



## Lewes District Council

### LEWES DISTRICT LOCAL PLAN PART 2

#### STATEMENT OF COMMON GROUND

#### HOUSING DELIVERY – Layden Hall, East Grinstead Road, North Chailey

#### BETWEEN: Lewes District Council and Asprey Homes

DATE: 4 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 the land at Layden Hall housing allocation at North Chailey 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 dwellings<sup>1</sup>, 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 Plan<sup>2</sup>.
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 draft housing allocations to deliver the requirements of SP2.

---

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

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

## **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 Asprey Homes. It sets out the position and understanding with respect to the delivery of the draft housing allocation: CH02 Layden Hall, North Chailey, 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 2006 and has formed part of the Strategic Housing and Economic Land Availability Assessment (SHELAA, previously SHLAA) since 2010<sup>3</sup>. The site was initially filtered from further detailed assessment as it failed the six dwelling threshold. In 2013 the site was assessed for a potential yield of six units and concluded to be Developable: Suitable and Available but unknown Achievability.
6. Subsequent work between the Council, the proponent and East Sussex County Council Highway Authority established that the land required to achieve suitable access was in the same ownership. Therefore delivery of the site was not reliant on third party land.
7. In 2013 the Layden Hall site was consulted on as a potential housing option through the LPP2 Issues and Options. It was one of three potential sites identified to contribute to delivering the minimum 30 net additional dwellings at North Chailey, as set out in SP2.

## **Latest Position**

8. The site has continued to be promoted to the Council through the plan preparation process. At the LPP2 Pre-Submission stage Asprey Homes submitted a representation supporting the draft housing allocation and confirming the site's deliverability.
9. In addition, Asprey Homes has been working with the landowners on developing a proposal with the aim of submitting a planning application later this year.
10. Architects have been commissioned to provide some initial layout sketches, based on eight dwellings of different sized dwellings. Ecological surveys are planned for this spring with archaeological assessments to follow.
11. To date, no known constraints have been identified on site, however draft policy CH02 recognises that there are biodiversity and archaeological designations nearby which require investigating as part of any future planning application submission.

---

<sup>3</sup> SHELAA site reference 08CH

## Areas of Common Ground

12. The parties agree that draft Policy CH02 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.
13. The parties agree that draft Policy CH02 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).
14. The parties agree that the development of the site is viable taking into account the reasonable policy requirements of draft Policy CH02 and the development plan as a whole.
15. The parties agree that draft Policy CH02 will contribute to meeting the minimum 30 net additional dwellings at North Chailey as required by Spatial Policy 2 of LPP1.

### Signed

**On behalf of Lewes District and Eastbourne Borough Councils**



.....  
**(Natalie Sharp, Senior Planning Policy Officer)**

**On behalf of Asprey Homes**



.....  
**(Print name and title)**

ELLIOTT BANCE DIRECTOR