

The following policies contained in the adopted Lewes District Local Plan 2003 were 'saved' by a direction issued by the Secretary of State under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 on 24 September 2007

Policy No.	Policy	Action	Reason
	DISTRICT WIDE POLICIES		
ST1	<p><u>Infrastructure Provision</u> <i>Development will not be permitted unless the District Council is satisfied that the infrastructure directly required to service the development, including foul drainage, water supply, education facilities, social infrastructure and transportation are available or will be provided in time to serve the development. (See also policy RES20 – Provision of Educational Facilities).</i></p>	Saved	<p>Policy essential background to negotiation and determination of planning applications, and to securing provision of infrastructure [including through S106 agreement]</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS.
ST2	<p><u>General Infrastructure</u> <i>Before granting planning permission for new development the Council may seek to secure planning obligations to ensure the provision within a reasonable period of time of elements of development which are both:</i></p> <p>(a) <i>necessary to make the proposal acceptable in land-use terms, and</i> (b) <i>directly and fairly related in scale and kind to the proposed new development. Development may also be required to be supported by a justification statement where necessary.</i></p>	Saved	<p>Policy essential background to negotiation and determination of planning applications, and to securing provision of infrastructure [including through S106 agreement]</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS.
ST3	<p><u>Design, Form and Setting of Development</u> <i>Development requiring planning permission will be expected to comply with the following criteria, and be supported by justification statements where necessary:</i></p> <p>(a) <i>development should respect the overall scale, height, massing, alignment, site coverage, density, landscaping, character, rhythm and layout of neighbouring buildings and the local area more generally</i> (b) <i>materials should be of a quality, type, colour and design which is appropriate to the character of the local area</i> (c) <i>development, including conversion, should respect the amenities of adjoining properties in terms of noise, privacy, natural daylight, and visual amenities and smell</i> (d) <i>development should not result in detriment to the character or the amenities of the area through increased traffic levels, congestion or hazards, noise</i></p>	Saved	<p>Many of the towns and villages in Lewes District have a distinctive character set within a mixture of environments including coastal, rural and urban. This policy is essential and well used to provide a minimum amount of protection against development that might be detrimental to the local character and amenity.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS. ▪ This Policy does not just repeat national or regional policy but builds on it to create a District-wide urban design policy that can be used to ensure that development in this very varied District properly respects the quality of life and the spirit of each place.

	<p><i>levels and other environmental considerations</i></p> <p>(e) <i>access, circulation and parking to the development shall be provided in accordance with the policies in the Transport and Communications chapter. The site should be capable of accommodating the required parking provision without detriment to the visual amenities of the area through over intensive parking in a prominent position</i></p> <p>(f) <i>development should not result in the loss of significant buildings, public views or spaces between and around buildings, or trees or other landscape features which make an important contribution to the character of the area</i></p> <p>(g) <i>the design of hard and soft landscaping in spaces around buildings should enhance and complement new development where appropriate and should maximise wildlife potential by the use of native species and appropriate design in accordance with Policies ST11 and ST12</i></p> <p>(h) <i>development should consider the enclosure of spaces around buildings and should be designed to take account of overlooking, microclimate and the function of such spaces</i></p> <p>(i) <i>in exposed locations, such as seafronts, materials used in new development will normally be required which have been demonstrated to be durable in comparable conditions and which complement locally used materials</i></p> <p>(j) <i>development should seek to maximise the efficient use of energy, resources and materials through the influence of factors such as design, housing type, orientation, location and construction methods.</i></p>		
ST4	<p><i>Planning applications for backland and tandem developments will be refused unless proposals provide for:</i></p> <p>(a) <i>safe and convenient vehicular access to the proposed new dwelling(s) without causing noise and disturbance to occupiers of other dwellings, and design and landscaping measures which will afford sufficient levels of privacy and freedom from noise disturbance to the occupiers of the existing and proposed houses</i></p> <p>(b) <i>no erosion of the essential elements of the character and appearance of the area.</i></p>	Saved	<p>Well used policy which is locally significant because of the extensive areas of low density developments, interwar plotland in the District, where such development causes particular problems.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS.
ST5	<p><u>Access for People with Limited Mobility</u></p> <p><i>In order to ensure that pedestrian environments are designed to meet the needs of people with disabilities the local authority will have regard to this matter both in determining planning applications and in the design of environmental enhancement schemes. The local authority will be mindful of the standards recommended by the Institution of Highways and Transportation in respect of a barrier-free environment including:</i></p>	Saved	<p>Design and Access Statements are still a new requirement and so vary in quality and detail needing local policy to reinforce requirements.</p> <p>It is estimated that one in seven of the population has a disability. The Council aims to ensure that the District is accessible for disabled residents and visitors alike.</p>

	<p>(a) <i>the layout and dimensions of footways and footpaths</i></p> <p>(b) <i>the choice and positioning of street furniture</i></p> <p>(c) <i>the layout and construction of pedestrian priority areas</i></p> <p>(d) <i>the layout and construction of crossing facilities, including dropped kerbs and tactile indicators for people who are visually impaired or people with impaired mobility</i></p> <p>(e) <i>parking for the vehicles of orange badge holders</i></p> <p>(f) <i>the provision of unisex, wheelchair-accessible public lavatories</i></p> <p>(g) <i>lighting</i></p> <p>(h) <i>and signing</i></p>		<ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS. ▪ Policy does not merely repeat but enhances national and regional policies to include both the requirements of the ageing population and those with disabilities.
ST6	<p><i>Proposals for new buildings (or for the alteration or change of use of existing buildings) which are/will be open to the public or are/will be used for employment, leisure, recreation, community services and education or transport purposes shall provide external ground surfaces and approach routes which facilitate easy accessibility to the building by wheelchair users.</i></p>	Saved	<p>Design and Access Statements are still a new requirement and so vary in quality and detail needing local policy to reinforce requirements. Design and Access Statements are also not obligatory for change of use applications.</p> <ul style="list-style-type: none"> ▪ The District aims to provide adequate accessibility for all. ▪ Has regard to the Community Strategy.
ST11	<p><u>Landscaping of Development</u></p> <p><i>The District Council will, where appropriate, require applications for development to include a framework for landscaping and maintenance which clearly shows which features are to be retained and all new landscaping measures. Where practicable re-contouring, infilling and top-soiling should use material excavated from the site. Such schemes will be required to be submitted before the application is determined. Provision will be required to be made for the future maintenance of the landscaping scheme. This may be achieved by means of a legal agreement in appropriate circumstances.</i></p>	Saved	<p>Local Plan Policy is more robust and detailed than national policy and provides the basis for planning agreements to secure future maintenance.</p> <p>Has regard to the Community Strategy.</p> <ul style="list-style-type: none"> ▪ Policy is in general conformity with the RSS. ▪ This Policy does not just repeat national or regional policy
ST14	<p><u>Water Supply</u></p> <p><i>Planning permission will only be granted for development where it will not result in deterioration in the quality and potential yield of surface water and groundwater resources.</i></p>	Saved	<p>The Council uses this policy to work with the Environment Agency. Significant areas of the district are water gathering grounds [aquifers] where protection from pollution is a priority.</p> <ul style="list-style-type: none"> ▪ Policy supports the safeguarding of water resources. ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS.
ST20	<p><u>Recycling and Re-use of Materials</u></p> <p><i>The District Council will require new large scale developments such as supermarkets</i></p>	Saved	<p>Recycling is one of the council's priorities for sustainable living in the District. The Council collects a wide range of commercial waste from paper to discarded electrical</p>

	<i>or industrial units to provide recycling or re-use facilities for waste that they generate, and for use by customers and staff. Establishments which currently do not provide recycling and re-use facilities will be encouraged to do so.</i>		equipment, metals and bulky goods. <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy has regard to waste management as an aspect of sustainable development.
ST21	<i>Hard surfaced and landscaped areas will be required to be provided by developers in safe and convenient locations in substantial new developments within which the Council can locate recycling facilities appropriate for waste generated by those uses, if adequate facilities do not exist in the vicinity.</i>	Saved	Recycling is one of the council's priorities for sustainable living in the District. <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy has regard to waste management in respect to the provision of recycling facilities.
ST25	<u>Pylons and Overhead Lines</u> <i>In cases where planning permission is required, the District Council will object to new overhead lines in the Sussex Downs Area of Outstanding Natural Beauty and Conservation Areas and will recommend measures to ensure that such lines are not provided unless, in exceptional circumstances, it can be demonstrated both that it is not reasonably practicable operationally to lay and maintain underground lines and that there is no feasible alternative route which would cause less environmental damage.</i>	Saved	This policy is locally significant and relates to areas defined on the Proposals Maps. Provides a strategic and robust policy. <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with the RSS. ▪ This Policy does not just repeat national or regional policy
ST29	<i>Advertisement consent will not be granted for illuminated advertisement signs on listed buildings or within Conservation Areas or the Sussex Downs Area of Outstanding Natural Beauty unless the size, materials and colour of any proposed advertisement do not detract from the character or appearance of the surrounding area or the building to which it is attached</i> <i>In such locations sources of external illumination, such as spotlights, may be preferred, providing that they are sensitively located, and do not detract from the appearance or character of the building or the surrounding area</i>	Saved	Policy used to avoid negative impacts on sensitive development, such as listed buildings, and areas of importance, such as AONB, that are specific to local characteristics. Policy is well used by Council DC officers. <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS. ▪ This Policy does not just repeat national or regional policy
ST30	<u>Protection of Air and Land Quality</u> <i>When considering planning applications for potentially polluting development, the Council will need to be satisfied on the following matters:</i> <ol style="list-style-type: none"> (a) <i>that the location is appropriate in terms of land use in relation to the uses in the surrounding area</i> (b) <i>that the development will have an acceptable impact on the surrounding area in terms of its effect on health, the natural environment, or general</i> 	Saved	Lewes District at present has one Air Quality Management Area located in Lewes town centre. However there are further areas of concern in other parts of the district where controls are expected to be necessary. To prevent any development causing deterioration of land and/ or air quality this policy is needed in place at the application stage. <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy.

	<p>amenity, resulting from releases to water land or air, or noise, dust, vibration, light or heat</p> <p>(c) that the development will not have an adverse effect on the use of other land</p> <p>(d) that, where relevant, the appropriate after-use of land can be secured</p> <p>(e) that the developer will comply with other relevant policies in the Plan</p>		<ul style="list-style-type: none"> Policy is in general conformity with the RSS. Has regard to being an effective policy in preserving land for future development. 																																																																	
RES1	<p><u>District Housing Land Strategy</u></p> <p>The District Council will make provision for approximately 4,600 dwellings over the period 1991-2011, comprising units completed since 1991, existing commitments, a continuing supply of unidentified sites and the allocation of sites in the Local Plan.</p>	Saved	<p>Policy to be kept as current strategic housing land requirement will be reviewed during the LDF preparation process.</p> <ul style="list-style-type: none"> Important policy to set the framework for the delivery of new housing within the District. Has regard to the Community Strategy. Policy supports the delivery of housing. 																																																																	
RES2	<p><u>First Phase of Residential Development</u></p> <p>During the first phase of the Plan period (2001-2006) planning permission will be granted for residential development subject to the specific proposals in the Town/ Parish chapters and compliance with all the relevant District- wide policies at the following sites;</p> <table border="1"> <thead> <tr> <th></th> <th>Total target no. of dwellings</th> <th>Min no affordable units</th> <th>Amount of supply 2001-2006</th> <th>Min no of affordable units 2001- 2006</th> </tr> </thead> <tbody> <tr> <td colspan="5"><u>Lewes</u></td> </tr> <tr> <td>Lewes House Campus</td> <td>60</td> <td>24</td> <td>60</td> <td>24</td> </tr> <tr> <td>Clayhill Nurseries</td> <td>25</td> <td>7</td> <td>10</td> <td>3</td> </tr> <tr> <td colspan="5"><u>Newhaven</u></td> </tr> <tr> <td>The Marina</td> <td>100</td> <td>25</td> <td></td> <td></td> </tr> <tr> <td>Downland Park</td> <td>67</td> <td>17</td> <td></td> <td></td> </tr> <tr> <td>South of Valley Road</td> <td>24</td> <td>6</td> <td></td> <td></td> </tr> <tr> <td>Railway Quay</td> <td>200</td> <td>50</td> <td>450</td> <td>110</td> </tr> <tr> <td>Meeching Quarry</td> <td>125</td> <td>31</td> <td></td> <td></td> </tr> <tr> <td>Kings Avenue</td> <td>8</td> <td>n/a</td> <td></td> <td></td> </tr> <tr> <td colspan="5"><u>Seaford</u></td> </tr> <tr> <td>Gas Works, Blatchington Rd</td> <td>30</td> <td>8</td> <td>30</td> <td>30</td> </tr> </tbody> </table>		Total target no. of dwellings	Min no affordable units	Amount of supply 2001-2006	Min no of affordable units 2001- 2006	<u>Lewes</u>					Lewes House Campus	60	24	60	24	Clayhill Nurseries	25	7	10	3	<u>Newhaven</u>					The Marina	100	25			Downland Park	67	17			South of Valley Road	24	6			Railway Quay	200	50	450	110	Meeching Quarry	125	31			Kings Avenue	8	n/a			<u>Seaford</u>					Gas Works, Blatchington Rd	30	8	30	30	Saved	<p>Policy provides essential strategy for delivering dwellings , including affordable housing, from identified sites to meet the district requirement. Some sites not yet developed.</p> <ul style="list-style-type: none"> Important policy to enable the delivery of new housing. Has regard to the Community Strategy. Does not merely repeat national or regional policy.
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	<i>Station Approach</i>	24	n/a	24	n/a		
	<i>East of Saxon Lane</i>	6	n/a	6	n/a		
	<i>Micklefield School</i>	38	10	38	10		
	<i>North of Cradle Hill</i>	45	12	45	12		
	<i>North of Belvedere Gardens</i>	40	10	40	10		
	<u>Peacehaven</u>						
	<i>East/ West of Sports Park</i>	296	74	185	46		
	<u>Chailey</u>						
	<i>New Heritage</i>	40	10	40	10		
	<u>Ringmer</u>						
	<i>Caburn Field</i>	40	10	40	10		
	<i>Adjacent to Telephone Exchange</i>	75	19	75	19		
	<u>Wivelsfield</u>						
	<i>Land at Theobalds</i>	70	18	70	18		
	<u>Totals</u>	1313	331	1113	302		
RES3	<u>Second Phase of Residential Development</u>					Saved	<p>Strategic policy to be kept as the Council is to identify sites in the LDF Core strategy and Site Allocations DPD.</p> <ul style="list-style-type: none"> ▪ There is a clear central strategy to be carried forward. ▪ Has regard to the Community Strategy. ▪ Does not merely repeat national or regional policy. ▪ Policy supports the delivery of housing.
	<p><i>Subject to the results of monitoring and review of net housing completions during phase 1 of the plan (2001-2006), further land will be allocated for new housing for the period 2006 to 2011.</i></p> <p><i>Such land will be selected from the following pool of sites and from other suitable and available sites that may be revealed through an Urban Capacity Study or otherwise. The Review of the housing land requirement for 2006-2011 will begin shortly after the adoption of the Local Plan. The search sequence and criteria below will be used to assess the potential of land for Phase 2:</i></p> <ul style="list-style-type: none"> (a) <i>previously developed land (or buildings for re-use) in a town</i> (b) <i>previously developed land (or buildings for re-use) in a village with a planning boundary</i> (c) <i>urban extensions</i> (d) <i>previously developed land (or buildings for re-use) outside a planning boundary, but subject to conformity with policies RES4 and E9.</i> (e) <i>Land must also perform well in terms of its location and accessibility,</i> 						

	<i>including that to centres of employment, public transport routes and the availability of local shops, schools, other services and infrastructure.</i>		
RES6	<p><u>New development in the Countryside</u></p> <p><i>Outside the Planning Boundaries planning permission for new residential development will be refused unless:</i></p> <p><i>(a) it is in conformity with the criteria detailed in policy RES10 (Rural exceptions policy), or</i></p> <p><i>(b) it is demonstrated by the applicant that there is a clearly established existing functional need for an enterprise to be in a countryside location, there is a proven need for someone to live on site, and that the enterprise is economically viable.</i></p> <p><i>In each of the above cases, residential development must also:</i></p> <p><i>(c) be sited in a location appropriate to its surroundings and to the enterprise concerned (if applicable),</i></p> <p><i>(d) comply with all other relevant District-Wide Policies.</i></p> <p><i>Where the need for a new dwelling has been established in principle, the conversion of existing rural buildings will be preferable to new build.</i></p> <p><i>Where permission is granted, future extensions may be controlled by the removal of permitted development rights</i></p>	Saved	<p>Policy relates to specific area on proposals map. Sets out approach for the District in relation to development in the countryside. Well used by Council DC officers, in both applications and when giving guidance to the public.</p> <p>This policy remains effective as only two new dwellings outside of the planning boundary were given permission in 2005/2006 down from the previous year.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
RES7	<p><u>Residential conversions in the countryside</u></p> <p><i>Planning permission will not be granted for the conversion of rural buildings for residential purposes unless the following criteria are first met:</i></p> <p><i>(a) the building complies with the physical requirements of policy E9 (criteria (a), (c),(d),(g)), is capable of conversion without extension or substantial alteration and makes a valuable contribution to the rural surroundings, and</i></p> <p><i>(b) the District Council is satisfied that the applicant has first made documented and concerted attempts over a sustained period of at least 12 months to put the building into commercial uses (excluding retail), tourism and community uses, or</i></p> <p><i>(c) residential conversion is in conformity with Policy RES10 (rural exceptions policy)or</i></p> <p><i>(d) residential conversion is a subordinate part of a scheme for business use and is</i></p>	Saved	<p>Sets out criteria for the District in relation to residential conversions in the countryside. Policy well used by Council DC officers to avoid large conversions occurring within rural areas which negatively impact on the local character and environment.</p> <p>Policy remains effective; only four dwellings were converted from rural buildings in the countryside in 2005/2006. Policy is needed to avoid an excess of rural buildings being converted into dwellings, thereby reducing options for rural employment, tourism and community activities. .</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.

	<p><i>of a scale commensurate with its functional requirement, or</i></p> <p><i>(e) it is for tourism use (see policies E12 & E14),</i></p> <p><i>In each of the above cases, residential development must also:</i></p> <p><i>(f) be sited in a location appropriate to its surroundings and to the enterprise concerned (if applicable),</i></p> <p><i>(g) comply with all other relevant District-Wide Policies.</i></p> <p><i>Where permission is granted, future extensions may be controlled by the removal of permitted development rights. Residential development permitted as a subordinate part of a business or enterprise will also be tied to that business by planning conditions or obligations.</i></p>		
<p>RES8</p>	<p><u>Replacement Dwellings in the Countryside</u></p> <p><i>Outside the Planning Boundary planning permission for ‘one for one’ replacement dwellings will not normally be granted unless the new dwelling would be similar in floor space, volume, massing and location within the plot to the original. Where permission is granted, future extensions may be controlled by the removal of permitted development rights.</i></p> <p><i>Furthermore, in line with policy RES14, any extensions to the original building since September 1988 and/or any increase in size as a result of replacement will be taken into account if any future applications are made to further enlarge the building.</i></p>	<p>Saved</p>	<p>Policy relates to area defined on proposals map. Sets out criteria for the District in relation to replacement dwellings in the local countryside. Aims to retain a pool of smaller dwellings to serve established rural needs.</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS. ▪ Policy supports the delivery of housing, (when appropriate for the countryside.)
<p>RES9</p>	<p><u>Affordable Housing</u></p> <p><i>Affordable housing will be sought within proposals for housing development where there is a demonstrable current need in the locality. The amount sought will depend on the following:</i></p> <ul style="list-style-type: none"> <i>(a) the level of need in the locality</i> <i>(b) site size and suitability</i> <i>(c) the location of the site in relation to services</i> <i>(d) site development costs</i> <i>(e) the need not to prejudice other planning objectives of the development scheme;</i> <i>(f) the aim of achieving a successful housing development including factors such as housing mix and, where applicable, subsequent management of the</i> 	<p>Saved</p>	<p>This policy follows PPS3 but supplements it with local specificity giving a clear local target towards affordable homes to meet identified local needs.</p> <p>Sets out specific approach for the District in relation to the provision of affordable housing within the Planning Boundary. According to the Lewes District Housing Needs Survey in 2005 the District has a high level of affordable housing need due to the local imbalance of incomes and house prices. The policy is essential in capturing the maximum possible amount of affordable housing.</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.

	<p>scheme.</p> <p><i>On allocated sites within the planning boundary, the Council will seek provision of affordable housing in accordance with the target figures set out in Policy RES2.</i></p> <p><i>On sites not specifically allocated but within the planning boundary, the Council will seek provision as follows:</i></p> <ul style="list-style-type: none"> <i>(i) in Newhaven, Seaford and Peacehaven and Telscombe, within housing developments of 25 or more dwellings (or sites of 0.8ha or more).</i> <i>(ii) in all other settlements within housing developments of 15 or more dwellings (or sites of 0.5ha or more).</i> 		<ul style="list-style-type: none"> ▪ Policy supports the delivery of housing <p>However the Secretary of State is advised that after 1.4.07 the council will have regard to the national indicative minimum site size threshold of 15 dwellings in PPS3 as superseding the part (i) of this policy that relates to Seaford, Newhaven, Peacehaven and Telscombe.</p>
RES10	<p><u>Affordable Homes Exception Sites (i.e. Outside the Boundary)</u></p> <p><i>Outside Planning Boundaries of villages the District Council may exceptionally grant planning permission for affordable housing to meet local needs provided that:</i></p> <ul style="list-style-type: none"> <i>(a) there is clear evidence of unsatisfied housing need in the village or parish for type or scale of proposed dwellings</i> <i>(b) the proposal is small in scale</i> <i>(c) the proposal is subject to a planning agreement, planning condition or alternative secure arrangement, establishing the local criteria for eligible persons</i> <i>(d) the proposal is subject to a legal agreement or other secure arrangement, establishing a mechanism for the management of the scheme by a housing association or similar body</i> <i>(e) the proposed development complies with all relevant District-Wide Policies.</i> 	Saved	<p>Policy relates to area defined on proposals map and identifies local criteria for affordable homes in rural area, where there is established shortfall to meet local need.</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS. ▪ Policy supports the delivery of housing
RES13	<p><u>All extensions</u></p> <p><i>Where planning permission is required all extensions and alterations will be required to:</i></p> <ul style="list-style-type: none"> <i>(a) complement the existing building in respect of materials and design,</i> <i>(b) respect the scale, height, site coverage, bulk, massing and character of adjacent properties and the street scene. In a street or area which has definite rhythm and similar style of dwelling, extensions in the front will not normally be acceptable</i> <i>(c) ensure that any extension to the rear of the building should not excessively enclose or seriously affect the daylight in an adjoining owners nearest habitable room or garden. Extensions should generally be restricted to</i> 	Saved	<p>Sets out specific approach for the District in relation to extensions within the Planning boundaries defined on the proposals map. Very well used by Council DC officers.</p> <ul style="list-style-type: none"> ▪ Has a clear central strategy ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS. ▪ Policy does not merely repeat national or regional policies

	<p><i>within a line drawn from the mid-point of the nearest ground floor window opening to a habitable room of neighbouring properties. The line should be projected at 60° and 45° for single and double storey extensions respectively. With respect to two storey extensions usually a distance of at least one metre will be required between the extension and a boundary to prevent the creation of a terraced appearance</i></p> <p>(d) <i>integrate with the existing building in respect of materials and design. The pitch, style and span of the roof should reflect that of the original building,</i></p> <p>(e) <i>conform with all relevant District-Wide Policies.</i></p> <p><i>and in the case of extensions be subsidiary to the existing building.</i></p>		
RES14	<p><u>Extensions in the Countryside</u></p> <p><i>Policy RES14 will apply to applications for extensions to existing dwellings outside Planning Boundaries.</i></p> <p><i>In the case of extensions in excess of 30% of the original floor space (where planning permission was granted as at September 1988) the Council will need to be satisfied that there is no major change to the character of the building or its impact on the landscape. Extensions in excess of 50% of the original floor space will not normally be granted.</i></p>	Saved	<p>Sets out specific approach for the District in relation to extensions outside of the Planning Boundary identified on Proposals Map. Important policy and well used to protect those areas outside of the planning boundary from excessive and detrimental development in the countryside outside towns and villages, and which would reduce the pool of smaller housing to meet local needs.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS. ▪ Policy does not merely repeat national or regional policies
RES18	<p><u>Garages and other Buildings ancillary to Existing Dwellings</u></p> <p><i>Both inside and outside the Planning Boundary, where planning permission is required for buildings ancillary to existing dwellings, the Council will need to be satisfied that:</i></p> <p>(a) <i>the scale and siting will not detract from or dominate, the existing dwelling, other dwellings, the street scene or the character of the surrounding countryside</i></p> <p>(b) <i>the construction will be of materials which complement the main building</i></p> <p>(c) <i>access to a public highway retains a minimum 5.5m long driveway within the residential curtilage,</i></p> <p>(d) <i>it will conform to other relevant District-Wide Policies</i></p>	Saved	<p>In 2005-2006 there were approximately 250 applications that involved demolitions/conversions or erections of garages. Policy very well used, sets out criteria for considering ancillary structures. Protects areas, inside and outside planning boundaries, from being dominated and spoilt by oversized ancillary developments.</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with the RSS. ▪ Policy does not merely repeat national or regional policies
RES19	<p><u>Provision of Outdoor Playing Space</u></p>	Saved	<p>An Outdoor Playing Space Review in 2004 for Lewes District showed that the District has a shortfall in informal play space and equipped play space. It is therefore an important policy</p>

	<p><i>In areas where there is a deficiency of outdoor sports and/or children's play space in quantitative or qualitative terms as identified in the Topic Paper "Outdoor Playing Space in the Lewes District", planning applications for all residential development will be expected to include a level of provision for outdoor sports and/or children's outdoor play space in accordance with the standards set out in Policy RE1.</i></p> <p><i>Satisfactory arrangements will be required to be made to ensure that the children's play space is either:</i></p> <p>(a) <i>laid out and, where appropriate, equipped for use at an agreed stage(s) no later than the completion of the final dwelling of the development, or</i></p> <p>(b) <i>if the appropriate children's play space cannot adequately be made on-site, provision and/or enhancement (or a contribution towards provision and/or enhancement) is made elsewhere within the neighbourhood or local area at sufficiently close range to satisfy the needs of the proposed development itself.</i></p> <p><i>Commuted payments will be required for outdoor sports provision and/or enhancement commensurate with the scale of the development.</i></p> <p><i>Provision of this kind will not be required from providers of (a) one-bedroom dwellings or (b) sheltered housing or other similar kinds of specialist housing for elderly people.</i></p>		<p>to ensure that more play space is provided in areas of identified deficiency in the District with new developments despite that fact that the policy is generally covered by PPG17 and PPS1.</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
RES20	<p><u>Provision of Educational Facilities</u></p> <p><i>In areas where there is a demonstrable deficiency of educational facilities or establishments, or where existing educational facilities or establishments are at capacity, additional residential development will be expected to make provision, through commuted payment, for the extra educational demands that it will generate, commensurate with the scale of the development.</i></p>	Saved	<p>Important policy that sets out the need to ensure that adequate education provision comes with new development. Is operationally important to secure Planning Obligations and developer contributions</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
RES21	<p><u>Provision for Gypsies</u></p> <p><i>Planning permission will be granted for gypsy accommodation if the following criteria are met:</i></p> <p>(a) <i>the site is required for use by 'gypsies' as defined in the caravan site and control of Development Act 1960 as amended.</i></p> <p>(b) <i>the site is not within a statutorily protected area such as the Sussex</i></p>	Saved	<p>Needed as an interim policy until core strategy is adopted. Circular (Planning for Gypsy and Traveller Caravan sites) recommends good practice but is for LPA's to use in Core Strategy criteria.</p> <p>The Council recognises the nomadic lifestyle of Travellers and Gypsies. Recent studies have established the need, therefore this</p>

	<p><i>Downs Area of Outstanding Natural Beauty</i></p> <p>(c) <i>the proposal does not have an adverse impact on any area with natural/wildlife/agricultural/archaeological interest</i></p> <p>(d) <i>the site is adequately screened from all vantage points and is not prominent in the landscape</i></p> <p>(e) <i>the proposal does not adversely affect the rural character of the surrounding countryside, particularly in local views</i></p> <p>(f) <i>compliance with other District-Wide Policies</i></p> <p><i>If the proposal meets the above criteria, the details of the site should conform to the following:</i></p> <p>(g) <i>conditions will be imposed prohibiting external lighting</i></p> <p>(h) <i>all services to the site, such as water, power and foul drainage are positioned unobtrusively</i></p> <p>(i) <i>conditions will be imposed limiting noise emissions from electricity generators and any other generators of noise to within working hours</i></p> <p>(j) <i>no permanent structures will be acceptable except for those required to comply with site licensing conditions. Any permanent structures proposed must be unobtrusively positioned in order to minimise visual impact.</i></p> <p>(k)</p>		<p>is an important policy setting out criteria to assess gypsy sites against. Nevertheless the Council must balance their interests between the environment and other residents of the District to create a situation that accommodates everyone.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>RES22</p>	<p><u>Travelling Show People</u></p> <p><i>Planning permission will be granted for the use of land for travelling show people if all the following criteria are met:</i></p> <p>(a) <i>the site is not within a statutorily protected area such as the Sussex Downs Area of Outstanding Natural Beauty</i></p> <p>(b) <i>the proposal does not have an adverse impact on any area with natural/wildlife/agricultural/archaeological interest</i></p> <p>(c) <i>the site is adequately screened from all vantage points and does not encroach into open countryside</i></p> <p>(d) <i>convenient and safe vehicular access is provided</i></p> <p>(e) <i>the proposal does not adversely affect the rural character of the surrounding countryside, particularly in local views</i></p> <p>(f) <i>the use does not result in development which would be likely to cause disturbance to neighbours by reason of noise, fumes and dust resulting from vehicular movements and the maintenance and testing of vehicles</i></p> <p>(g) <i>other relevant District-Wide Policies</i></p> <p><i>If the proposal meets the above criteria the details of the site should conform to the following;</i></p> <p>(h) <i>no poles, flagpoles or external lighting will be allowed</i></p> <p>(i) <i>all services to the site, such as water, power and foul drainage, will be</i></p>	<p>Saved</p>	<p>This is an important policy setting out criteria to assess sites for travelling show people. Nevertheless the Council must balance their interests between the environment and other residents of the District to create a situation that accommodates everyone. Needed as interim until Core Strategy is in place.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.

	<p><i>unobtrusively positioned</i></p> <p>(j) <i>conditions will be imposed limiting the hours of testing and operating machinery to normal working hours</i></p> <p>(k) <i>occupation of the site will be limited to the off season by condition.</i></p>		
E1	<p><u>Planning for Employment</u></p> <p><i>To promote and increase employment opportunities throughout the District, the Council will grant planning permission for business and industrial uses (Use Classes B1, B2 and/or B8):</i></p> <p>(a) <i>on the sites specifically allocated in the Plan</i></p> <p>(b) <i>on sites within a Planning Boundary which have an existing business and industrial use</i></p> <p>(c) <i>on unidentified sites within Planning Boundaries</i></p> <p>(d) <i>in rural buildings which comply with Policy E9</i></p> <p>(e) <i>in villages for facilities such as telecottages</i></p> <p><i>provided that all the above comply with relevant District-wide policies.</i></p> <p><i>The District Council will refuse planning permission which will result in loss of land and premises used for business and industrial uses (Use Classes B1, B2 and/or B8) unless either:</i></p> <p>(f) <i>continued use would have a seriously adverse impact on the amenity of a residential area or conservation area, or</i></p> <p>(g) <i>Town Centre Policy E3 would apply to the proposed uses, or</i></p> <p>(h) <i>the proposal is to convert back to single dwelling use a building originally built for residential purposes</i></p> <p>(i) <i>there is no likelihood of a future, viable employment use of the land/premises being secured in the life of the Plan.</i></p>	Saved	<p>Policy relates to areas within the District that have already been identified to be safeguarded for employment uses and to windfall sites.</p> <p>Well used policy that protects employment land from the loss to other uses as part of the strategy to regenerate the underperforming economy of East Sussex and the District. It is particularly relevant to regeneration of the coastal zone. This policy is well used and essential to continue the creation and safeguarding of employment land.</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Has regard to the Community Strategy. ▪ Important to deliver the District Economic Development Strategy ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. A key policy of which is to deliver the economic regeneration of the underperforming economy the Sussex Coast.
E3	<p><u>Town Centres</u></p> <p><i>When considering planning applications the Council will give priority to increasing the vitality and viability of town centres. Subject to compliance with relevant District Wide Policies planning permission for uses which maintain or increase the usage of centre functions including shopping, financial services, leisure, cultural and community activities, entertainment, health services, education, public service offices and food and drink outlets will be granted. However, planning permission may be refused where the cumulative effect of changes of use would seriously detract from the vitality of shopping streets or the amenity of town centre residents.</i></p>	Saved	<p>This policy is important as it seeks to protect the vitality and viability of town centres. This policy refers to defined areas on the proposals map within the District's four town centres. Relates to established local issues and complements national policy.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy supports economic development and regeneration.

E4	<p><i>Within the Primary Shopping areas, as defined in the appropriate town chapters, proposals which would result in the loss of retail (Use Class A1) and food and drink uses (A3) at ground floor level will not be permitted unless they would demonstrably benefit the overall vitality and viability of the town centres in accordance with Policy E3.</i></p>	Saved	<p>Town centre regeneration policy that supports the primary shopping areas designated on the Proposals map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Policy supports economic development and regeneration.
E5	<p><i>Outside the Primary Shopping Area(s), but within the town centres, planning permission will be granted for residential development subject to compliance with other District Wide Policies. Planning permission will not be granted for development which would preclude the use of otherwise vacant upper floors of commercial premises for residential purposes.</i></p>	Saved	<p>Locally significant policy relating to District’s four town centres defined on proposals map. Relates to established local issues and complements national policy. Important for protecting vitality and viability of shopping areas.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Policy supports economic development and regeneration.
E6	<p><u>New Retail Development on the Edge of Town Centres</u></p> <p><i>The District Council will grant planning permission for retail development on sites on the edge of town centres if</i></p> <ol style="list-style-type: none"> (a) <i>there are no suitable sites within the town centre</i> (b) <i>the Council can be satisfied that the development will not have an adverse impact on the overall vitality and viability of the town centre</i> (c) <i>the development will be within safe and easy walking distance of the town centre</i> (d) <i>the appearance of the development will contribute to the identity and attraction of the town centre</i> (e) <i>the proposal complies with other relevant District Wide Policies</i> 	Saved	<p>Locally significant policy relating to District’s four town centres defined on proposals map. Relates to established local issues and complements national policy</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Policy supports economic development and regeneration.
E7	<p><u>Out of Centre Retail Development</u></p> <p><i>Planning permission will not be granted for out of centre retail development (including ‘warehouse clubs’) (Use Class A1) unless it can be proven that the proposal:</i></p> <ol style="list-style-type: none"> (a) <i>could not be located on a suitable site within or on the edge of a town centre in the area</i> (b) <i>would not have an adverse impact on the vitality and viability of the town centres in the area and the rural economy</i> (c) <i>would be accessible by a choice of means of transport</i> (d) <i>would not add significantly to the overall number and length of trips</i> 	Saved	<p>Locally significant policy relating to District’s four town centres defined on proposals map. Relates to established local issues and complements national policy</p> <p>This policy sets out the criteria to be met to allow any retail development in an out of centre location.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.

	(e) <i>meets a qualitative and quantitative need</i>		<ul style="list-style-type: none"> ▪ Policy supports economic development and regeneration.
E8	<p><u>Neighbourhood Shops/Public Houses</u> <i>The maintenance and improvement of a network of neighbourhood shops/public houses will be encouraged by the following means:</i></p> <p>(a) <i>planning permission will be granted for neighbourhood shops/public houses, subject to compliance with other relevant District-Wide Policies</i></p> <p>(b) <i>planning permission will not normally be granted for the change of use from retail and food and drink uses to other uses where it would result in an inadequate level of service in the locality</i></p>	Saved	<p>This policy seeks to encourage and protect the existing network of neighbourhood shops and public houses from being replaced with other uses which do not positively contribute to the local community.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Policy supports economic development and regeneration.
E9	<p><u>Re-use of Rural Buildings</u> <i>Planning permission will be granted for the re-use of rural buildings in the countryside for commercial uses (excluding retail), tourism, community uses and sport and recreation if the following criteria are met:</i></p> <p>(a) <i>they are of permanent and substantial construction</i></p> <p>(b) <i>the conversion does not lead to dispersal of activity on such a scale as to prejudice town or village vitality and viability</i></p> <p>(c) <i>their form, bulk and general design are in keeping with their surroundings or can be made such by securing an improvement in the external appearance of the building</i></p> <p>(d) <i>they are capable of conversion without major reconstruction</i></p> <p>(e) <i>any outside storage forms a minor and ancillary part of the use</i></p> <p>(f) <i>a satisfactory relationship is achieved between proposals for an individual building or buildings and any other building(s) on an important related part of the site or landholding, if necessary by the conclusion of any appropriate planning obligations or agreements</i></p> <p>(g) <i>the conversion would not give rise to an unavoidable need for unsightly overhead power and telephone connections, and</i></p> <p>(h) <i>it complies with all other relevant District-wide policies</i></p> <p><i>In the event of the proposal involving the re-use of an agricultural building constructed under Permitted Development Rights within the last ten years, planning permission may not be granted unless the District Council are satisfied that the building has formally been used for genuine agricultural purposes.</i></p> <p><i>Permitted development rights on the converted building may be removed if the exercise of such rights would be likely to have a seriously detrimental effect on the character or appearance of the building(s) or the wider landscape setting.</i></p>	Saved	<p>Policy important to ensure that rural buildings are suitable for conversion and are being converted for appropriate uses as stated by the Council. Policy is well used by Council DC officers.</p> <p>PPS7, paragraphs 17 and 18, refers to the re-use of rural buildings, but states that Local Development Document's should have criteria for assessing conversion. Local Plan Policy contains specific criteria to be used.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Policy supports economic development and regeneration.

E10	<p><u>Tourism General Strategy</u> <i>Planning permission will be granted for tourism facilities which make the most effective use of the District's cultural, natural and historic assets, subject to compliance with all relevant District-Wide Policies.</i></p>	Saved	<p>Need E10 as a statement of the strategy of the Council for tourism which is a key part of the local economy.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy. ▪ Important to deliver the District Economic Development Strategy ▪ Policy is in general conformity with RSS.
E11	<p><u>Hotels, Guest Houses and other Serviced Accommodation</u> <i>Planning permission for hotels, guest houses and other serviced accommodation will be granted within Planning Boundaries provided that the proposal complies with all relevant District-Wide Policies.</i></p>	Saved	<p>Sets out when planning permission is acceptable for hotel, guest house accommodation. This industry employs 1,854 people within the District; therefore it is an important policy to protect the quality of tourist accommodation and local jobs.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Important to deliver the District Economic Development Strategy
E12	<p><i>Outside Planning Boundaries planning permission will be granted for hotels, guest houses and other serviced holiday accommodation if use is made of existing buildings (see Policy E9) or facilities. In such circumstances conditions will be imposed to prevent the establishment of permanent residential accommodation and proposals should comply with all relevant District-Wide Policies.</i></p>	Saved	<p>Important policy as there is no reference in national policy.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS. ▪ Important to deliver the District Economic Development Strategy
E13	<p><i>Planning permission will not be granted for the change of use of hotels, guest houses and other serviced accommodation if the property is, or can be made, suitable for a reasonable standard of holiday accommodation and there is a demonstrable shortage of such accommodation in the immediate area.</i></p>	Saved	<p>Important policy to ensure there is adequate accommodation to support the tourism industry without any deterioration to the environment or local residents. Insufficient reference in national policy.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS ▪ Important to deliver the District Economic Development Strategy.
E14	<p><u>Bunk House Accommodation</u> <i>Planning permission will be granted for the conversion of existing rural buildings to a</i></p>	Saved	<p>Important policy for allowing appropriate accommodation development in the area. No reference in national policy. Important locally as the South Downs Way long distance footpath passes through the District</p>

	<i>hostel or similar facility to provide simple overnight accommodation to serve those walking or riding in the District.</i>		<ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS.
E15	<p><u>Existing Camping/ Touring Caravan Sites</u></p> <p><i>Planning permission will not be granted for proposals which would result in the loss of existing caravan and camping sites.</i></p>	Saved	<p>This policy seeks to protect existing caravan and camping sites and safeguard the District’s open Downland and coastal environment from deterioration.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS.
E16	<p><u>New Camping/Touring Caravan Sites</u></p> <p><i>Within the Sussex Downs Area of Outstanding Natural Beauty planning permission will only be permitted for camping and touring caravan sites where the following criteria are met:</i></p> <ul style="list-style-type: none"> (a) <i>there is proven genuine need for the facility which cannot be met outside the Sussex Downs Area of Outstanding Natural Beauty</i> (b) <i>the proposal responds sensitively to the local environment by incorporating a standard of design which conserves or enhances the landscape character and quality of the immediate area and the wider Sussex Downs AONB</i> (c) <i>the proposal complies with all the criteria in Policy E17</i> (d) <i>the proposal complies with all the relevant District-wide policies</i> 	Saved	<p>No reference to specific designations in national policy. Local Plan Policy sets out strategic criteria. Essential for safeguarding the open treeless Downland landscape environment.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS.
E17	<p><i>Outside the Sussex Downs Area of Outstanding Natural Beauty planning permission will only be granted for camping or touring caravan sites where the following criteria are met:</i></p> <ul style="list-style-type: none"> (a) <i>there is reasonable access from the primary or secondary road network</i> (b) <i>use is made of existing buildings/structures in providing ancillary facilities. Small scale new buildings should be sited close to any existing buildings and sympathetically designed</i> (c) <i>the site is adequately screened with either existing trees/hedges or will be landscaped in a way which enables the development to be accommodated without detracting from the character or quality of the area</i> (d) <i>conditions will be applied limiting the use of the site in order to preclude its use as winter storage for touring caravans</i> (e) <i>the proposal complies with all relevant District-Wide Policies</i> 	Saved	<p>No reference to in national policy. Local Plan Policy sets out strategic criteria. Essential for safeguarding the Low Weald environment of the land north of the Downs.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS.

E19	<p><u>Static Holiday Caravan Sites</u> <i>Planning permission will not be granted for the establishment of static holiday caravan sites.</i></p>	Saved	<p>Referred to in PPS7 paragraph 39 but not specific enough to the many environmental designations within Lewes District, particularly the open coast and downland.</p>
CT1	<p><u>Planning Boundary and Key Countryside Policy</u> <i>Development will be contained within the Planning Boundaries as shown on the Proposals Map. Planning permission will not be granted for development outside the Planning Boundaries, other than for that specifically referred to in other chapters of the Plan or listed below:</i></p> <ul style="list-style-type: none"> (a) <i>institutional sites (Policy CT5)</i> (b) <i>new residential development in the Countryside (Policy RES6 & RES7)</i> (c) <i>certain tourism proposals (Policies E12, E14, E16, E17)</i> (d) <i>minor development proposals which are essential to meet the needs of local communities and community services</i> (e) <i>affordable homes exceptions sites (Policy RES10)</i> (f) <i>re-use and adaptation of rural buildings (Policy E9)</i> (g) <i>certain forms of sports, recreational and leisure development (Policy RE4)</i> (h) <i>any other development in the countryside for which a specific policy reference is made elsewhere in the Plan</i> (i) <i>proposals which feature in an adopted minerals or waste disposal local plan</i> (j) <i>provision of essential/service facilities to meet community or environmental needs for which a rural location is required.</i> (k) <i>development which can be shown to be reasonably necessary for the purposes of agriculture or forestry.</i> <p><i>The retention of the open character of the countryside is of heightened importance where it separates settlements and prevents their coalescence. Development referred to above may not be acceptable where its scale would significantly erode the gap between settlements and detract from their separate identities.</i></p>	Saved	<p>This is an important policy for protecting the countryside in the District, which is under pressure for development related to demands generated from major towns outside the District and resulting from the high value of housing in the rural area. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Policy has a clear central strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS.
CT2	<p><u>Landscape Conservation and Enhancement</u> <i>In order to ensure the continued protection of the landscape and character of the Sussex Downs Area of Outstanding Natural Beauty (AONB) planning permission will only be granted where proposals:</i></p> <ul style="list-style-type: none"> (a) <i>respect the natural beauty of the Downland area in terms of siting, use, form, layout design and materials</i> (b) <i>complement, and are consistent with, the quiet informal enjoyment of the area by the public and</i> (c) <i>respect the distinctive qualities of the AONB.</i> 	Saved	<p>A large part of the District is AONB which is important for tourism and recreation serving the sub-region therefore the policy adds recreation as a consideration in addition to those in PPS7. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged

<p>CT5</p>	<p><u>Institutional Sites</u> <i>Planning permission will be granted for the conversion/change of use of institutional sites in the countryside provided that:</i></p> <ul style="list-style-type: none"> (a) <i>any buildings which contribute towards the existing character of the site will be retained</i> (b) <i>buildings which are detrimental to the rural character of the district are removed</i> (c) <i>the site is genuinely redundant</i> (d) <i>the traffic generated by the proposed new use does not significantly exceed that experienced when the existing use was fully operational, especially where road access in the vicinity is substandard.</i> <p><i>Alternative uses will be assessed by consideration of the characteristics of the site, its buildings and surroundings, the level of local services and the appropriateness of the proposed use.</i></p>	<p>Saved</p>	<p>There still exists a number of major significant sites in the countryside. Policy needed if sites were to come forward for development.</p>
<p>H2</p>	<p><u>Listed Buildings</u> <i>Consent will not be granted for any proposal which:</i></p> <ul style="list-style-type: none"> (a) <i>involves the demolition of a listed building unless the Council is satisfied that every possible effort has been made to continue its present use or find a suitable new use; that preservation in some form of charitable or community ownership is not suitable or possible; or that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition. Where demolition can be justified, consent will not be granted until there are approved detailed plans for redevelopment and development is about to commence. The Council will seek, by legal agreement or condition, to ensure that demolition will be immediately followed by redevelopment. Consent will not be granted for the partial demolition of a listed building, except the removal of additions which are of no historic or architectural interest, and where there is an overall improvement to the listed building</i> (b) <i>would adversely affect the architectural or historic character of a listed building, its internal or external features of special architectural or historic interest, or its setting.</i> 	<p>Saved</p>	<p>Lewes District has 30 Grade I, 63 Grade II* and 1617 Grade II Listed Buildings, many of which are within conservation areas. There are 12 listed buildings within the District that are on the Buildings At Risk register. There are in addition 65 locally listed buildings which do not currently have any statutory protection. This policy is important to ensure that no further listed buildings go into disrepair and those currently occupied are not damaged by unnecessary or inappropriate development. This extensive cultural heritage is an environmental, cultural and economic asset to the District. This policy complements national policy.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged.
<p>H3</p>	<p><u>Buildings of Local, Visual or Historic Interest</u> <i>Planning permission will be refused for demolition or development adversely affecting the character of Buildings of Local, Visual or Historic Interest unless:</i></p> <ul style="list-style-type: none"> (a) <i>the condition of the building is such that the repair and maintenance costs for the building's retention and use is demonstrably prohibitive</i> (b) <i>adequate efforts have been made to retain the building in use, and</i> 	<p>Saved</p>	<p>There are 65 buildings within the District on the list of Local Interest. These buildings do not have statutory protection but are regarded as having special local interest. H3 is essential to avoid inappropriate development that would be detrimental to the buildings occurs. PPG15 mentions that planning authorities may produce lists of locally important buildings</p>

	(c) <i>there is sufficient merit in the alternative proposals for the site.</i>		and formulate policies for their protection. <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged.
H4	<p><u>Conservation Areas Designation, Review and Enhancement</u></p> <p><i>The District Council will, where appropriate, designate new Conservation Areas and review the boundaries of existing areas, subject to an assessment of special interest. When considering the special interest the District Council will have regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the origins and development of the topographic framework (b) the archaeological significance and potential of the area, including any scheduled ancient monument</i> (c) <i>the architectural and historic quality, character and coherence of the buildings, both listed and unlisted and the contribution which they make to the special interest of the area</i> (d) <i>the character and hierarchy of spaces and townscape quality</i> (e) <i>prevalent and traditional building materials</i> (f) <i>contribution made by greens or green spaces, trees, hedges and other natural or cultivated elements to the character of the area</i> (g) <i>the prevailing (or former) uses within the area and their historic patronage, and the influence of these on the plan form and building types</i> (h) <i>the relationship of the built environment to landscape or open countryside, including definition of significant landmarks, vistas and panoramas, where appropriate</i> (i) <i>the extent of loss, intrusion or damage, ie, the negative factors, and</i> (j) <i>the existence of any neutral areas.</i> 	Saved	<p>Lewes District currently has 35 conservation areas covering 493ha of the District. Within these conservation areas lie historic buildings, sites of archaeological interest, a rich collection of biodiversity (including locally and nationally rare species of flora and fauna) and important habitats.</p> <p>The council has embarked on a process of conservation area appraisals for each area which includes assessing the needs redefine the areas. This policy defines the context.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged.
H5	<p><u>Development within or affecting Conservation Areas</u></p> <p><i>Planning permission and/or listed building consent will be granted for developments within or near to Conservation Areas, provided that they:</i></p> <ul style="list-style-type: none"> a) <i>character or appearance of the area and re-instate historic elements wherever possible</i> b) <i>do not require the demolition or partial demolition of any unlisted building(s) which make a positive contribution to the character or appearance of the area</i> c) <i>use materials which are traditional to the area or are conserve or enhance the special architectural or historic otherwise sympathetic to the character of the</i> 	Saved	<p>Policy applies to areas defined on proposals map</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged.

	<p><i>particular building or site</i></p> <p>d) <i>respect the design of the existing buildings of the area</i></p> <p>e) <i>respect any important traditional groupings of buildings which contribute to the character of the area</i></p> <p>f) <i>protect open spaces, trees and significant public views, and</i></p> <p>g) <i>comply with the criteria in Policy ST3</i></p> <p><i>Where a building makes no positive contribution to the character or appearance of the Conservation Area, consent for demolition may be granted subject (a) to planning permission having been granted for redevelopment of the site and (b) to a condition that demolition will not take place until a contract has been entered into for the implementation of the planning permission.</i></p>		
H7	<p><u>Traffic in Conservation Areas</u></p> <p><i>In the exercise of its planning powers the District Council will seek to minimise the traffic levels in Conservation Areas and applicants for planning permission may be required to provide traffic impact studies to help assessment. Where necessary the District Council, in conjunction with the Highway Authority, may require traffic management measures to be implemented to manage the impact on the Conservation Area of traffic associated with a development proposal.</i></p>	Saved	<p>Policy covered by PPG15 chapter 5 (Impacts on historic environment, minimising impact, highways- traffic management). However this policy defines measures to be required. Well used by DC officers.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged.
H12	<p><u>Areas of Established Character</u></p> <p><i>In considering proposals for development within Areas of Established Character, as designated on the Proposals Map, special attention will be paid to the need to retain the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping.</i></p>	Saved	<p>Important policy to safeguard the established character of the parts of towns and villages designated on the proposals map that create a sense of place in settlements. Well used by Council DC officers. Not sufficiently covered by national policy.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged.
H13	<p><u>Parks and Gardens of Special Historic Interest</u></p> <p><i>In considering proposals for development the District Council will have regard to maintaining the integrity and setting of English Heritage registered Parks and Gardens of Special Historic Interest, as shown on the Proposals Map. Planning permission will be refused for development which would damage them and the District Council will seek to encourage their conservation and restoration in</i></p>	Saved	<p>Local policies that aim to protect parks and gardens of special interest are essential as otherwise they have no statutory protection. Not sufficiently covered by PPG15. Refers to area defined on proposals map.</p> <ul style="list-style-type: none"> ▪ Policy important to protect parks and gardens of local historic interest.

	<i>association with development proposals.</i>		<ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged
H14	<p><u>Parks and Gardens of Local Historic Interest</u> <i>In considering applications for development in or near Parks and Gardens of Local Historic Interest (as defined in Appendix 3) the Council will have regard to the likely effects of the development on its particular character, appearance and setting.</i></p>	Saved	<p>Local policies that aim to protect parks and gardens of special interest are essential as otherwise they have no statutory protection. Not sufficiently covered by PPG15. Refers to area defined on proposals map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS. ▪ Effective policy for areas where conservation is envisaged.
RE1	<p><u>Provision of Sport, Recreation and Play</u> <i>The Council will seek (through positive planning and provision, and through the control of development) to achieve provision of outdoor public and private playing space, which are as a matter of practise and policy available for public use, to at least the following minimum standards:</i></p> <p><i>1.7 ha per 1,000 population for outdoor sports, including pitches, courts and greens, and</i> <i>0.7 ha per 1000 population for children’s play, of which about 0.2 – 0.3ha will comprise equipped areas and 0.4 – 0.5ha will be of a more casual or informal nature.</i></p>	Saved	<p>Policy based on need identified by an Outdoor Playing Space Review in 2004 for Lewes District which as a consequence establishes local standards which form the basis for provision in association with housing growth in areas of shortage.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
RE2	<p><u>Existing Recreational Open Space</u> <i>Planning permission will not be granted for development proposals which would result in the loss of existing outdoor playing space, or other space with recreational or amenity values regardless of their current or past availability to the public, unless it can be demonstrated that:</i></p> <p><i>(a) sports and recreation facilities can be best retained and enhanced through the redevelopment of a small part of the site, or</i> <i>(b) alternative provision of at least equivalent community benefit is made available.</i></p>	Saved	<p>The District has identified areas of shortfall in informal play space and equipped play space. It is therefore an important policy to ensure that existing play space is retained.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
RE3	<p><u>Indoor Recreational Facilities</u> <i>Proposals which would result in the loss of existing indoor recreational facilities (Class D2 Use Class) will not be permitted. New indoor recreational facilities should be located within the Planning Boundary (as shown on the Proposals Map) and in locations where they can be served by public transport.</i></p>	Saved	<p>Important policy to ensure there is no inappropriate loss of indoor recreational facilities. The District currently has five well –equipped and well used leisure centres. Any loss of them would be detrimental to the local communities. Difficult to replace once land is lost to other uses.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy.

			<ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS
RE6	<p><u>Lewes/Sheffield Park Railway Line</u></p> <p><i>Planning permission will be granted for recreational purposes such as walking, horse-riding and cycling along the route of the undeveloped part of the former Lewes/Sheffield Park Railway Line. Planning permission will not be granted for permanent development which would prejudice such uses.</i></p>	Saved	<p>This policy is unique to the District and is needed to protect the recreational use of the route. Also designated as a Local Nature Reserve.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Effective policy where conservation is envisaged.
RE7	<p><u>Recreation and the Rivers</u></p> <p><i>Planning permission will not be granted for recreational activities on the River Ouse and the River Cuckmere, their margins and associated wetlands (as defined on the Proposals Map), which would adversely affect their quiet and natural character or have a direct or indirect effect on their wildlife and geological features.</i></p>	Saved	<p>Supplements locally defined areas and complements PPG17 paragraph 31, PPS9 paragraph 12, PPS1 paragraph 17. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS. ▪ Effective policy where conservation is envisaged.
RE8	<p><u>Equestrian and Related Activities</u></p> <p><i>Planning permission will be granted for small-scale equestrian and related developments provided that:</i></p> <p>(a) <i>there would be no adverse effect on nearby rights-of-way or open spaces and their users</i></p> <p>(b) <i>good access is available to existing bridleways and the creation of new access points to public roads is avoided wherever possible</i></p> <p>(c) <i>the development would not give rise to new buildings, unrelated to existing buildings, in open downland landscapes and</i></p> <p>(d) <i>the proposals comply with other relevant policies of the Plan.</i></p> <p><i>Proposals in the Sussex Downs Area of Outstanding Natural Beauty, Parks and Gardens of Special Historic Interest, Sites of Special Scientific Interest and National Nature Reserves will not be permitted unless they are compatible with the objectives of these designations.</i></p> <p><i>In some circumstances conditions (such as the removal of permitted development rights for fencing and external storage) may be applied where it is considered that there is the need to control the potential adverse landscape impact which can arise</i></p>	Saved	<p>The District has extensive equine activity,, much of it related to catering for demand from nearby large towns,, which can lead to environmental problems in the sensitive environment of the district, particularly as defined in the policy. Policy locally complemented by PPS7 paragraphs 15 and 32.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.

	<i>from the poor management of sites. Any permission may be subject to the removal of excessive or unattractive fencing which has already taken place.</i>		
RE9	<p><u>Allotments</u></p> <p><i>Planning permission will not be granted for proposals resulting in the loss of allotments unless:</i></p> <p>(a) <i>the plots have no special townscape value as urban open space, and</i></p> <p>(b) <i>the plots have no potential for future beneficial use under allotment cultivation.</i></p>	Saved	<p>Important policy to ensure that existing allotments in towns and villages are protected against development, reducing the already limited availability of land for a locally popular leisure and food source activity. Refers to areas defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪
RE10	<p><u>Community Infrastructure</u></p> <p><i>Planning permission will be granted for development within Class D1 providing the locations are accessible by a variety of modes of transport. Planning permission will not be given for development which would involve the loss of facilities of a broad community value including Class D1, unless applicants can demonstrate that adequate provision exists or can demonstrate that adequate provision is proposed elsewhere.</i></p>	Saved	<p>Important policy for providing and safeguarding community infrastructure. Locally invaluable facilities which if lost are difficult to replace because of high land values.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪
T1	<p><u>Travel Demand Management</u></p> <p><i>Planning applications for any development will only be granted if the proposal provides for the demand for access that it creates. Unless approval is desirable in order to achieve other planning objectives, this demand shall be met by a range of non-car modes of travel. Where appropriate, a contribution will be required towards ensuring that adequate accessibility by non car modes is achieved to the site. Such measures could be achieved by the provision and/or enhancement of public transport facilities and the provision of cycle/pedestrian facilities. If appropriate, the District Council will also require site layouts to improve the convenience of non car modes.</i></p>	Saved	<p>An important strategic policy which goes beyond PPG13 by defining the criteria for seeking contributions for the provision of transport infrastructure development. It sets out the framework for the set of transport policies within the Local Plan.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
T2	<p><u>Buses</u></p> <p><i>The layout of development will be required to make adequate provision, where appropriate, to accommodate buses and passengers or to provide for quick, safe and convenient links to public transport services.</i></p>	Saved	<p>Policy defines transport infrastructure that will be required locally in the context of national policy in PPG13.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.

<p>T3</p>	<p><u>Rail</u> <i>The District Council will resist the loss of parking on sites at or near to stations (as identified on the Proposals Map) and will encourage the improvement of the quality and quantity of car parking and secure cycle parking to serve stations.</i></p>	<p>Saved</p>	<p>Policy defines transport infrastructure that will be required locally in the context of national policy in PPG13.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS. ▪
<p>T4</p>	<p><u>The Lewes/ Uckfield Railway</u> <i>Planning permission will not be granted for any permanent development which would prejudice the long-term use of any land within the former operational limits of the Lewes to Uckfield railway line (north of the junction of the Hamsey loop) as a public transport corridor. Possible routes to connect with the Lewes to Haywards Heath Line would need to be investigated. In the meantime planning permission will be granted for recreational purposes such as cycling, horse riding and walking.</i></p>	<p>Saved</p>	<p>This policy is essential for ensuring the integrity of the line. Work is to be carried out to assess if it would be possible to re-establish the link between Lewes and Uckfield then it could be done using the previous track-bed as a sustainable form of transport, which could generate significant infrastructure and relieve traffic problems associated with car use. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>T7</p>	<p><u>Provision for Cyclists</u> <i>The District Council will seek, where appropriate, cycle routes, cycle priority measures and secure cycle parking to be provided as a part of new development.</i></p>	<p>Saved</p>	<p>Policy defines transport infrastructure that will be required locally in the context of national policy in PPG13.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
<p>T8</p>	<p><u>Pedestrian Routes and Traffic Calming</u> <i>Where it is required, planning permission will be granted for traffic calming measures designed to increase road safety, to improve conditions for pedestrians, and to enhance the environment provided that the works have an acceptable impact on the character and appearance of the area and the amenities of local residents.</i></p>	<p>Saved</p>	<p>Policy defines transport infrastructure that will be required locally in the context of national policy in PPG13.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
<p>T9</p>	<p><u>Pedestrian Routes and Traffic Calming</u> <i>The District Council will require from the developer, where applicable, the provision of appropriate traffic calming measures in connection with proposed development.</i></p>	<p>Saved</p>	<p>Policy defines transport infrastructure that will be required locally in the context of national policy in PPG13.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.

T10	<p><i>When granting planning permission for new development the District Council will expect, where appropriate, the provision of safe and secure pedestrian routes and bridleways which are, appropriately surfaced, landscaped and lit. Particular attention will be paid to complementing existing footpath and bridleway networks and securing convenient links for pedestrians and cyclists between new development and existing facilities which serve them.</i></p>	Saved	<p>Policy defines transport infrastructure that will be required locally in the context of national policy in PPG13.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
T13	<p><u>Vehicle Parking</u> <i>Planning permission will not be granted for development which would result in the loss of off street car parks available to the public unless it would result in an overriding environmental benefit or is otherwise indicated in this plan.</i></p>	Saved	<p>This policy defines the Council’s parking strategy relating to car parks available to the public indicated on the Proposal Maps.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
T14	<p><u>Development proposals, including conversion and change of use, will be required to:</u></p> <p>(a) <i>Limit parking provision, in accordance with Maximum Parking Standards, to meeting those access demands not capable of being satisfactorily met by other more sustainable means. In certain circumstances, there would be scope to reduce parking provision from the Maximum Standards. Factors such as the availability of local public transport, cycle and pedestrian accessibility, impact on vitality and viability of town centres, environmental impact and traffic conditions, and the availability of public parking elsewhere, will be taken into account in determining this. Provision must also take account of operational needs.</i></p> <p>(b) <i>Provide for those improvements to sustainable access which are necessary to complement permitted levels of parking provision. This will include appropriate financial contributions to improvements to public transport, pedestrian and cycle access and/or any other sustainable improvements to the transport network which are necessary and directly related to the proposed development, including the preparation of Travel Plans. Developers will be expected to contribute more to improving access by a choice of means of transport for developments in locations away from town centres and major transportation interchanges etc.</i></p> <p>(c) <i>Ensure the most efficient use of permitted public parking space through the adoption of suitable management arrangements, where appropriate.</i></p>	Saved	<p>Policy defines how transport infrastructure will be required locally through developer contributions in the context of national policy in PPG13.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
T16	<p><u>Telecommunications</u> <i>In determining applications for telecommunications development the Council will have regard to the impact of the proposal on the appearance of the area and the amenities</i></p>	Saved	<p>Much of the District is of high environmental quality and policy defines the local areas where constraint is justified, some of which are shown on the Proposals Map.</p>

	<p>of residents, the technical and operational requirements of the proposal and the significance of the proposal to the national network. Planning permission will be granted for such proposals provided that:</p> <p>(a) it does not cause demonstrable harm to the character or appearance of The Sussex Downs Area of Outstanding Natural Beauty, Sites of Special Scientific Interest, Heritage Coast, Conservation Areas or Listed Buildings</p> <p>(b) it can be demonstrated to the satisfaction of the Council that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and that all such alternative options are not technically possible</p> <p>(c) the proposal is designed, landscaped and screened to minimise any adverse impact on the appearance and amenity of its surroundings</p> <p>(d) applications have considered the need to include additional structural capacity to take account of future demands for network development, including that of other operators.</p> <p>(e)</p>		<ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is in general conformity with RSS.
	TOWNS AND RURAL AREAS POLICIES		
LW1	<p><u>LEWES TOWN</u></p> <p><u>Lewes House Site</u></p> <p>Land between Lewes House and Friars Walk, and land between School Hill House and Lansdowne Place (0.9ha), as defined on Inset Map No 1, is allocated for a mixture of uses, in accordance with the Council's Development Brief, including:</p> <p>(a) housing at a target minimum of 60 units</p> <p>(b) a library</p> <p>(c) cultural uses</p> <p>Development will be subject to the following criteria:</p> <p>I. pedestrian links into the town centre and public transport facilities will need to be provided. This will involve off-site works to link the site to Friars Walk, and across Friars Walk to the railway station;</p> <p>II. complies with all appropriate District wide policies.</p>	Saved	<p>This policy for the allocation site will remain in place as no housing development has started.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Supports the delivery of housing. ▪ Policy is in general conformity with RSS.
LW3	<p><u>Economic Activity</u></p> <p><u>Malling Brooks Business Area</u></p> <p>Land at Malling Brooks (west), as defined on Inset Map No 1, is allocated for</p>	Saved	<p>This site has not yet been developed and has significant site specific issues that must be resolved before development.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or

	<p>development within Use Classes B1, B2 and B8.</p> <p>Until adequate flood defences are provided, the following flood mitigation measures will be required to the satisfaction of the Council in consultation with the Environment Agency:</p> <p>(a) Workspace on the ground floor of any development will not be permitted. Only garaging, penetrable by flood water, would be acceptable on the ground floor</p> <p>(b) These garages must incorporate measures to reduce the impact of flooding, such as raised electrical points</p> <p>(c) Development must incorporate adequate flood warning and evacuation measures.</p> <p>(d)</p>		<p>regional policy.</p> <ul style="list-style-type: none"> ▪ Policy is in general conformity with RSS. ▪ Supports economic development.
LW4	<p>Land at Malling Brooks (East), Lewes, as shown on Inset Map No 1, is allocated under Use Classes B1, B2 and B8 and for a car park.</p> <p>Planning permission will not, however, be granted for uses B1, B2 or B8 until an adequate flood defence is provided and development accords with the requirements of the Environment Agency. Before any application for car parking is considered, the District Council, after consulting the Environment Agency, must be satisfied that car parking will not exacerbate the risk of flooding elsewhere. Strips of land 5m wide to either side of the drainage ditches to east and west of the site should be retained free of development. Arrangements will be sought from a developer to ensure the subsequent management of the ditches for the enduring benefit of their established local nature conservation interest.</p>	Saved	<p>This site has not yet been developed and has significant site specific issues that must be resolved before development.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports the Council's economic development strategy
LW5	<p>Every phase of development of the Malling Brooks Business Area shall provide for the planting of a dense screen of trees and shrubs within the adjoining section of the amenity buffer area, as defined on inset Map No 1.</p>	Saved	<p>This area for business has not yet been developed and has significant site specific issues that must be resolved before development</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports the Council's economic development strategy
LW6	<p><u>Land South of Pinwell Road</u></p> <p>Land south of Pinwell Road, as defined on Inset Map No 1, is allocated only for uses which are operationally related to the railway network.</p>	Saved	<p>This site has not yet been developed and has significant site specific issues that must be resolved before development</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.

			<ul style="list-style-type: none"> Supports the Council's economic development strategy.
LW7	<p><u>The Eastgate Area</u></p> <p><i>In the event of major redevelopment or change of use within the area bounded by Eastgate Street, Phoenix Causeway, the River Ouse and High Street (as shown on Inset Map No 1) priority will be given to the retention of a major foodstore and the introduction of a replacement bus interchange to serve the town centre.</i></p> <p><i>However, any redevelopment can only occur after an adequate flood defence has been provided for the area.</i></p> <p><i>All access and exit shall be from Phoenix Causeway as required by the Highway Authority. This may include works to Phoenix Causeway which shall be funded by the developer and completed before any new development is occupied.</i></p> <p><i>Rear service access should be retained to the properties in the pedestrian precinct.</i></p> <p><i>Public access shall be provided to the riverside between Phoenix Causeway and High Street, and the layout shall facilitate views across the river.</i></p> <p><i>At least 180 publicly available car parking spaces shall be retained. However, any requirement above this level may be set aside if, by means of development within this area, conditions for pedestrians in adjacent historic streets would be improved through the re-routing of eastbound traffic directly to Phoenix Causeway.</i></p>	Saved	<p>Regeneration of this sensitive site in the historic town centre has significant site specific issues that must be resolved before development</p> <ul style="list-style-type: none"> Has regard to the Community Strategy. Policy is locally significant and does not just repeat national or regional policy. Policy is in general conformity with RSS. Supports the Council's economic development strategy.
LW8	<p><u>The Historic Environment</u></p> <p><u>The Townscape</u></p> <p><i>Planning permission will not be granted for development which would detract from the special character, setting and silhouette of the town of Lewes.</i></p>	Saved	<p>Lewes is an important historic hilltop town with an important distinctive silhouette that must be safeguarded.</p> <ul style="list-style-type: none"> Has regard to the Community Strategy Policy is in general conformity with RSS. Effective policy for areas where conservation is envisaged.
LW9	<p><u>Lewes Battlefield</u></p> <p><i>Planning permission will not be granted for development which would affect the landscape, setting or archaeological integrity of the Lewes Battlefield.</i></p>	Saved	<p>Nationally important site. Not protected by designation. Policy needed for its protection. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> Has regard to the Community Strategy. Policy is locally significant and does not just repeat national or regional policy. Policy is in general conformity with RSS. Effective policy for areas where conservation is envisaged.
LW10	<p><u>Access to the River Ouse</u></p>	Saved	<p>Important local access policy related to regeneration objectives for the riverfront. Refers to area defined on</p>

	<i>Proposals for the redevelopment of sites adjacent to the River Ouse within the area defined on Inset Map No 1 shall provide, wherever appropriate, for riverside access and footpaths/ cyclepaths.</i>		<p>Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
LW11	<p><u>The Green Core</u></p> <p><i>Within the “Green Core” designated on the Inset Map No 1, priority will be given to movement by cyclists and pedestrians. The District Council will work with the Highway Authority, landowners and developers to provide safe and convenient facilities through the implementation of a traffic management scheme, including improved footways and cycle routes, cycle parking and traffic calming and measures to restrict the impact of heavy goods vehicles and other traffic on the historic streets.</i></p>	Saved	<p>Policy establishes the traffic management strategy for the medieval streets of the historic town centre that forms the background to planning and Local Transport Plan (LTP) decisions. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy ▪ Policy is in general conformity with RSS.
LW12	<p><u>Bus Station</u></p> <p><i>The bus station in Eastgate Street, as defined on Inset Map No 1, will be safeguarded from development which would prejudice its continuing function unless attractive, operationally satisfactory provision is made for replacement of the use on a site of equivalent convenience elsewhere in this part of the town centre.</i></p> <p><i>Any proposal for redevelopment will need to incorporate flood mitigation measures such as ground raising, subject to there being no net loss of flood storage capacity.</i></p>	Saved	<p>Regeneration of this sensitive site and important transport interchange in the historic town centre has significant site specific issues that must be resolved before development. Proposals expected shortly. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports the Council’s economic development strategy and the Local Transport Plan.
LW13	<p><u>Cliffe High Street</u></p> <p><i>All development in Cliffe High Street east of North Court and Bear Yard shall normally provide for rear service access and shall be designed so as not to preclude rear access to other properties (as shown on Inset Map No 1).</i></p>	Saved	<p>This site specific policy contributes to the strategy for limiting vehicles in a historic shopping street. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Supports the Local Transport Plan. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports the councils economic development strategy
LW14	<p><u>Bear Yard</u></p> <p><i>Planning permission will not be granted for any further buildings on the land between Bear Yard and the River Ouse (See Inset Map No1).</i></p>	Saved	<p>This policy protects an important view of the historic waterfront. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Policy is locally significant and does not just repeat national or regional policy.

			<ul style="list-style-type: none"> Policy is in general conformity with RSS.
NH2	<p><u>Downland Park</u> <i>Land at Downland Park, as defined on Inset Map No 2, is allocated for residential development at a target minimum of 67 dwellings subject to compliance with all appropriate District-Wide Policies.</i></p>	Saved	<p>Land is presently being used by approximately 60 licensed park homes. This land is to remain allocated for permanent housing. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> Has regard to the Community Strategy Policy is in general conformity with RSS. Policy is locally significant and does not just repeat national or regional policy. Supports the delivery of housing
NH4	<p><u>NEWHAVEN</u> <u>South of Valley Road</u> <i>Land south of Valley Road (0.76ha), as defined on Inset Map No 2, is allocated for residential development at a target minimum of 24 dwellings subject to compliance with all appropriate District-Wide Policies</i></p>	Saved	<p>Policy is still needed as site has not yet been developed.</p> <ul style="list-style-type: none"> Has regard to the Community Strategy Policy is in general conformity with RSS. Policy is locally significant and does not just repeat national or regional policy. Supports the delivery of housing
NH6	<p><u>Land at The Marina</u> <i>Land at The Marina, as defined on Inset Map No 2, is allocated for residential development at a target minimum of 100 units subject to:-</i></p> <ol style="list-style-type: none"> <i>no loss in the number of existing berths as at December 1999</i> <i>the provision of adequate parking to serve the berths</i> <i>new development must include an appropriate standard of flood protection (including safe access to the site) and provision for future maintenance</i> <i>compliance with appropriate District-wide policies.</i> <p><i>In association with the residential development small-scale specialised retail/food and drink premises and leisure uses associated with The Marina activities would also be acceptable.</i></p>	Saved	<p>Policy still needed as is a large area but a majority of site does not yet have planning permission. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> Has regard to the Community Strategy. Policy is locally significant and does not just repeat national or regional policy. Supports the delivery of housing. Policy is in general conformity with RSS.
NH7	<p><u>North East of Kings Avenue</u> <i>Land at NE of Kings Avenue (0.19ha), as defined on Inset Map No 2, is allocated for residential development at a target minimum of eight dwellings, subject to compliance with all appropriate District Wide policies.</i></p>	Saved	<p>Policy still needed as site is not yet developed. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> Has regard to the Community Strategy. Policy is locally significant and does not just repeat national or regional policy. Supports the delivery of housing.

			<ul style="list-style-type: none"> ▪ Policy is in general conformity with RSS.
<p>NH8</p>	<p><u>West of Meeching Quarry</u> <i>Land to the west of Meeching Quarry, as defined on Inset Map No 2, is allocated for residential development at a target minimum of 125 dwellings, provided that:</i></p> <ul style="list-style-type: none"> (a) <i>the buildings and layout are designed to respect the prevailing gradients on the site</i> (b) <i>the proposals take account of the findings of an ecological baseline assessment and impact study of the site, providing appropriately for the retention of any protected species and including any necessary ecological mitigation measures</i> (c) <i>the proposals provide for the design and implementation of any engineering works necessary to prevent slumping of the western face of the existing quarry</i> (d) <i>landscaped areas planted with suitable indigenous species are provided on the northern, eastern and southern boundaries of the site, and in the rectangular area set aside for access to the site, west of the allocated area</i> (e) <i>the primary access to the site is from Court Farm Road across the area defined on the Proposals Map, to the west of the area allocated for residential development</i> (f) <i>a second access is provided onto Gibbon Road or otherwise</i> (g) <i>provision is made within the layout for the possibility of pedestrian and cycle routes into Tideway School</i> (h) <i>the proposal complies with all relevant District-Wide Policies.</i> 	<p>Saved</p>	<p>Policy to remain as there has not yet been an application for this allocated site where there are significant site specific issues. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Supports the delivery of housing. ▪ Policy is in general conformity with RSS.
<p>NH10</p>	<p><u>Eastside Business Area</u> <i>The area to the east of the existing Eastside Industrial Area, is allocated for business uses (Use Classes B1, B8) subject to the following criteria:</i></p> <ul style="list-style-type: none"> (a) <i>a new access road shall be provided to the business area which will also provide access to the new port development (see also Policy NH20)</i> (b) <i>a landscaped zone in the River Ouse estuary area is created as an integral element of the environmental approach to the new development (see Policy NH11).</i> (c) <i>safe and convenient pedestrian routes and cycleways should be provided alongside the access road, around the perimeter of the area, ie. along the Pargut Bank (linking into the wider countryside area to the east) and to and from Beach Road</i> (d) <i>the pumping station should be upgraded as part of the development proposal.</i> (e) <i>compliance with all appropriate District-wide Policies.</i> 	<p>Saved</p>	<p>Policy needs to remain. Site is recognised as a strategically important site for the regeneration of the economy of Newhaven and the Sussex coast that has a number of important site specific issues. Proposals expected shortly. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development.

<p>NH12</p>	<p><u>Lorry Facilities/Park</u> <i>Land south-east of North Quay is allocated for a lorry park and associated facilities (as shown on Inset Map No 2) such as toilets, showers, refreshments and stopover facilities, provided that it complies with all other appropriate District-Wide Policies.</i></p>	<p>Saved</p>	<p>Locally significant policy is related to the regeneration of the port and industrial areas at Newhaven. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>NH13</p>	<p><u>Pedestrian Precinct</u> <i>Planning permission will not be granted for developments which restrict rear access to the properties in the High Street. Wherever possible the District Council will require rear access to be provided to properties which do not currently enjoy this facility.</i></p>	<p>Saved</p>	<p>Locally significant policy relates to the traffic management strategy for the town centre shopping precinct.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community strategy and the Local transport Plan. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>NH14</p>	<p><u>Recreation and Community Services</u> <u>Castle Hill, The Promenade / West Beach</u> <i>Planning permission will not be granted for uses which would prejudice the use of Castle Hill, The Promenade and West Beach for informal recreation.</i> <i>Planning permission will be granted for visitor facilities, such as toilets and refreshment facilities, on the undercliff section of The Promenade.</i> <i>Any proposals for the area should respect:</i> <i>(a) the panoramic views, open downland and waterside location</i> <i>(b) the ecological and geological significance of the area</i> <i>(c) the natural maritime character of this site and its important aspect as 'the Gateway to Sussex'</i> <i>(d) the operational requirements for port operation and marine safety</i> <i>(e) the need for safe pedestrian and cycle routes throughout the area.</i></p>	<p>Saved</p>	<p>Locally significant policy relates to area on the Proposals Map of wildlife, archaeological, and recreational importance which is in need of regeneration and which faces pressures as part of the regeneration of the port of Newhaven.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>NH15</p>	<p><i>Planning permission will not be granted for any buildings or structures on Castle Hill, which will be conserved as a major public informal open space.</i></p>	<p>Saved</p>	<p>Locally important policy for area designated on proposals map. Policy to ensure protection of Castle Hill and retain it as a major public informal open space.</p> <ul style="list-style-type: none"> ▪ Has regard to community strategy ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS

<p>NH16</p>	<p><i>Planning permission will be granted for additions/ alterations to the military museum and visitor centre at The Fort provided that:</i></p> <ul style="list-style-type: none"> <i>(a) any development, internal or external, respects the importance of this site as an Ancient Monument</i> <i>(b) the form and appearance of the original buildings and spaces remain the dominant features of the site</i> <i>(c) compliance with all appropriate District-Wide Policies.</i> 	<p>Saved</p>	<p>Site Specific policy for area designated on proposals map archaeological, tourism and educational importance Accords with community strategy and economic development strategy.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪
<p>NH17</p>	<p><u>Avis Road Outdoor Sports Facilities</u> <i>Land at Avis Road, as defined on Inset Map No 2, is allocated for outdoor sports facilities.</i></p>	<p>Saved</p>	<p>Site specific allocation to remedy local infrastructure shortfall. Refers to area defined on Proposals Map</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>NH18</p>	<p><u>Lewes Road Recreation and Camping Area</u> <i>Land at Lewes Road, as defined on Inset Map No 2, is allocated for comprehensive development for a mixture of uses comprising:</i></p> <ul style="list-style-type: none"> <i>(a) a seasonal touring caravan and camping site of up to 100 pitches, on land in the north-western corner of the site</i> <i>(b) recreational facilities, including two football pitches, a cricket square, four tennis courts and a pavilion; a children's' playground; a kick-about area; and an informal natural park, all on the former raised tip and land to the south of it</i> <i>(c) areas throughout the site (but particularly in the area north of the raised tip) to be managed for their ecological interest, including interpretive/educational facilities</i> <i>(d) a well screened public car park</i> <i>(e) retention and planting of belts and groups of indigenous trees and shrubs along the northern and western boundaries of the site and within it.</i> <p><i>Provision should be made for attractive public access routes to the main points of interest throughout the site (except the caravan and camping site) and, in particular, for improved public access to the river bank.</i></p>	<p>Saved</p>	<p>Site specific allocation to remedy local infrastructure shortfall Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Accords with community strategy and economic development strategy. ▪ Policy is locally significant and does not just repeat national or regional policy.

<p>NH19</p>	<p><u>Primary School Site</u> <i>Planning permission on land close to Tideway School will not be granted for uses other than education.</i></p>	<p>Saved</p>	<p>Site specific allocation to remedy local infrastructure shortfall. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>NH20</p>	<p><u>Newhaven Harbour</u> <u>Upgrading and Expansion of the Port</u> <i>Land at East Quay and East Beach, as defined on Inset map No 2 (Area A), is allocated for the upgrading and expansion of the port, provided that:</i></p> <ul style="list-style-type: none"> (a) <i>a full environmental impact assessment is submitted with the planning application</i> (b) <i>the proposed access road has been, or is in the process of being, provided</i> (c) <i>provision is made for access to The Port by public transport</i> (d) <i>adequate screening is provided along the eastern edge of the proposal site</i> (e) <i>the proposals are in compliance with all appropriate District-Wide Policies.</i> <p><i>Encroachment onto other land between Mill Creek and the former railway line, as separately defined on Inset Map No 2 (Area B), may be permitted (to the minimum extent necessary) if it can be demonstrated to be essential to the expansion of the port in order to support the continuing operation of a modern cross-channel passenger and freight vehicle ferry service. In such event planning permission will only be granted within Area B for open storage uses, including vehicle and trailer parking.</i></p> <p><i>Any planning permission for Area B would be dependent on acceptable measures being taken to minimise the visibility and impact of the use through the design of any lighting, fencing, earth bunds and other features.</i></p>	<p>Saved</p>	<p>Locally and sub-regionally significant policy. The Port is recognised as a strategically important site for the regeneration of the economy of Newhaven and the Sussex coast that has a number of important site specific issues. Major regeneration project is at early stage of discussion. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development strategy and local transport plan.
<p>NH21</p>	<p><u>Railway Quay</u> <i>Planning permission will be granted for port related uses at Railway Quay. However, in the event of Railway Quay becoming surplus to the direct operational requirements of the Port, the land will be allocated for mixed development to include the following uses:</i></p> <ul style="list-style-type: none"> (a) <i>Residential development at a target minimum of 200 units plus any of the following uses</i> 	<p>Saved</p>	<p>Locally significant policy to facilitate mixed use regeneration of the Port of Newhaven. Major regeneration project is at early stage of discussion. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or

	<p>(b) <i>Business (Use Class B1), or</i> (c) <i>Leisure (Use Class D2), or</i> (d) <i>Food and drink (Use Class A3), or</i> (e) <i>Factory outlet centre</i></p> <p><i>Subject to compliance with the following criteria:</i></p> <p>i) <i>the design, character and layout of any scheme should respect the maritime character of the site</i> ii) <i>sensitive re-use is made of existing listed buildings</i> iii) <i>compliance with all appropriate District wide policies.</i> iv) <i>new development must include an appropriate standard of flood protection (including safe access to the site) and provision for future maintenance.</i></p> <p><i>Planning permission will not be granted for general retailing at Railway Quay. All proposals will need to demonstrate satisfactorily that there will be no adverse impact on;</i></p> <p>(v) <i>the operation of the remaining port,</i> (vi) <i>vehicular/cycle/pedestrian access to the remaining port area and</i> (vi) <i>the surrounding highway network.</i></p>		<p>regional policy.</p> <ul style="list-style-type: none"> ▪ Policy is in general conformity with RSS. ▪ Supports the delivery of housing. ▪ Supports economic development strategy and local transport plan.
<p>NH22</p>	<p><u>Rail Transport Links to the Port</u> <i>Planning applications for the development of the Port will be refused unless they provide satisfactory links to the main Railtrack network for freight and passengers, including interchange facilities.</i></p>	<p>Saved</p>	<p>Locally significant policy relating to the regeneration of the port of Newhaven. Major regeneration project is at early stage of discussion. Refers to area defined on Proposals Map</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development and the LTP.
<p>NH23</p>	<p><u>East Quay</u> <i>In the event of the existing ferry and cargo berths at East Quay becoming redundant, then planning permission will be granted only for other commercial port-related uses.</i></p>	<p>Saved</p>	<p>Strategically and locally significant policy relating to the regeneration of the port and industrial area of East Quay in the port of Newhaven, which is facing a time of change. Major regeneration project is at early stage of discussion. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development strategy.

<p>NH24</p>	<p><u>North Quay</u> <i>Planning permission will be granted by the District Council only for port-related uses (B1-B8) at North Quay (see Inset Map No 2).</i></p>	<p>Saved</p>	<p>Locally significant policy relating to the regeneration of the port and industrial area of North Quay in the port of Newhaven, which is facing a time of change. Major regeneration project is at early stage of discussion. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development strategy
<p>PT1</p>	<p><u>PEACEHAVEN & TELSCOMBE</u> <u>The A259 South Coast Road</u> <i>Until the package of measures to increase transport choice and reduce reliance on the private car on the A259 corridor have been implemented, new permissions for house building and conversions in Peacehaven and Telscombe will be managed so that the annual completions rate will not exceed 50 dwellings per year.</i></p>	<p>Saved</p>	<p>Locally significant policy for managing development pressures whilst major transport infrastructure issues are resolved.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS and LTP.
<p>PT2</p>	<p><u>Land east and west of Peacehaven Sports Park</u> <i>Land east and west of Peacehaven Sports Park is allocated for residential development for a combined total of no more the 185 dwellings in the Local Plan period 2001-2006.</i> <i>However, this development will be managed to ensure that no more than 50 completed units per year come forward in Peacehaven and Telscombe.</i></p> <p><i>Development in these sites will be subject to the following criteria:</i></p> <ul style="list-style-type: none"> (a) <i>a landscape buffer of at least 10m width shall be provided along the northern edge of these sites</i> (b) <i>contributions will be required towards bringing forward a package of measures to increase transport choice on the A259 and reduce reliance on the private car</i> (c) <i>compliance with all relevant District Wide Policies</i> 	<p>Saved</p>	<p>Allocated site has not yet been fully developed, approved application covered only part of site. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Supports the delivery of housing. ▪ Policy is in general conformity with RSS.
<p>PT3</p>	<p><u>Intensification and Infilling</u> <i>Planning permission will not be granted for intensification or infilling unless the following criteria are met in addition to Policy ST3:</i></p>	<p>Saved</p>	<p>Locally significant policy to avoid over development in the context of Peacehaven's pre-war plotland urban layout.</p>

	<p>(a) the plot is similar in width and depth to the generality of other plots in the area</p> <p>(b) the street scene is not impaired</p> <p>(c) the proposed dwelling(s) is/are compatible in height, mass and detailing with existing dwellings adjacent or in the area.</p>		<ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
PT5	<p><u>Business Development</u> Land to the north of Keymer Avenue is allocated for offices and business uses (under Use Class B1), subject to the following criteria:</p> <p>(a) the sole means of vehicular access to the site shall be from Hoyle Road, in order to keep business and residential traffic apart,</p> <p>(b) a landscape buffer of at least 5m shall be provided to separate the development from properties in Capel Avenue, Keymer Avenue and along the northern and eastern edges of the sites</p> <p>(c) compliance with all District Wide policies</p>	Saved	<p>Locally significant policy essential in providing B1 uses to complement housing growth in Peacehaven and safeguarding amenities of local properties. Refers to area defined on Proposals Map</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development.
PT6	<p><u>Meridian and Bolney Avenue Industrial Estates Link</u> Land south of Hoyle Road, Peacehaven is allocated for:</p> <p>(a) Industrial/warehouse units for B1 or B8 uses</p> <p>(b) a link road of 6.75m carriageway width from Hoyle Road to the Bolney Avenue Industrial Estate (access to the northern end of Bolney Avenue is to be closed to vehicular traffic)</p> <p>(c) At least two units should be, or capable of being subdivided into, units of no more than 400sq.m in order to nurture new business in the towns</p> <p>(d) a landscape buffer between the rear boundaries in Damon Close and any development of this site</p> <p>Subject to the following criteria:</p> <p>(i) the link road will be constructed prior to the occupation of the industrial estates</p> <p>(ii) all relevant District-Wide policies are complied with.</p>	Saved	<p>Policy sets out local strategy for providing access and industrial units to address the shortage of small business units in the town. Land not yet developed. Refers to area defined on Proposals Map</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development.
PT7	<p><u>Development along the South Coast Road</u> Along the A259, within the Planning Boundaries of Peacehaven and Telscombe (but outside the primary shopping area defined under Policy E4) planning permission will be granted for the development of commercial uses (Use Classes A1, A2, A3, B1, D1, and D2) subject to compliance with District-Wide Policies.</p>	Saved	<p>Policy locally significant for ensuring important secondary shopping, and business, has a viable role in the town and is safeguarded against residential development. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or

			<p>regional policy.</p> <ul style="list-style-type: none"> ▪ Policy is in general conformity with RSS. ▪ Supports economic development.
PT8	<p><u>Meridian Centre - Town Centre Role</u> <i>Planning permission will be granted for proposals which would not have a significant adverse impact on the vitality and viability of the Meridian Centre.</i></p>	Saved	<p>Local complement to PPS6 relating to defined area for town centre regeneration on proposals map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development and regeneration ▪ .
PT9	<p><u>Meridian Centre - Town Centre Role</u> <i>At the Meridian Centre in the areas defined on Inset Map No 3, planning permission will be granted for town centre uses in accordance with Policies E3 and E4, provided that:</i></p> <ul style="list-style-type: none"> (a) <i>accessibility on foot, cycle and public transport is maintained and, where possible, improved</i> (b) <i>there is no overall loss of parking spaces</i> (c) <i>the landscaping of the car park is not adversely affected</i> (d) <i>new uses are physically integrated with the existing and future uses in the Meridian Centre area</i> (e) <i>the development complies with District- Wide Policies.</i> 	Saved	<p>Local complement to PPS6 relating to defined area for town centre regeneration on proposals map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development and regeneration.
PT10	<p><u>Access and Permeability at the Meridian Centre</u> <i>At the Meridian Centre, Peacehaven, the Council will not grant planning permission for proposals that prejudice:</i></p> <ul style="list-style-type: none"> (a) <i>the flow of pedestrians and shoppers through and around the Meridian Centre along key desire lines</i> (b) <i>the safe and convenient access to the Meridian Centre by public transport, cycle or on foot.</i> 	Saved	<p>Local complement to PPS6 relating to defined area for town centre regeneration on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development and regeneration.

PT11	<p><u>The Joff Youth Club</u> <i>Proposals for alternative uses for the strip of land between the school field and the Joff field, as shown on Inset Map No 3, will provide a main footpath/cycleway link to the school site.</i></p>	Saved	<p>Site specific policy which acts ensures that access will not be lost between the school and Joff fields. Also shown on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
PT12	<p><u>The Coast and Countryside</u> <i>The cliff top and foreshore between Longridge Avenue and Friars Bay (See Inset Map No 3) will be protected as a zone of public amenity value. In accordance with District-Wide Policy RE2, planning permission will not be granted for development which would mean irreversible loss of open land and public open space or damage to natural features of acknowledged value.</i></p>	Saved	<p>Site allocation for locally important recreational infrastructure. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy.
PT13	<p><i>No development will be permitted which could prejudice public access to the cliff top.</i></p>	Saved	<p>Site allocation for locally important recreational infrastructure. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy.
PT15	<p><u>Telscombe Tye and Telscombe Village</u> <i>Planning permission will not be granted for any development that is incompatible with the public recreation use and conservation of the landscape and natural features of Telscombe Tye (See also District-Wide RE and ST Policies).</i></p>	Saved	<p>Site allocation for locally important recreational infrastructure. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy.
PT16	<p><u>Outdoor Sports Provision</u> <i>Land at Lower Hoddern Farm (see Inset Map No 3) is allocated for public open space and sports pitches to serve the Peacehaven area, subject to the following criteria:</i></p> <ul style="list-style-type: none"> (a) <i>vehicular access will be from Piddinghoe Avenue only</i> (b) <i>any associated built development such as changing rooms will be located close to the existing sports buildings at Piddinghoe Village, as shown on the Proposals Map, in order to minimise impact on the open countryside</i> (c) <i>car parking to serve the sports pitches/ open space will be located close to the existing at Piddinghoe Village, as shown on the Proposals Map</i> 	Saved	<p>Locally significant policy. Allocates recreational infrastructure to support housing growth – not yet developed. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.

	<p>(d) <i>the main pedestrian access to the sports pitches will be from the west (the Meridian Centre), from the east (the Sports Park).</i></p> <p>(e) <i>Boundaries to the Sports Park/ open space will not restrict views into the open countryside</i></p>		
PT17	<p><u>Land North of Bannings Vale</u> <i>Land north of Bannings Vale (as defined on Inset Map No 3) will be safeguarded for an informal public open space, subject to:</i></p> <p>(a) <i>no significant alteration of grounds level</i> (b) <i>the use of only natural ground surfaces, and</i> (c) <i>no installation of lights or permanent structures</i></p>	Saved	<p>Locally significant policy allocates infrastructure to support local needs – not yet developed. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
PT18	<p><u>Allotments</u> <i>Land adjacent to the allotments at Cornwall Avenue (as defined on Inset Map No 3) will be safeguarded for an extension to the allotment use.</i></p>	Saved	<p>Site allocation for locally important recreational infrastructure.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
PT19	<p><u>The Valley area</u> <i>Within the Valley area, Peacehaven, planning permission will not be granted for uses which detract from the immediate natural setting and character of routes (defined on Inset Map No 3) which are of value for walking and riding.</i></p>	Saved	<p>Locally significant policy for the problems and opportunities of an area of plotland urban fringe that lies between the town of Peacehaven and the AONB boundary. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
PT20	<p><u>Private Recreational Proposals</u> <i>In the area between the Planning Boundary at the Valley, Peacehaven and the Sussex Downs AONB, planning permission will be granted for horsekeeping activities and leisure and recreational uses (Class D2 of the Town and Country Planning (Use Classes) Order), subject to the following criteria:-</i></p> <p>(a) <i>the proposal will be for development which is essentially outdoor and open space in character</i> (b) <i>there will be no adverse impact on the Sussex Downs AONB, the character of the Valley, the important wildlife habitats, the key landscape features and the existing informal recreational uses of the area</i> (c) <i>the proposal will normally not involve the building of new structures.</i></p>	Saved	<p>Locally significant policy for the problems and opportunities of an area of plotland urban fringe that lies between the town of Peacehaven and the AONB boundary. Refers to area defined on proposals map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.

	<p><i>Proposals which use existing structures will be preferred.</i></p> <p>(d) <i>footpaths and bridleways will be maintained</i></p> <p>(e) <i>the traffic generated by the use will not adversely affect the character or key landscape features of the Valley area.</i></p> <p>(f) <i>The proposals will not result in an unacceptable level of pollution, nuisance or any other adverse impact to the amenities of neighbouring properties.</i></p> <p><i>A temporary planning permission may be granted where a trial period is desirable in order to assess the effect of a proposal on the area.</i></p>		
PT21	<p><u>Valley Park</u> <i>Land at Roderick Avenue (north) Valley Road (as identified on Inset Map No 3) will be laid out and safeguarded as informal public open space.</i></p>	Saved	<p>Locally significant policy for the problems and opportunities of an area of plotland urban fringe that lies between the town of Peacehaven and the AONB boundary. Refers to area defined on proposals map. Allocation to remedy local infrastructure deficiency.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
PT23	<p><u>Primary Schools</u> <i>On land at Arundel Road, (see Inset Map No 3), Planning Permission will not be granted for uses other than educational.</i></p>	Saved	<p>Allocation to remedy potential local infrastructure deficiency. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
SF1	<p><u>SEAFORD</u></p> <p><u>Land north of Cradle Hill</u> <i>Land North of Cradle Hill, as defined on Inset Map No 4, is allocated for residential development at a target minimum of 45 dwellings provided that;</i></p> <p>(a) <i>the buildings and layout are designed to respect the prevailing gradients in the site</i></p> <p>(b) <i>landscaped areas planted with suitable indigenous species are provided around the site</i></p> <p>(c) <i>vehicular access should be from an extension from Cradle Hill Road</i></p> <p><i>The developer will be required to undertake comprehensive landfill gas investigations and assessments. The local authority must be satisfied that the effect of any landfill gas present is mitigated.</i></p>	Saved	<p>Policy still needed as development has not yet started. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Supports the delivery of housing. ▪ Policy is in general conformity with RSS.

SF5	<p><u>Gas Works, Blatchington Road</u> <i>Land at the former Gas Works site, Blatchington Road (0.34 ha), as identified on Inset Map No 4, is allocated for residential development at a target minimum of 30 dwellings subject to compliance with all appropriate District Wide policies.</i></p>	Saved	<p>This site is allocated for residential development. It is without planning permission so will remain in the LDF. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Supports the delivery of housing. ▪ Policy is in general conformity with RSS.
SF8	<p><u>Cradle Hill Industrial Estate</u> <i>Land at Cradle Hill Industrial Estate, as shown on Inset Map No 4, is allocated for industrial development, subject to the following criteria:</i></p> <ol style="list-style-type: none"> <i>a) the site of the proposed extension shall be excavated to the generally prevailing levels of the existing estate prior to the commencement of any development</i> <i>b) The height of the development shall be no higher than the existing buildings</i> <i>c) The scheme shall provide for any off-site highway works proportional to the additional traffic created by the development, (or a contribution to such works) if measures of this kind are demonstrated to be a pre-requisite of development.</i> <i>d) The eastern boundary of Cradle Hill Estate extension shall be clearly demarcated with a substantial landscaped buffer or varying width, but no less than four metres, to be provided at the time of the layout of the estate roads, and</i> <i>e) The proposal complies with all appropriate District-Wide-Policies.</i> 	Saved	<p>Locally significant policy in safeguarding and extending industrial estate. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development.
SF9	<p><u>Footpath to Church Lane</u> <i>A pedestrian way (minimum two metres width) linking Broad Street (between Nos 17 and 25 Broad Street) to Church Lane will be protected from development. Developers will be required to incorporate such a link (or the relevant parts of such a link) in any proposals for redevelopment of any of the land or premises in the area of the route shown on Inset Map No 4. The Council will seek to secure the dedication of this route as a public right of way.</i></p>	Saved	<p>Locally significant policy still used to safeguard a well used pedestrian link between Broad Street and Church Lane. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
SF10	<p><u>Car Parking</u> <i>Land identified on Inset Map No.4 is allocated for an extension to the Richmond Road car park.</i></p>	Saved	<p>Safeguard the area for car park extension to keep the town centre vibrant and accessible and to support the town station. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Accords with community strategy.

			<ul style="list-style-type: none"> Policy is in general conformity with RSS.
SF11	<p><u>Bishopstone Conservation Area</u> <i>Planning permission will not be granted for any development which would detract from the isolated character of Bishopstone village and its downland setting in the Bishopstone valley as shown on Inset Map No 4. No further development will be allowed to intrude into the valley or the ridgelines around the valley.</i></p>	Saved	<p>Site specific policy related to a historic building in open downland on the edge of the town of Seaford. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> Has regard to the Community Strategy. Policy is in general conformity with RSS. Effective policy in areas where conservation is envisaged.
SF12	<p><u>Land north of Alfriston Road</u> <i>Land north of Alfriston Road (1.9 ha), as defined on Inset Map No 4, is allocated for outdoor sports facilities.</i></p>	Saved	<p>Allocated site to address infrastructure deficiency. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> Accords with community strategy. Policy is locally significant and does not just repeat national or regional policy. Policy is in general conformity with RSS.
SF14	<p><u>The Seafront</u> <i>Planning permission will not be granted for development along The Esplanade and Marine Parade which would be detrimental to the existing uncommercial character of the seafront area.</i></p>	Saved	<p>Locally significant policy to safeguard the special character of Seaford Seafront. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> Accords with community strategy. Policy is locally significant and does not just repeat national or regional policy. Policy is in general conformity with RSS. Policy where conservation is envisaged
SF15	<p><u>The Seafront</u> <i>Development will not be permitted west of Connaught Road along the seafront unless it retains its present low profile and open character, thereby retaining the reduction in height and density of development which occurs between the central part of the seafront and the open land which lies west of The Buckle.</i></p>	Saved	<p>Site specific policy for sensitive seafront area. Refers to area defined on Proposals Map.</p>
SF16	<p><u>The Seafront</u> <i>Planning permission will not be granted for development along the seafront east of the Buckle, which would restrict the vista along the seafront towards Seaford Head.</i></p>	Saved	<p>Site specific policy for important local seafront character. Refers to area defined on proposals map.</p>
BA1	<p><u>Recreational Facilities</u></p>	Saved	<p>Allocation to remedy local infrastructure deficiency. Refers to</p>

	<p><i>On land to the south of the recreation ground planning permission will be granted for an extension to the Barcombe Cross Recreation Ground, subject to compliance with all appropriate District-Wide Policies (See Inset May 5a).</i></p>		<p>area defined on proposals map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
BG1	<p><u>Beddingham and Glynde</u> <i>Land at Balcombe Pit (See Inset Map No 6) is allocated for development for:</i> (a) <i>Business Uses (Use Class B1)</i> (b) <i>General Industry (Use Class B2)</i></p> <p><i>Subject to compliance with the following criteria:</i> (i) <i>a landscaping scheme is submitted and implemented prior to the commencement of the development</i> (ii) <i>development should not materially increase traffic movement to that generated by the existing industrial and business use, thus necessitating the upgrading of the existing access to the Glynde Village.</i> (iii) <i>The compliance with all other relevant District-Wide Policies</i></p>	Saved	<p>Locally significant policy for chalk pit in the AONB which provides local employment. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development.
CH1	<p><u>Chailey Brickworks</u> <i>In the event of the cessation of the existing use at Chailey Brickworks, planning permission will be granted for business/ industrial purposes (B1 and B2) on the area of the main building, car parks and clamping sheds.</i></p>	Saved	<p>Locally significant. Will help secure land for future rural commercial and employment use. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development.
CH2	<p><u>Chailey New Heritage</u> <i>Land at New Heritage (5.45 ha), as defined on Inset Map No 7f, is allocated for re-use, development, and/or redevelopment for the following purposes or mix of purposes:</i> (a) <i>non-residential institutional use (class D1); or</i> (b) <i>a leisure use which is appropriate to a rural area or to the character of the site (class D2); or</i> (c) <i>Up to a maximum of 40 dwellings (class C3); or</i> (d) <i>Residential institutional use (class C2);</i> (e) <i>A hotel class (C1).</i></p>	Saved	<p>Locally significant. Policy is still needed as housing allocated site has not yet been developed. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports the delivery of housing. ▪ Supports economic development.

	<p>All subject to the following criteria:</p> <p>(i) there shall be no significant increase in the traffic likely to be generated by the proposed use as compared with an assessment of what the position would be if the existing use rights were still being fully exercised. This increase should not lead to the necessity of off-site highways work and</p> <p>(ii) the proposals shall result in an overall increase in the footprint or mass of development on the site and shall generally respect its loose-knit and spacious pattern and</p> <p>(iii) the Chapel and the Trecarrel shall be retained within the layout; and</p> <p>(iv) the scheme shall include generous tree and shrub planting throughout the site and on the site boundary, in particular for reinforcement planting within Chailey Clump, and provide clear arrangements for the retention and on-going management of the green areas.</p> <p>(v) With reference to the green areas referred to in (iv) above, there may be no objection to minor re-alignment of the boundaries of the 'village green' provided that an equivalent overall area is retained.</p> <p>(vi) The proposal shall comply with all appropriate District-Wide Policies.</p>		
FL1	<p>University of Sussex Land at the University of Sussex, Falmer (see Inset Map No 10) is allocated for the expansion of academic and related teaching; research and development facilities; or other appropriate developments directly related to the activities of the University, subject to measures being taken to avoid:</p> <p>(a) an increase in peak hour traffic flows into and out of the Campus (b) a reduction in the number of parking spaces safeguarded for Falmer residents, and (c) an increase in the number of cars using the campus as a whole.</p>	Saved	Policy still needed as it provides a development boundary in the event of further growth of the university.
HY1	<p>Hamsey Brickworks Land at Hamsey Brickworks, as identified on the Inset map No 12b, is allocated for use within Classes B1, B2 and B8, subject to the following criteria:</p> <p>(a) the total floorspace of all buildings and associated development on the site (new or existing) will not exceed 2180m. All new buildings will not materially exceed the height of existing buildings.</p> <p>(b) a landscaping scheme requiring the planting of trees on the northern, western and southern edges of the site and the retention of the existing mature woodland tree belt to the east shall be submitted and approved by the Local Planning Authority. Such a scheme shall be implemented prior to the</p>	Saved	<p>Policy needed for sensitive rural former minerals workings site. Provides for rural employment. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development in the rural area of former

	<p>commencement of the development.</p> <p>(c) if appropriate, permitted development rights will be removed on any proposed development</p> <p>(d) compliance with any other appropriate District-Wide Policies</p>		<p>mineral workings.</p>
<p>RG1</p>	<p><u>Caburn Field, Ringmer</u> <i>Land at Caburn Field as identified on Inset Map No. 17a, is allocated for residential development at a target minimum of 40 dwellings, subject to the following:</i></p> <p>(a) <i>No development will take place until a replacement playing field of equivalent area and quality is available and ready to use at an acceptable location in Ringmer and</i></p> <p>(b) <i>The developer will be required to make a contribution, in proportion to the expected travel demands of the development, to measures to promote travel between Ringmer and Lewes by means other than the private car and</i></p> <p>(c) <i>The scheme shall comply with all appropriate District- Wide Policies.</i></p> <p>(d)</p>	<p>Saved</p>	<p>This site is allocated for residential development. It is without planning permission so needs to remain as a Local Plan policy. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Supports the delivery of housing. ▪ Policy is in general conformity with RSS.
<p>RG3</p>	<p><u>Land adjacent to Ringmer Community College</u> <i>Land to the east of Ringmer Community College,(as identified on Inset Map No 17b) is allocated for development for sports and recreation facilities to comprise an indoor sports hall for joint use by the school and the community; a pitch and clubhouse/spectator stand for Ringmer Football Club; a cricket pitch and pavilion for Ringmer Cricket Club; community sports pitches, including an all-weather surface; a youth centre; any other appropriate facilities; car parking; provision of cycle storage and associated cycle access; and a community open space/informal recreational area at the east end of the site close to The Broyle.</i></p> <p><i>No planning application for an individual element of the above will be permitted prior to the approval of a master plan providing for all the above elements. Any partial development of the site will be required not to prejudice the longer term achievement of the master plan.</i></p> <p><i>All development on the site should ensure that:</i></p> <p>(a) <i>boundary planting along the Lewes Road frontage in the form of the existing field hedges is retained and reinforced wherever possible</i></p> <p>(b) <i>any proposals for floodlighting or other forms of exterior lighting do not cause glare that would be intrusive in the open area between Ringmer and The Broyle or damage the residential amenities of nearby residents</i></p> <p>(c) <i>the siting, scale and design of any buildings minimise visual intrusion in the open area between Ringmer and the Broyle</i></p>	<p>Saved</p>	<p>Essential policy for providing the college and local area with adequate formal recreational facilities. Site not yet developed. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.

<p>RG4</p>	<p><u>Community/ Recreational Area, The Broyle</u> <i>On land west of Broyle Lane, north of the existing recreation area (See Inset Map No 17c) planning permission will be granted for recreation/community uses, subject to compliance with other appropriate District-Wide Policies.</i></p>	<p>Saved</p>	<p>Facility for local needs. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>NW1</p>	<p><u>Extension to the Playing Field, Newick</u> <i>Planning permission will be granted for the extension of the present Newick recreation area south of Allington Road westwards to the boundary of the primary school playing fields as shown on the Proposals Map (see Inset Map No 15).</i></p>	<p>Saved</p>	<p>Newick currently suffers from a shortfall of informal and formal play space. Policy essential for providing recreation areas. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS.
<p>NW2</p>	<p><u>Woodgate Dairy, Sheffield Park</u> <i>Planning permission will be granted for the extension of the Woodgate Dairies site, Sheffield Park, Chailey, for business and industrial uses (Use-Classes B1, B2 and/or B8) subject to:</i></p> <ul style="list-style-type: none"> (a) <i>a Woodland Landscape and Wildlife Management Plan being submitted, and approved by the District Council, for the hatched area on the Proposals Map, prior to the implementation of the scheme. This plan will be incorporated into a planning agreement between the developer and the District Council.</i> (b) <i>Compliance with all appropriate District Wide Policies.</i> (c) 	<p>Saved</p>	<p>Former industrial site in the countryside. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Policy is in general conformity with RSS. ▪ Supports economic development in the rural area.
<p>WV1</p>	<p><u>Residential Development</u> <i>Land at Theobalds, as identified on Inset Map No 23d, is allocated for residential development at a target minimum of 70 dwellings, subject to compliance with all other the following:</i></p> <ul style="list-style-type: none"> (a) <i>vehicular access to the site shall be via the Downscroft estate</i> (b) <i>the development shall provide wherever possible for the retention of existing trees and hedges and will require a landscape buffer of at least 10m width along the northern, eastern and southern edges of the site</i> (c) <i>the development shall comply with all relevant District-Wide Policies</i> 	<p>Saved</p>	<p>This site is allocated for residential development. It is without planning permission, so the policy will be retained. Refers to area defined on Proposals Map.</p> <ul style="list-style-type: none"> ▪ Has regard to the Community Strategy. ▪ Policy is locally significant and does not just repeat national or regional policy. ▪ Supports the delivery of housing. ▪ Policy is in general conformity with RSS.

The following policies contained in the adopted Lewes District Local Plan 2003 are **NOT** saved and expired on 27 September 2007.

Policy No.	Policy	Action	Reason
ST7	<p><u>External Lighting</u> <i>Details of any external lighting required as part of any new development should be submitted with the planning application. Planning permission will not be granted unless the District Council is satisfied that the proposed lighting scheme is the minimum necessary for security and working purposes and that it minimises potential pollution from glare and spillage.</i></p>	Not Saved	Sufficiently covered by ST3 and PPS1, paragraphs 5, 16, 20 (point 1), 27 (point 3) and 36 (point 4) and PPS3, particularly paragraphs 14, 17, 18 (reference to ‘Safer Places – the Planning system and Crime Prevention’ and ‘Secured by Design standards).
ST8	<p><u>Crime Prevention and Design</u> <i>The layout and detailed design of planning proposals will be expected to incorporate measures to maximise security and minimise opportunities for crime, while remaining sensitive to local character and circumstances</i></p>	Not Saved	This policy is covered by PPS1 paragraph 27 (i, ii).
ST9	<p><u>Natural Features and Habitats and their protection</u> <i>The Council will seek to safeguard (and wherever possible enhance) the intrinsic qualities of sites which are of importance for their nature conservation, geological or landscape interest, having regard to:</i></p> <ul style="list-style-type: none"> <i>(a) the particular quality of the features on the site, including their rarity value and any factors giving rise to special international, national or local designations</i> <i>(b) the extent of any adverse effects on the above features stemming from the proposed development, and</i> <i>(c) the extent and effectiveness of any proposed mitigation or compensation measures aimed at enhancing, retaining or recreating habitat or landscape features on or off the site</i> <p><i>In negotiating development proposals the Council will, where appropriate, seek to secure the effective management of sites through the imposition of conditions or the creation of planning obligations</i></p> <p><i>Development proposals within or near to Sites of Special Scientific Interest will be assessed according to the above criteria, but will be subject to special scrutiny.</i></p>	Not Saved	This policy is covered by PPS9 paragraphs 1, 6-12.
ST10	<p><i>Development and other land-use changes which may have an adverse effect on badgers, and other species protected by Schedules 1, 5 and 8 of the Wildlife and</i></p>	Not Saved	This policy is covered by PPS9 paragraph 15.

	<p><i>Countryside Act 1981 (as amended) cannot be permitted unless it can be reasonably demonstrated that harm to the species will be avoided. To avoid harm to the species the Local Planning Authority may consider the use of conditions and planning obligations which seek to:</i></p> <p>(a) <i>facilitate the survival of individual members of the species and reduce the disturbance to a satisfactory minimum</i></p> <p>(b) <i>provide adequate alternative habitats to sustain at least the current level of population</i></p>		
ST12	<p><i>Wherever possible the District Council will require trees and woodland of importance to the landscape to be retained in association with development. Where appropriate, the District Council will apply landscaping conditions to planning permissions to preserve existing trees and hedgerows, to ensure replacement planting, and to require new planting of suitable new trees and hedges and other natural features. Conditions will require developers to take action to prevent damage to, or destruction of, trees retained as part of approved development.</i></p>	Not Saved	This policy is covered by Local Plan Policy ST11 (to be saved), PPS9 paragraphs 10 and 11 and statutory protection.
ST13	<p><u>Noise and Development</u> <i>Planning permission will not be granted for development which results in people, animals or sensitive areas being exposed to unreasonable levels of noise. As far as possible, noise sensitive developments shall be located away from existing or programmed sources of significant noise. Potentially noisy developments shall normally be located in areas where noise will not be of significant consideration or where its impact can be minimised.</i></p>	Not Saved	This policy is generally covered by PPG24, specifically points 8 (in relation to noise sensitive developments), 12, 13 and 20-22.
ST15	<p><u>Flood Risk and Coastal Erosion</u> <i>Planning permission for development in coastal areas or within a river floodplain, or any development which could increase the risk of flooding will only be granted where the District Council is satisfied that all appropriate alleviation and mitigation works have been investigated, designed and will be constructed by the developer to the adopted standard prior to the commencement of development. Proposals for the long-term management of such works must be included in any scheme submitted.</i></p>	Not saved	Policy covered by PPS25 paragraphs 8 (point 5), 14-17 (sequential approach) and PPS1 paragraph 19 and 20.
ST16	<p><i>Planning permission will not be granted for development which would be detrimental to the integrity of sea, tidal or fluvial defences or river channels as identified by the Environment Agency, or which would impede access to and along these for future maintenance and improvement works.</i></p>	Not saved	Policy covered by PPS25 paragraphs 9, 30 and 31 Annex D16 and D18.
ST17	<p><i>Where adequate sea, tidal or fluvial defences are in place to protect areas at risk to flooding, development will be expected to comply with the minimum ground floor levels</i></p>	Not	Policy covered by PPS25 paragraphs 14 (linked to Annex G6), 30 and 31, also PPS1 paragraph 27 (point 4) and 36.

	<i>of habitable rooms required by the Council in consultation with the Environment Agency. Where no such defences are in place, permission will not be granted for development which would be at risk from flooding.</i>	saved	
ST18	<p><u>Coastal Defence and Flood Protection</u></p> <p><i>Where there are no coastal protection defences in place, or planned by the authority responsible:</i></p> <p>(a) <i>development will not be permitted if new coastal protection defences would be necessary solely to protect life and property in that proposed development. In such locations no development will be permitted which would put life and property at risk.</i></p> <p>(b) <i>where coastal protection defences are planned by the authority responsible, development which put life and property at risk will not be permitted until defences are operational</i></p>	Not saved	Policy covered by PPS25 paragraphs 5, 8 and Annex G5. Will continue to work closely with the EA on developments at risk.
ST19	<p><i>Planning permission will not be granted for development within the 1 in 100 year (i.e. annual probability greater than 1%) fluvial floodplain or the identified 1 in 200 year (i.e. annual probability greater than 0.5%) tidal floodplain unless adequate mitigation and/or flood protection measures are incorporated and constructed, (for example by enhancement of existing defences), prior to development commencing, subject to there being:</i></p> <p>(a) <i>No increased flood risk elsewhere</i></p> <p>(b) <i>No risk to life in the event of a breach or overtopping of a flood defence</i></p> <p>(c) <i>No requirement for new artificial flood defences in undeveloped high risk areas solely to protect the new development, unless that location is essential for the particular development or there are no suitable alternative locations in low risk areas and</i></p> <p>(d) <i>No detriment to the conservation and recreation value of the natural water environment, including river corridors, wetlands and other water associated features.</i></p>	Not saved	Policy covered by PPS1 paragraphs 19 and 20 and PPS25 paragraphs 9 and Annex D5.
ST22	<p><u>Derelict or Contaminated Land</u></p> <p><i>Planning permission will be granted for development which enables the enhancement, restoration and re-use of derelict, disused or contaminated land, subject to compliance with all relevant District-wide Policies. The Council will seek to ensure that proposals for development do not create the risk of future pollution.</i></p>	Not Saved	Policy covered by PPS23, particularly paragraphs 17, 20 and 21.
ST23	<i>When considering planning applications for land which is known or suspected to be contaminated the District Council will take account of contamination risks to</i>	Not Saved	Policy covered by PPS23, paragraphs 17 and 20.

	<i>development, occupiers and the surrounding environment.</i>		
ST24	<i>Where an application for planning permission is submitted on sites with known or suspected contamination developers will be required to carry out site investigations of potential hazards and propose necessary remedial measures required to deal with the hazards.</i>	Not Saved	Policy covered by PPS23 paragraph 22.
ST26	<p><u>Satellite Dishes</u> <i>Where planning permission is required for satellite dishes, it will be expected that they will:</i></p> <ul style="list-style-type: none"> <i>(a) be unobtrusively located</i> <i>(b) be of a design, size and colour which is sympathetic to the building on which they are sited</i> <i>(c) not be close to the windows and doors of neighbouring houses</i> <i>(d) have an acceptable impact on the character and appearance of the landscape and townscape, particularly in Conservation Areas</i> <i>(e)</i> 	Not Saved	This policy is covered by PPG8, specifically paragraphs 3, 16, 24 and 29. Also covered in PPG15 4.21 (regarding Conservation Areas), Annex C (68- Listed Buildings)
ST27	<i>Planning permission for new development, including flats, will be required to incorporate the cabling system to facilitate communal satellite reception, particularly in sensitive locations. On existing flats regard will be paid to the cumulative impact of satellite dishes.</i>	Not Saved	This policy is covered by PPG8 as above and in addition paragraphs 19-23.
ST28	<p><u>Advertisements</u> <i>The location and design of advertisements shall respect the character of the location or building on which they are to be placed and that of the surrounding area and shall be sited so as not to create a traffic hazard.</i></p>	Not Saved	This policy is covered generally by PPG19. PPG15 paragraphs 4.31-37 (regarding conservation areas).
ST31	<p><u>Renewable Energy</u> <i>Planning permission will be granted for renewable energy schemes provided that the proposed development:</i></p> <ul style="list-style-type: none"> <i>(a) is not detrimental to the special character and appearance of the Area of Outstanding Natural Beauty or Conservation Areas</i> <i>(b) has an acceptable impact on the immediate and wider landscape</i> <i>(c) protects features and areas of natural, cultural, historical and archaeological interest, and</i> <i>(d) complies with all relevant District-Wide Policies</i> 	Not Saved	Renewable Energy & Energy Efficiency- Planning Guide for householders and small businesses. Policy does not add anything to national policy.

RES4	<p><u>Density of Residential Development</u> <i>All residential development (both large and small) must make an efficient use of land, and development will not be permitted at a density of less than 30 units per hectare unless there are significant site constraints or character considerations that make this figure unattainable.</i></p>	Not Saved	Does not add anything to national policy. Local Plan Policy covered by PPS3 paragraphs 45-47 and PPS1 paragraphs 38.
RES5	<p><u>Unidentified Residential sites</u> <i>Planning permission will be granted for residential development within Planning Boundaries, subject to compliance with the relevant District-Wide Policies.</i></p>	Not Saved	Does not add anything to national policy. Local Plan Policy covered by PPS3 paragraph 36 and 41.
RES11	<p><u>Housing for People with Limited Mobility</u> <i>Where planning permission is granted for residential accommodation on sites on level ground within short, level travelling distance of shops, transport facilities and other community services the District Council will seek to negotiate a proportion of the dwellings which would be fully accessible to people with disabilities.</i></p>	Not Saved	Policy covered by PPS3 paragraphs 12, 16 and 21. Also refer to PPS1 paragraph 37 (39 & 42).
RES12	<p><u>Housing for People with Limited Mobility</u> <i>In considering proposals for residential care, nursing homes and sheltered accommodation the local authority will require that:</i></p> <ul style="list-style-type: none"> <i>(a) the building, its access and parking provide for the specific needs of residents with disabilities</i> <i>(b) it will ideally be conveniently located for local shops, services and public transport facilities</i> <i>(c) there is adequate amenity space provided within the development.</i> 	Not Saved	Policy sufficiently covered by PPS1 5 (point 4) 13 (point v) (39). PPS3 paragraph 51.
RES15	<p><u>Special Needs</u> <i>Where it can be demonstrated that there is a special need for an extension to a dwelling, Policies RES13 and RES14 will apply in conjunction with the following:</i></p> <ul style="list-style-type: none"> <i>(a) the extension may be designed with separate living accommodation from the parent building; however</i> <i>(b) the extension should not establish the principle of a separate dwelling unit that would otherwise be unacceptable, and be capable of being reintegrated with the parent dwelling when the initial use ceases. This will be controlled through the use of conditions.</i> 	Not Saved	Policy covered by PPS1 and PPS3 paragraph 21 in conjunction with Design and Access Statements and 'saved' Local Plan policies RES13 and RES14.

RES16	<p><u>Residential Conversions within the Planning Boundary</u></p> <p><i>Within the Planning Boundaries permission will be granted for the conversion of dwellings to provide separate units of accommodation provided that:</i></p> <p>(a) <i>the proposal does not adversely affect the character of the dwelling or the locality in terms of intensity of use</i></p> <p>(b) <i>the proposal complies with all other relevant District-Wide Policies.</i></p>	Not Saved	Policy is covered by PPS3 paragraphs 13 and 31.
RES17	<p><u>Residential Conversions within the Planning Boundary</u></p> <p><i>Planning permission will be granted for the change of use of upper floors of commercial premises to residential uses subject to compliance with appropriate District Wide policies. The District Council will, where appropriate, require provision for separate access from the street to upper floors.</i></p>	Not Saved	Policy covered sufficiently by PPS3 paragraph 2.20 and 2.21.
E2	<p><u>Working from Home</u></p> <p><i>Planning permission will be granted for home based working and tele-working provided that the business is not likely to have a detrimental effect on the amenities of the neighbourhood or the character of the area or property, and that all relevant District-Wide Policies are met.</i></p> <p><i>Proposals for the significant expansion or intensification of businesses operating from home will not normally be permitted.</i></p>	Not Saved	Policy covered by PPG4 paragraphs 32 and 33.
E18	<p><u>New Camping/Touring Caravan sites</u></p> <p><i>Planning permission for the occupation of caravan/camp sites outside the months of March-October will not be granted in areas identified by the Environment Agency as at risk from tidal flooding.</i></p>	Not saved	Policy covered by PPS25 Annex D table D2 and paragraphs D19 and D20.
CT3	<p><u>Landscape Conservation</u></p> <p><i>Outside the AONB the rural landscape will be protected for its own sake and, where applicable, as a foreground setting for the Downs. Applications for development will be judged in relation to their effect on the particular landscape quality and character of the area, including any impact on remoteness and tranquillity.</i></p> <p><i>Opportunities will be taken, wherever possible, to enhance landscape quality and character and secure long-term positive management measures.</i></p>	Not Saved	Policy covered by PPS7, paragraphs 15, and 24. PPS1 17 and 20 (bullet point 2).
CT4	<p><u>Protection of Agricultural Land</u></p> <p><i>The District Council will not permit development that would result in the irreversible loss of the best and most versatile agricultural land (Grades 1, 2 and 3a).</i></p>	Not Saved	Policy generally covered by PPG7 paragraph 28 and 29.
CT6	<p><u>Coastal Policies</u></p> <p><i>Outside the Planning Boundaries, in addition to the provisions of Policy CT1, the</i></p>	Not Saved	Policy covered by PPS20 paragraphs 2.3, 2.9, 2.10, 2.20 and 4.8.

	<p><i>District Council will not permit development on the coast (including cliff tops, cliffs, beaches, foreshore, and other associated areas) which:</i></p> <ul style="list-style-type: none"> (a) <i>does not require a coastal location; or</i> (b) <i>would result in the loss of undeveloped coast; or</i> (c) <i>would have an adverse impact on its landscape character or features of ecological, geological or archaeological significance.</i> 		
CT7	<p><u>Coastal Policies</u> <i>Within the Planning Boundaries of towns:</i></p> <ul style="list-style-type: none"> (a) <i>development on seafronts and cliff tops should complement and be appropriate to its special setting in terms of bulk, form, materials, layout and hard and soft landscaping</i> (b) <i>the District Council will not permit development which would result in the loss of undeveloped land on seafronts and cliff tops where such a loss would adversely affect the character of the landscape/townscape of the area. Development may be acceptable in exceptional cases only, if a strong case can be made for development that would have environmental or community benefits that outweigh the loss of the undeveloped land.</i> 	Not Saved	Policy covered sufficiently by PPS20 paragraph 2.3 and 3.10. Also covered by policies in PPS3 paragraph 16 point 3 and PPS1 paragraph 13 (iv) supports criteria (a).
CT8	<p><u>Heritage Coast</u> <i>Within the Heritage Coast area as shown on the Proposals Map, planning permission will not be permitted unless proposals:</i></p> <ul style="list-style-type: none"> (a) <i>respect the natural beauty of the coast, including flora and fauna, and heritage features;</i> (b) <i>facilitate and enhance the enjoyment of the Heritage Coast and complement and are consistent with the natural beauty and heritage features;</i> (c) <i>maintain and, where necessary, enhance the environmental health of inshore waters.</i> 	Not Saved	Policy covered by PPG20, in particular paragraphs 1.17 2.3, 2.8 and 3.3. This area of the coast is conserved under statutory protection and also by AONB designation.
H1	<p><u>Stewardship of the Historic Environment</u> <i>Development will not be permitted which would damage or destroy historic features of national or local importance or their landscape setting.</i></p>	Not Saved	Policy generally covered by PPG15; paragraphs 1.6 and 1.7 refer to the stewardship of the historic environment. In regards to 'landscape setting' it is referred to throughout PPG15, specifically paragraphs 2.16 (listed buildings) and 2.24 (parks and gardens).
H6	<p><u>Commercial Activities and Conservation: Upper Floors</u> <i>When considering planning applications involving the change of use or alteration of commercial premises on the ground floors of listed buildings and buildings in Conservation Areas the District Council will, where appropriate, require provision for separate access from the street to upper floors, unless the building will be in a single</i></p>	Not saved	Policy covered by PPG15 paragraph 4.11.

	<i>use.</i>		
H8	<p><u>Traffic in Conservation Areas</u></p> <p><i>In its preparation of enhancement schemes for Conservation Areas the District Council will seek to negotiate appropriate traffic management proposals with the Highway Authority.</i></p>	Not saved	PPG15 chapter 5.
H9	<p><u>Archaeological Sites</u></p> <p><i>The District Council will not permit development which would have an adverse effect on Scheduled Ancient Monuments and other nationally and locally important archaeological monuments and their settings.</i></p>	Not Saved	Policy covered by PPG16 paragraphs 6, 8, 10, and 18.
H10	<p><u>Archaeological Sites</u></p> <p><i>Where, exceptionally, planning permission is granted for development affecting Scheduled Ancient Monuments and other nationally and locally important archaeological monuments, and their settings, the applicant will be required to provide for their in-situ preservation. On sites where the District Council is satisfied that this preferred approach is not justified, proper provision should be made for the excavation and recording of archaeological remains prior to and during development, as may be appropriate.</i></p>	Not saved	Policy covered by PPG16 paragraphs 12, 13, 24-26 and 29 & 30.
H11	<p><u>Archaeological Sites</u></p> <p><i>On sites of known archaeological significance or interest, the District Council will ensure that the archaeological aspects of development proposals are assessed before planning applications are determined. Planning permission will not normally be granted where there is not an adequate assessment of archaeological implications</i></p>	Not saved	PPG16 paragraphs 21-23 (Field Evaluations and Consultations by Planning Authorities).
RE4	<p><u>New Recreational and Leisure Development in the Countryside</u></p> <p><i>Planning permission will be granted for recreational and leisure development in the countryside (that is, outside the Planning Boundaries) provided that:</i></p> <p>(a) <i>the development is essentially open and outdoor in character</i> (b) <i>there would be no adverse impact upon the rural character and natural beauty of the area, important wildlife habitats, geophysical, archaeological, historic or agricultural resources and, where appropriate, a landscape and wildlife management plan should be provided</i> (c) <i>any ancillary structures are of an essential and subordinate nature, preferably using existing buildings, and</i> (d) <i>the proposal complies with other policies in the Plan.</i></p> <p><i>In particular, proposals in the Sussex Downs Area of Outstanding Natural Beauty,</i></p>	Not Saved	Policy sufficiently covered by PPG17 paragraphs 26-29.

	<i>Parks and Gardens of Special Historic Interest, Sites of Special Scientific Interest and National Nature Reserves will not be permitted unless they are compatible with the objectives of these designations.</i>		
RE5	<u>Public Rights of Way</u> <i>Planning permission will not be granted for development which adversely affects public rights of way and their users.</i>	Not Saved	Policy covered by PPG17 paragraph 32.
T5	<u>Transport and Accessibility in the Rural Area</u> <i>Development in the rural area will be carefully considered in terms of the traffic generation implications of the development. This will take into account technical capacity, safety and environmental impact and effect on the rural character of the area.</i>	Not Saved	Policy generally covered by PPG13 paragraphs 40 and 69.
T6	<u>Provision for Cyclists</u> <i>The District Council will support the Highway Authority's cycling strategy which includes the incorporation of improved cycling provision in the design and implementation of new highway schemes, traffic management schemes, traffic calming proposals and environmental improvements.</i>	Not Saved	Policy covered by Policy PPG13 paragraphs 78-80.
T11	<u>Roads in New Development</u> <i>(a) Estate roads shall normally be provided to the standard specified in the County Council's manual for estate roads. Imaginative use of these standards to create innovative and individual layouts appropriate to the location will be expected.</i> <i>(b) In cases where strict adherence to the County Council's standards would not enhance the character of the development the standards may exceptionally be relaxed with the agreement of the Highway Authority provided that highway safety would not be compromised or the costs of maintenance significantly increased.</i>	Not Saved	Issues in policy covered by pre-application consultation with Highways Authority.
T12	<u>Roads in New Development</u> <i>All access and other highway details required in association with new development should be to the satisfaction of the Highways Authority and funded by the developer.</i>	Not Saved	Issues in policy covered by pre-application consultation with Highways Authority.
T15	<u>Vehicle Parking for People with Limited Mobility</u> <i>In the case of all non-residential development the Local Planning Authority will require that appropriately positioned parking spaces, adequate in size and number, shall be provided for people with disabilities.</i>	Not Saved	Policy covered by PPG13, specifically paragraph 31.

LW2	<p><u>Lewes Clayhill Nurseries</u></p> <p><i>Land at Lewes Clayhill Nurseries (0.13ha), as defined on Inset Map No. 1, is allocated for residential development at a target minimum of 10 dwellings, subject to the following criteria:</i></p> <ul style="list-style-type: none"> <i>(a) A full flood risk assessment showing satisfactory mitigation measures where necessary must be submitted with the planning application</i> <i>(b) Access must be via The Spinneys or Malling Street. Detailed access design must be acceptable to the Highway Authority.</i> 	Not Saved	Policy no longer needed as the site is now under construction.
NH1	<p><u>Court Farm Road, Newhaven</u></p> <p><i>Land at Court Farm Road, as defined on Inset Map No 2, is allocated for residential development at a target minimum of 50 dwellings, subject to compliance with all appropriate District-Wide Policies.</i></p>	Not Saved	Policy no longer needed as development is complete.
NH3	<p><u>Castle Hill, Newhaven</u></p> <p><i>Land on the lower eastern slope of Castle Hill, as defined on Inset Map No 2, is allocated for residential development at a target minimum of 38 dwellings, provided that the scheme</i></p> <ul style="list-style-type: none"> <i>a) respects the setting of the scheduled ancient monument and the maritime character of the area; and</i> <i>b) complies with all relevant District-Wide Policies.</i> 	Not Saved	Policy no longer needed as the development is complete.
NH5	<p><u>West Quay, Newhaven</u></p> <p><i>Land at West Quay, as defined on Inset Map No 2, is allocated for the following uses:</i></p> <ul style="list-style-type: none"> <i>(a) residential development (Use Class C3 – Dwelling/ houses)</i> <i>(b) small- scale specialised retail/food and drink premises which would not compromise the vitality or viability of the town centre.</i> <p><i>Subject to the provision of:</i></p> <ul style="list-style-type: none"> <i>(i) significant and high quality public open space</i> <i>(ii) riverside walk/riverside amenities</i> <i>public car park to cater for the users of the moorings and other recreational facilities</i> <i>(iv) fishermen’s facilities</i> <p><i>In addition, any proposals will be expected to comply with the following criteria:</i></p> <ul style="list-style-type: none"> <i>(v) the layout, design and height of any development should take account of vistas through the site, especially from Fort Road to the river and vice-versa, views into and out of the site and the backdrop of The Fort and Castle Hill</i> 	Not Saved	Policy no longer needed as development is complete.

	<ul style="list-style-type: none"> (vi) <i>the design of any development should respect the marine characteristics of the area, including its marine environment</i> (vii) <i>the provision of cycleways/pedestrian links from Riverside to Fort Road and Gibbon Road</i> (viii) <i>public access will be retained at all times to the waterfront in addition to access for maintenance and improvement works to the tidal walls/defences. Within this area provision should be made for the Royal National Lifeboat institution facility</i> (ix) <i>compliance with all appropriate District-wide Policies.</i> 		
<p>NH9</p>	<p><u>Denton Island, Newhaven</u> <i>Planning permission will be granted for the following uses on Denton Island:</i></p> <ul style="list-style-type: none"> a) <i>non-residential education and training centre (Use Class D1)</i> b) <i>museum, public hall, library, art gallery, exhibition (Use Class D1 XVI)</i> c) <i>cinema, concert hall and other indoor and outdoor sports and leisure uses (Use Class D2 XVIII)</i> d) <i>theatres (Use Class D2)</i> e) <i>hotel (Use Class C1)</i> f) <i>small-scale marina and boat building yard(s)</i> g) <i>public slipway</i> h) <i>business uses (Use Class B1)</i> i) <i>Coach park</i> <p><i>Subject to the following criteria:</i></p> <ul style="list-style-type: none"> (i) <i>any proposal should make a positive contribution to the regeneration of Newhaven and the vitality and viability of the town centre</i> (ii) <i>the layout, design and form of any development should complement, and take advantage of, the views from and to the town centre ring road and proposed recreational area at Lewes Road</i> (iii) <i>safe and attractive pedestrian/cycle links should be provided from Denton Island to the town centre and railway station and within the Island</i> (iv) <i>proposals for development on the east bank of the Island should provide appropriate bunding and landscaping to mitigate the visual and aural impact of the uses at North Quay, unless the proposed use itself dependent on direct access to the river</i> (v) <i>appropriate landscaping along the western bank which provides a prominent and attractive frontispiece to the Island without compromising the views into and out of it</i> (vi) <i>the provision of public riverside amenity area(s) and footpath/ cycleway</i> (vii) <i>No works shall be undertaken which would reduce the integrity of the tidal defences or access thereto for future maintenance or improvement works</i> (viii) <i>New works must include an appropriate standard of flood protection and</i> 	<p>Not Saved</p>	<p>Policy no longer needed as development is in an advance stage of construction.</p>

	<p>provision for future maintenance</p> <p>(ix) <i>Compliance with all appropriate District-Wide Policies</i></p>		
NH11	<p><u>River Ouse Estuary, Newhaven</u></p> <p><i>The River Ouse Estuary area will accommodate a major environmental initiative which will include the enhancement of wildlife and informal recreation in the area as well as providing an environmental buffer between the countryside, the Eastside Business Area and The Port</i></p>	Not Saved	Policy no longer needed as development is complete.
PT4	<p><u>Telscombe Cliffs Way</u></p> <p><i>Any new development on Telscombe Cliffs Way will be accessed from Kirby Drive. No new vehicular access for residential development will be allowed on to the unmade parts of Telscombe Way and Telscombe Road.</i></p>	Not Saved	Policy no longer needed as development is complete.
PT14	<p><u>Coast Protection Works and Access to the Beach</u></p> <p><i>Planning permission will be granted for further coast protection works along the cliffs in Peacehaven and Telscombe, subject to:</i></p> <ul style="list-style-type: none"> <i>a) environmental assessment</i> <i>b) the vehicular and pedestrian maintenance access being continuous with the existing works</i> <i>c) compliance with other District-Wide Policies.</i> <i>d)</i> 	Not Saved	Policy no longer needed as development is complete.
PT22	<p><u>Neighbourhood Centres</u></p> <p><i>Land at Chatsworth Park, adjoining the car park off Central Avenue (as defined on Inset Map No 3) will be safeguarded for a neighbourhood centre.</i></p>	Not Saved	Centre provided elsewhere
SF2	<p><u>Land north of Belvedere Gardens, Seaford</u></p> <p><i>Land North of Belvedere Gardens, as defined on Inset Map No 4, is allocated for residential development at a target minimum of 40 dwellings provided that;</i></p> <ul style="list-style-type: none"> <i>(a) the buildings and layout are designed to respect the prevailing gradient on the site;</i> <i>(b) landscaped areas planted with suitable indigenous species are provided around the site</i> 	Not Saved	Policy no longer needed as development is under construction.
SF3	<p><u>Land East of Kammond Avenue, Seaford</u></p> <p><i>Land at Kammond Avenue (1.42ha), as identified on Inset Map No 4, is allocated for</i></p>	Not Saved	Policy no longer needed as development is complete.

	<p>residential development at a target minimum of 43 units subject to the following criteria:</p> <p>(a) vehicular access shall be from Alfriston Road</p> <p>(b) the existing tree belt on the southern part of the site shall be retained. Proposals which necessitate the removal of trees or shrubbery, other than the minimum required for the provision of access, will not be accepted. The developer will be required to make provision for remedial surgery and additional planting in order to enhance this screening feature.</p> <p>(c) The existing tree buffer to the east of the site shall be retained and consolidated by additional planting to provide a definite edge to the built up area.</p> <p>(d) Development shall be appropriate to its edge of settlement location particularly in terms of density, layout, materials and diversity of housing types and styles, and</p> <p>(e) The proposal complies with all appropriate District-Wide Policies.</p> <p>(f)</p>		
SF4	<p><u>Land east of Saxon Lane, Seaford</u> Land East of Saxon Lane (0.07ha), as identified on Inset Map no.4, is allocated for residential development at a target minimum of 6 units subject to the following criteria:</p> <p>(a) access is designed to minimise the opening(s) created in the boundary walls</p> <p>(b) particular care is taken in the design and layout of the scheme both to retain the more worthwhile trees on the site and to provide an appropriate planting scheme, and</p> <p>(c) the proposal complies with all appropriate District-Wide Policies</p>	Not Saved	Development completed so policy no longer needed.
SF6	<p><u>Former Micklefield School, Seaford</u> Land at the former Micklefield School (1.25ha), as identified on Inset Map No. 4, is allocated for residential development at a target minimum of 38 dwellings, subject to:</p> <p>(a) vehicular access into the site being from Sutton Avenue</p> <p>(b) adequate space being reserved for vehicular access, parking, dropping-off and manoeuvring for the nursery use, if this continues, and</p> <p>(c) compliance with all other relevant District- Wide Policies</p>	Not Saved	Policy no longer needed as development is complete.
SF7	<p><u>Station Approach, Seaford</u> Land at Station Approach (0.12ha), as identified on Inset map No 4, is allocated for residential use (Use Class C3) at a target minimum of 24 units, subject to the following criteria:</p> <p>(a) development shall be imaginatively designed to a high architectural standard reflecting its prominent position</p> <p>(b) development shall not exceed three storeys in height above the existing level of Station Approach</p>	Not Saved	Policy no longer needed as development is completed.

	<p>(c) parking requirements shall be met by using ground levels to provide parking at lower level than Station Approach</p> <p>(d) vehicular access shall be provided from Claremont Road, and</p> <p>(e) the development complies with all other relevant District- Wide Policies</p>		
SF13	<p><u>Land at Brickfield, Seaford</u> <i>Land at The Brickfield, as defined on Inset Map No.4, is allocated for informal public open space.</i></p>	Not Saved	Site acquired by council and now used for open space.
PH1	<p><u>Piddinghoe Pond</u> <i>At Piddinghoe Pond, as shown on the Proposals Map (Inset Map No 2), planning permission will be granted for additional facilities associated with boating and watersports, providing that they do not have an adverse impact on the character of the area and subject to compliance with all appropriate District-Wide Policies.</i></p>	Not Saved	Policy covered by PPG17 paragraph 31.
RG2	<p><u>Land adjacent to Ringmer telephone exchange</u> <i>Land adjacent to Ringmer Telephone Exchange, as identified on Inset Map No 17a, is allocated for residential development at a target minimum of 75 dwellings, subject to the following:</i></p> <p>(a) <i>Vehicular access to the site shall be by means of a single access onto the B2192 and</i></p> <p>(b) <i>The development shall provide a gateway feature or other effective traffic calming measure to slow traffic passing the site on the entrance into Ringmer and</i></p> <p>(c) <i>The development shall be required to make a contribution, in proportion to the expected travel demands of the development, to promote travel between Ringmer and Lewes by means other than the private car and</i></p> <p>(d) <i>The development shall provide wherever possible for the retention of existing trees and hedges will require a landscaping scheme for new planting due to this village-edge location and</i></p> <p>(e) <i>The development shall comply with all appropriate District-Wide Policies</i></p>	Not Saved	Development is under construction therefore the policy is no longer needed.