monitoring and review mechanisms</b>	The Authority Monitoring Report

## Other Local Development Documents

This LDS focusses on the review and update of the Lewes District Local Plan Part 1 that will be prepared over the next three years. It does not cover the

production of other local development documents, such as Supplementary Planning Documents (SPDs). The need to produce a new SPD, or review an existing one, will be undertaken through the Authority Monitoring Report. Details of any future SPDs will be provided on the District Council's website, with all relevant stakeholders and consultees informed of the timetable at the start of the process.

## **Monitoring and Review**

The Council's performance against the LDS timetables will be monitored through the Authority Monitoring Report (AMR). This will be published annually on the council's website and will be used to identify future work priorities, see: <http://www.lewes-eastbourne.gov.uk/planning-policy/authority-monitoring-report-amr/> The LDS will be reviewed where the need for further documents emerges and to ensure that a three year programme is maintained.



## Appendix 1: Glossary

**Authority Monitoring Report (AMR)** – a report prepared by a local authority that assesses the impact of policies and whether targets for these policies are being met. The report is prepared on at least an annual basis and is available on the local authority’s website.

**Development Plan** – the development plan is the starting point in the consideration of planning applications for the development or use of land.

**Development Plan Documents (DPDs)** – Planning documents that are subject to independent examination and form part of the statutory development plan for an area.

**Joint Core Strategy** – This is the adopted Local Plan Part 1. It sets out the long-term vision for the district and the spatial objectives and strategic policies required to deliver that vision.

**Local Development Documents (LDDs)** – The collective term for all documents that are prepared in association with a Local Plan, including Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Scheme (LDS)** – A document setting out the programme for the preparation of Development Plan Documents. It sets out a 3 year programme and includes information on consultation dates. The LDS can be revised whenever necessary.

**Local Housing Need** – The number of homes needed within a local authority area, calculated using the Government’s standard methodology introduced in 2018.

**Local Plan** – The term ‘local plan’ is used extensively in the new National Planning Policy Framework in preference to the previous term ‘Local Development Framework’. It sets out a vision and policy framework to guide the future development and change of an area.

**Statement of Community Involvement** – sets out how a local planning authority will consult the community and stakeholders, not only on LDDs, but also on major planning applications.

**Supplementary Planning Documents (SPDs)** – these can be produced to provide policy guidance to supplement the policies and proposals in DPDs. They do not form part of the development plan but must undergo a formal process of consultation.

**Sustainability Appraisal (SA)** – Assessment of the social, economic and environmental impacts of the policies in Development Plan Documents

## Appendix 2: Schedule of Saved Policies

All Lewes District Local Plan 2003 policies were saved under a Direction by the Secretary of State in 2009. The majority of these policies have now been superseded and replaced by other development plan documents, including the Lewes District Local Plan Part 1: Joint Core Strategy, the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies, and Neighbourhood Plans.

However, early in the preparation of the Lewes District Local Plan Part 2, the District Council took the decision not to allocate non-strategic sites for specific land-uses or identify area specific policies in locations where a town or parish council were developing a neighbourhood plan that would include allocations for specific land uses.

The combined parishes of Peacehaven and Telscombe were designated as a neighbourhood area for the purposes of preparing a neighbourhood plan in 2013. Accordingly, the Local Plan Part 2 does not identify non-strategic site allocations or site specific policies within the Peacehaven or Telscombe neighbourhood area. The saved Lewes District Local Plan 2003 policies listed below will therefore remain part of the development plan for Lewes District until the Peacehaven and Telscombe Neighbourhood Plan has been approved at referendum.

<b>Chapter 13: Peacehaven &amp; Telscombe</b>	
Policy PT6	Meridian and Bolney Avenue Industrial Estates Link
Policy PT9	Meridian Centre
Policy PT10	Access and Permeability at the Meridian Centre
Policy PT11	Joff Youth Club
Policy PT12	The Coast, Clifftop and Foreshore
Policy PT13	The Coast, Clifftop and Foreshore
Policy PT18	Allotments
Policy PT19	Valley Road
Policy PT20	Valley Road