



Lewes District Council

LEWES DISTRICT LOCAL PLAN PART 2

STATEMENT OF COMMON GROUND

HOUSING DELIVERY – Land at The Nuggets, Edge of Burgess Hill, Valebridge Road, RH15 0RT

BETWEEN: Lewes District Council and Brookworth Homes Limited

DATE: 29 March 2019

This statement has been prepared to assist the Examination in Public by setting out the areas of common ground in respect of the delivery of land at The Nuggets housing allocation at Edge of Burgess Hill (within Wivelsfield Parish) identified within the draft Local Plan Part 2: Site Allocations and Development Management Policies development plan document, hereafter referred to as LPP2.

Introduction

1. The adopted Local Plan Part 1: Joint Core Strategy (2016) (LPP1) sets out the quantum and distribution of housing to be delivered in Lewes District over the Plan period 2010-2030. Spatial Policy 1 (*Provision of housing & employment land*) (SP1) and Spatial Policy 2 (*Distribution of housing*) (SP2) identify a housing requirement of 6,900 net additional dwellings¹, equivalent to 345 dwellings per annum.
2. A substantial proportion of the housing requirement has been met by completions since the start of the plan period and commitments to date, including strategic housing allocations in LPP1 and non-strategic housing allocations in 'made' and emerging neighborhood plans. The remainder of the requirement is to be identified through Local Plan Part 2 (LPP2) and the South Downs National Park (National Park) Local Plan².
3. The draft LPP2 applies to the area of the district outside the National Park. In areas of the district not undertaking neighbourhood plans, or who have chosen not to allocate housing sites within their neighbourhood plan, LPP2 identifies

¹ In its totality Spatial Policy 2 adds up to 6,926 net additional dwellings.

² The SDNP Local Plan has recently been examined and, at the time of preparing this SoCG, is consulting on Main modifications.

draft housing allocations to deliver the requirements of SP2. Furthermore, LPP2 seeks to retain and revise housing allocations ‘saved’ from the 2003 Lewes District Local Plan (LDLP)³.

Purpose of this Statement of Common Ground

4. This Statement of Common Ground (SoCG) is a jointly agreed statement between Lewes District Council (LDC) and Brookworth Homes Limited. It sets out the position and understanding with respect to the delivery of the draft housing allocation: BH01: Land at The Nuggets, Edge of Burgess Hill (within Wivelsfield Parish) correct as of the date of this statement. It is not binding on any party, but sets out a clear and positive direction to inform ongoing plan-making and delivery.

Background

5. The site was first submitted to the Council as a potential site for housing in 2011 and has formed part of the Strategic Housing and Economic Land Availability Assessment (SHELAA, previously SHLAA)⁴. The site was assessed for a potential yield of 14 dwellings. The site is concluded to be Deliverable: Suitable, Available and Achievable.
6. The SHELAA site assessment acknowledges the site’s relatively sustainable location; archaeological interest; adjacent ancient woodland and presence of protected species, which will require further investigation. Furthermore, Southern Water have identified the requirement for an easement for access to a sewer. No other known onsite constraints were identified from the desktop assessment.
7. In 2017 the site was consulted on as part of a potential housing allocation through the LPP2 Consultation Draft document. It was a potential site identified to contribute to delivering the minimum 100 net additional dwellings at Edge of Burgess Hill (within Wivelsfield Parish), as set out in SP2.

Latest Position

8. The site has continued to be promoted to the Council through the Local plan preparation and planning application process.
9. Pre-application advice was initially sought in October 2017 on the development of the site for 25 dwellings. The pre-app discussions largely focused on the layout and form of the proposal. Brookworth Homes Limited has since submitted a planning application for the development of 24 dwellings (22 net dwellings) with a mixture of one, two and three bedroom dwellings.

³ ‘saved’ under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004.

⁴ SHELAA site reference 18WV

Planning application reference	Site proposal	Planning Status
LW/18/0566	Demolition of two existing dwellings (Pump House and Nuggets) in order to create access, and development comprising construction of 24 residential dwellings on land east of Valebridge Road (Amended Plans).	Received 16 July 2018 – <i>awaiting decision</i>

10. A number of supporting documents, including a: Design and Access Statement; Archaeological and Heritage Statement; Tree Survey and Arboricultural Statement; Transport Statement; FRA and Sustainable Urban Drainage System Assessment; Ecological Impact Assessment; and Landscape and Visual Impact Assessment have been prepared for the planning application.
11. At the time of writing, the planning application is still live, with a decision anticipated at Planning Committee in April 2019.
12. Draft policy BH01 recognises that there are various designations on and adjacent to the site including: Tree Protection Order Group, Ancient Woodland (as stipulated by Natural England and in the “Weald and Downs Ancient Woodland Survey Inventory” 2010); archaeological potential and protected species which will require investigating as part of any future planning application submission.

Areas of Common Ground

13. The parties agree that draft Policy BH01 is considered to be: positively prepared; justified; effective and consistent with national policy, in accordance with paragraph 182 of the 2012 National Planning Policy Framework.
14. The parties agree that draft Policy BH01 is deliverable and developable, in accordance with paragraph 47 of the 2012 National Planning Policy Framework, and can be delivered within the timeframe of the Plan (by 2030).
15. The parties agree that the development of the site is viable taking into account the reasonable policy requirements of draft Policy BH01 and the development plan as a whole.
16. The parties agree that draft Policy BH01 will contribute to meeting the minimum 100 net additional dwellings at Edge of Burgess Hill (within Wivelsfield Parish) as required by Spatial Policy 2 of LPP1.

17. Both parties agree that the site will deliver the number of net additional dwellings and provide a range of different sized dwellings and house types. Furthermore, the site can deliver 40% affordable housing.
18. The areas of ancient woodland that influence the development of this site are those currently set out by Natural England and in the "Weald and Downs Ancient Woodland Survey Inventory" 2010, and they do not compromise the principle of housing being delivered on this site or the aims and objectives of Draft Policy BH01.
19. The differences in the site boundary shown in the planning application and Draft Policy BH01 are not so extensive that it conflicts with the aims and objectives of the Draft Policy.
20. A very small area of the site on its western edge, at the point of access from Valebridge Road, is located within the administrative boundaries of Mid-Sussex District Council and West Sussex County Council, although this does not include any housing units. Approval is therefore required from Mid-Sussex District Council for the site entrance point only. Planning approval for the access point was granted at Mid-Sussex Planning Committee on 28th March 2019.

Signed

On behalf of Lewes District Council



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(Natalie Sharp, Senior Planning Policy Officer)

On behalf of Brookworth Homes Limited



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(Gavin Rowley, Managing Director)