

## Lewes District Council Local Development Plan draft 2019 – Area E1

This document lists The Friends of Tide Mills resubmitted issues regarding E1. The points we wish to make below can be considered a supplement to the outline concerns and points registered at the start of the public notice process for the above, taking into account the guidance document and notes now available.

### 1. CONTEXT.

For those at the hearing who perhaps do not know the area within which E1 lies it may be a good idea to give a quick overview to give some context.

Tide Mills lies, as a very much appreciated and undeveloped open space, between Newhaven and Seaford at the western end of Seaford bay. It should be a consideration in this hearing that Tide Mills is the last significant area of undeveloped open space to the sea for many miles to the west of Seaford. The whole area is now a designated Local Wildlife Site (LWS)

### 2. INCREASING POPULARITY AND ECONOMIC VALUE.

Due to the ongoing efforts of many individuals and community groups (of which the Friends of Tide Mills is just one), Tide Mills is now firmly on the map so to speak and is now enjoyed and appreciated by high numbers of local and out of district visitors year on year.

Corresponding with this rise in popularity, Tide Mills is an increasingly economic valuable asset to the local communities of both Newhaven and Seaford, and indeed the wider Lewes district. Its tranquillity, safe bathing beach, ecology and history are of undoubted increasing value to the tourist industry and should be very carefully nurtured and managed as such.

### 3. CONSEQUENCES OF E1.

If granted as currently outlined, E1 will undoubtedly increase the possibility of a permanent detrimental change to the western Tide Mills environment in several important ways- loss of open space, wildlife diversity, increased noise levels, incursion of vehicular traffic, increased levels of pollution.

Any further industrialisation of Tide Mills, in addition to that already recently witnessed due to Newhaven Port expansion and now the Port Access Road, would seriously affect the whole of this precious space and as a consequence its economic value just described.

### 4. PRACTICALITY OF MITIGATION SHOULD INDUSTRIALISATION BE ALLOWED.

Another point worth raising is the question of mitigation in the event of industrialisation occurring. It is our understanding that sustainable mitigation measures would now be required in law to compensate for any permanent loss of habitat. As Tide Mills is being squeezed already by Port Expansion and the Port

Access Road currently underway, any MEANINGFUL, PRACTICAL sustainability measures within Tide Mills itself would be very difficult to envisage and achieve.

#### 5. IS E1 JUSTIFIED? IS IT A KEY SITE WITHIN THE OVERALL LDC PLAN?

E1 could and should be considered unnecessary. The Lewes District Plan has already identified many acres of open ground to the North of Mill Creek and the Railway line for future industrialisation. To date no firm plans have been submitted for any of this space as far as we are aware. This must surely therefore bring into question the need for E1 within the overall LDC plan at all, particularly given the sensitivity and value of Tide Mills just iterated. E1 should not be considered a key site.

It is our contention that E1 should be removed completely from the local plan and permanently re designated as open space.

Thank you.