



**Lewes District Council**

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

**September 2018**

# Lewes District Council Local Development Scheme - September 2018

## Introduction

This Local Development Scheme (LDS) sets out the Council's programme for preparing and reviewing its Local Plan, explaining its scope, area covered and timetable. This document replaces the LDS approved in November 2017 and covers the period to September 2021.

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

## Purpose

The primary purpose of the LDS is to provide a publicly accessible, up-to-date reference, so that the Council's current policy framework, its programme for plan-making and the opportunities for contributing to plans are clear to all interested parties. It has been prepared in accordance with the Planning and Compulsory Purchase Act 2004, as amended.

## Scope

This LDS focuses on the preparation of the Lewes District Local Plan, which forms part of the statutory '*development plan*' for the area. Legislation states that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

The Local Plan will effectively be in two parts. Part 1, the *Joint Core Strategy*, sets the overall spatial vision and development strategy for the whole district and was adopted by Lewes District Council and the South Downs National Park Authority in 2016.

Part 2, the *Site Allocations and Development Management Policies Development Plan Document*, is currently being progressed. It will allocate specific sites for development and provide more detailed policies on a number of topics to assist with the delivery of the Joint Core Strategy.

Looking beyond the current Local Plan, the LDS also sets a programme for a review of the Local Plan Part 1 (the Joint Core Strategy), which will follow the adoption of the Local Plan Part 2.

## Context

The development plan for the area currently comprises:

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

### 'Saved' policies

A number of policies in the Lewes District Local Plan (2003) have been 'saved' and will continue to form part of the development plan until replaced by the Local Plan Part 2 or by neighbourhood plans. The status of the 2003 policies in the transitional period is set out in Appendix 2.

### Neighbourhood Plans

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

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

### Waste and Minerals Plan

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

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

## Future Development Plan Documents (DPDs)

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

Following the adoption of the Local Plan Part 1, the Council's priority is now the production of the Local Plan Part 2: Site Allocations and Development Management Policies DPD. This document will support and seek to deliver the strategic objectives and spatial strategy of the Local Plan Part 1 by:

- identifying and allocating additional sites for particular land-uses
- setting out detailed (non-strategic) development management policies to guide development and change

The Local Plan Part 2 will only apply to the area covered by the Lewes District Planning Authority (i.e. Lewes District *excluding* the area within South Downs National Park). The South Downs National Park Authority is preparing its own local plan, which will eventually supersede all other planning policies for the area of Lewes District within the National Park. Further information on the timetable for the preparation of this document is available at: [www.southdowns.gov.uk](http://www.southdowns.gov.uk).

'Issues and Options' Topic Papers for the Local Plan Part 2 were published for public consultation in November 2013 in the anticipation that the Local Plan Part 1 would be adopted in 2015. However, the progress of the Local Plan Part 1 was delayed due to the decision of the District Council and the National Park Authority to carry out further consultation prior to submission to the Secretary of State and it was not adopted until 2016.

A legal challenge to the decision of the District Council and the National Park Authority to adopt the Local Plan Part 1 prevented further progress on the Local Plan Part 2 until the High Court ruling was issued and the period to challenge that ruling had expired. As a consequence, the District Council decided to include an additional consultation stage prior to the publication of the Pre-Submission document.

The Consultation Draft Local Plan Part 2 was published on 30 November 2017 under regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Representations were invited over an 8 week period to 25 January 2018.

Subsequently, the challenge of finding a suitable site for the provision of permanent pitches for Gypsies and Travellers, as required by Core Policy 3 of the Local Plan Part 1, has resulted in a delay to the publication of the Pre-Submission document under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This change in circumstances is reflected in the revised timetable for the production of the Local Plan Part 2 set out below.

## Local Plan Part 1 Review

The adopted Local Plan Part 1 covers the period to 2030, only ten years after the anticipated adoption of the Local Plan Part 2. In order to ensure an up-to-date local plan with a sufficiently forward-looking timescale, it will necessary to review extending the plan period as soon as possible. This review will only apply to the area covered by the Lewes District Planning Authority (i.e. Lewes District *excluding* the area within South Downs National Park) because, as noted above, the National Park Authority is preparing a separate local plan for its own area .

## **Timetable**

The tables below show the key stages for the preparation of the Lewes District Local Plan over the period from 2018-2021. These timeframes are considered achievable based upon the level of resources available and the context set by current legislation and national planning policy and guidance. The Town and Country Planning (Local Planning) (England ) (Amendment) Regulations 2012 sets out the procedures for preparing Development Plan Documents (DPDs) and it is these regulations that are referred to in the timetables below.

### **Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document**

<b>Role and content</b>	Identifies site allocations (in addition to those contained within the Local Plan Part 1), sets out development management policies, and considers non-strategic amendments to the settlement planning boundaries.
<b>Status</b>	Development Plan Document (DPD)
<b>Chain of conformity</b>	Must be consistent with the National Planning Policy Framework and the adopted Local Plan Part 1. Regard will also be had to National Planning Practice Guidance and other relevant strategies.
<b>Geographic coverage</b>	The whole of Lewes District, excluding that part of the District within the South Downs National Park
<b>Timetable and Milestones</b>	
Publication of the Consultation Draft Document (Regulation 18)	<b>Completed</b>
Publication of the Pre-Submission Document (Regulation 19)	<b>September 2018</b>
Public representations period on the Pre-Submission document (Regulation 20)	<b>September - November 2018</b>
Submission to the Secretary of State (Regulation 22)	<b>Winter 2018/19</b>

Independent Examination (Regulation 24)	<b>Spring/Summer 2019*</b>
Publication of the Inspectors Report (Regulation 25)	<b>Late Summer 2019*</b>
Adoption of document and revisions to Proposals Map (Regulation 26)	<b>Autumn 2019*</b>
<b>Arrangements for production and review</b>	
<b>Who is leading the production of the document?</b>	Lewes District Council
<b>Management arrangements</b>	To be managed by the Head of Planning. Member approval required at certain key milestones in accordance with <i>Statement of Community Involvement</i> .
<b>Resources</b>	The Planning Policy Team at Lewes District and Eastbourne Borough Councils, supported by other teams where appropriate. External consultants will be appointed when required.
<b>External community involvement</b>	Consultation and engagement in accordance with <i>Statement of Community Involvement</i>
<b>Monitoring and review mechanisms</b>	The Authority Monitoring Report

Note: Dates marked with an asterisk (\*) are indicative and will be dependent upon the Planning Inspectorate's consideration of the Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document. The dates provided are based on estimated timescale for examinations, as set out by the Planning Inspectorate.

### Local Plan Part 1: Joint Core Strategy Review

<b>Role and content</b>	Statement of the vision, objectives and spatial strategy for the development of that part of Lewes district outside of the National Park.
<b>Status</b>	Development Plan Document (DPD)
<b>Chain of conformity</b>	Must be consistent with the National Planning Policy Framework. Regard will also be had to the National Planning Practice Guidance and other relevant strategies.
<b>Geographic coverage</b>	The whole of Lewes District outside of the South Downs National Park.
<b>Timetable and Milestones</b>	
Consulting statutory bodies on scope of the Sustainability Appraisal	<b>Autumn 2020</b>

Community and stakeholder engagement on issues, vision, objectives and options (Regulation 18)	<b>Autumn 2020</b>
Publication of the Pre-Submission Document (Regulation 19)	<b>Summer 2021</b>
Public representations period on the Pre-Submission document (Regulation 20)	<b>Summer 2021</b>
Submission to the Secretary of State (Regulation 22)	<b>Winter 2021</b>
Independent Examination (Regulation 24)	<b>Spring 2022</b>
Publication of the Inspectors Report (Regulation 25)	<b>Summer/Autumn 2022</b>
Adoption of document and revisions to Proposals Map (Regulation 26)	<b>Autumn 2022</b>
<b>Arrangements for production and review</b>	
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<b>Monitoring and review mechanisms</b>	The Authority Monitoring Report

## Other Local Development Documents

This LDS focusses on DPDs that will be prepared over the next three years. It does not cover the production of other Local Development Documents, such as Supplementary Planning Documents (SPDs). The need to produce a new SPD, or review an existing one, will be undertaken through the Authority Monitoring Report. Details of SPDs will be provided on the District Council's website, with all relevant stakeholders and consultees informed of the timetable at the start of the process.

## **Monitoring and Review**

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



## Appendix 1: Glossary

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

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

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

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

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

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

**Local Plan** – The term ‘local plan’ is used extensively in the draft National Planning Policy Framework in preference to Local Development Framework.

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

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

## Appendix 2: Schedule of Saved Policies

All Lewes District Local Plan 2003 policies were saved under a Direction by the Secretary of State in 2009. Subsequently, a number of policies were either superseded upon adoption of the Local Plan Part 1: Joint Core Strategy or represent site allocations where development has now been completed. These policies are omitted from the schedule below.

All the policies identified will continue to be saved until the Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document, the South Downs Local Plan, or a relevant Neighbourhood Plan is adopted, at which point they will also be superseded. It does not necessarily follow that every policy will be directly replaced, as the need for as well as the nature of policies required to properly manage development will be reviewed as part of the relevant plan-making process.

<b>Chapter 4: Environmental Principles</b>	
Policy ST3	Design, Form and Setting of Development
Policy ST4	Backland and Tandem Development
Policy ST5	Access for People with Limited Mobility
Policy ST6	Access for People with Limited Mobility
Policy ST11	Landscaping of Development
Policy ST14	Water Supply
Policy ST20	Recycling and Re-use of Materials
Policy ST21	Recycling and Re-use of Materials
Policy ST25	Pylons and Overhead Lines
Policy ST29	Advertisements
Policy ST30	Protection of Air and Land Quality
<b>Chapter 5: Residential Development</b>	
Policy RES6	Residential Development in the Countryside
Policy RES7	Residential Conversions in the Countryside
Policy RES8	Replacement Dwellings in the Countryside
Policy RES10	Affordable Homes Exception Sites
Policy RES13	Extensions
Policy RES14	Extensions in the Countryside
Policy RES18	Garages and other Buildings Ancillary to Existing Dwellings
Policy RES19	Provision of Outdoor Playing Space
<b>Chapter 6: Economic Activity</b>	
Policy E14	Bunk House Accommodation
Policy E15	Existing Camping/Touring Caravan Sites
Policy E17	New Camping/Touring Caravan Sites

Policy E19	Static Holiday Caravan Sites
<b>Chapter 7: The Coast &amp; Countryside Environment</b>	
Policy CT1	Planning Boundary and Key Countryside Policy
Policy CT5	Institutional Sites
<b>Chapter 8: The Historic Environment</b>	
Policy H2	Listed Buildings
Policy H3	Buildings of Local, Visual or Historic Interest
Policy H4	Conservation Areas
Policy H5	Development within or affecting Conservation Areas
Policy H7	Traffic in Conservation Areas
Policy H12	Areas of Established Character
Policy H13	Parks and Gardens of Special Historic Interest
Policy H14	Parks and Gardens of Local Historic Interest
<b>Chapter 9: Recreation &amp; Community Services</b>	
Policy RE1	Provision of Sport, Recreation and Play
Policy RE6	Lewes/Sheffield Park Railway Line
Policy RE7	Recreation and the Rivers
Policy RE8	Equestrian and Related Activities
<b>Chapter 10: Transport &amp; Communications</b>	
Policy T3	Station Parking
Policy T4	The Lewes/Uckfield Railway
Policy T16	Telecommunications
<b>Chapter 11: Lewes</b>	
Policy LW1	Lewes House Site
Policy LW3	Malling Brooks Business Area
Policy LW4	Malling Brooks Business Area
Policy LW5	Malling Brooks Business Area
Policy LW6	Land south of Pinwell Road
Policy LW8	The Townscape
Policy LW9	Lewes Battlefield
Policy LW10	Access to the River Ouse
Policy LW11	The Green Core
Policy LW13	Cliffe High Street
Policy LW14	Bear Yard
<b>Chapter 12: Newhaven &amp; South Heighton</b>	
Policy NH2	Downland Park
Policy NH4	South of Valley Road
Policy NH6	Land at the Marina

Policy NH7	North East of Kings Avenue
Policy NH10	Eastside Business Area
Policy NH12	Lorry Facilities/Park
Policy NH13	Pedestrian Precinct
Policy NH14	Castle Hill, The Promenade/West Beach
Policy NH15	Castle Hill, The Promenade/West Beach
Policy NH16	Castle Hill, The Promenade/West Beach
Policy NH17	Avis Road Outdoor Sports Facilities
Policy NH18	Lewes Road Recreation and Camping Area
Policy NH19	Primary School Site
Policy NH20	Upgrading and Expansion of the Port
Policy NH21	Railway Quay
Policy NH22	Transport Links to the Port
Policy NH23	East Quay
Policy NH24	North Quay
<b>Chapter 13: Peacehaven &amp; Telscombe</b>	
Policy PT5	Business Development
Policy PT6	Meridian and Bolney Avenue Industrial Estates Link
Policy PT9	Meridian Centre
Policy PT10	Access and Permeability at the Meridian Centre
Policy PT11	Joff Youth Club
Policy PT12	The Coast, Clifftop and Foreshore
Policy PT13	The Coast, Clifftop and Foreshore
Policy PT15	Telscombe Tye and Telscombe Village
Policy PT17	Informal Public Open Space
Policy PT18	Allotments
Policy PT19	The Valley Road Area
Policy PT20	The Valley Road Area
<b>Chapter 14: Seaford</b>	
Policy SF5	Land at Blatchington Road
Policy SF8	Cradle Hill Industrial Estate
Policy SF9	Footpath to Church Lane
Policy SF11	Bishopstone Conservation Area
Policy SF12	Land north of Alfriston Road
Policy SF14	The Seafront
Policy SF15	The Seafront
Policy SF16	The Seafront
<b>Chapter 15: Barcombe</b>	

Policy BA1	Recreational Facilities
<b>Chapter 16: Beddingham/Glynde</b>	
Policy BG1	Industrial Development at Balcombe Pit
<b>Chapter 17: Chailey</b>	
Policy CH1	Chailey Brickworks
<b>Chapter 20: Falmer</b>	
Policy FL1	University of Sussex
<b>Chapter 22: Hamsey</b>	
Policy HY1	Hamsey Brickworks
<b>Chapter 25: Newick</b>	
Policy NW1	Extension to the Playing Field
Policy NW2	Woodgate Dairy
<b>Chapter 28: Ringmer</b>	
Policy RG1	Caburn Field
Policy RG3	Land adjacent to Ringmer Community College
Policy RG4	Community/recreation area, The Broyle