



Lewes District Council

Lewes District Local Plan Part 2: Site Allocations and Development Management Policies

Submission Document

Proposed Minor Modifications

Schedule 2

March 2019

This is the second schedule setting out the minor modifications proposed to the Lewes District Local Plan Part 2, following its formal submission to the Secretary of State. The first schedule of proposed minor modifications (CD012 in the Examination Library) was submitted to the Secretary of State alongside the Local Plan Part 2 on 21st December 2018.

This second schedule sets out modifications that have been identified post-submission. The schedule includes modifications that have been proposed to the Inspector in the Council's Matters Statements, published in March 2019, and modifications required to update information or correct drafting errors in the submission document.

All policy, paragraph and page numbers relate to the Submission Lewes District Local Plan Part 2 (CD001 in the Examination Library).

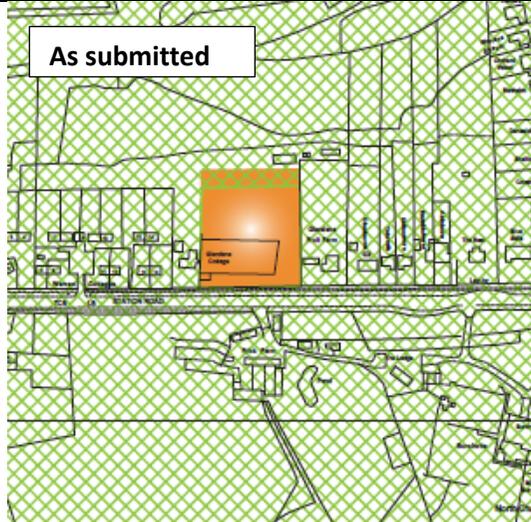
These proposed modifications have not been published for formal representations to be made in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This is because the modifications are considered to be matters of clarification, factual correction or update which do not affect the soundness of the Plan.

The Council is confident that the Local Plan Part 2 as submitted is sound. The proposed modifications in this schedule will aid in the application and implementation of the Local Plan Part 2, but do not fundamentally alter the document published for representations to be made under regulation 19 between 24 September and 5 November 2018.

The schedule shows text as ~~crossed through~~ where deleted and underlined where new text has been added.

Schedule of Proposed Modifications

Number	Document Reference	Proposed Change	Reason for change
M30	Index of Policies, page 3	Within the list of policies under the heading Residential Site Allocations , insert the words ' <u>Policy CH03 – Land adjacent to Mill Lane.....page 44</u> '	Correction
M31	Index of Policies, page 3	Within the list of policies under the heading Spatial Strategy , amend the title of Policy DM2 to read: Policy DM2: Affordable Homes <u>Rural</u> Exception Sites	Clarification
M32	Index of Policies, page 4	Within the list of policies under the heading Protecting and Enhancing the Distinctive Quality of the Environment , insert the words ' <u>Policy DM27: Landscape Design.....page 99</u> '	Correction
M33	Policies Inset Map 12: North Chailey	Amend boundary of Countryside Policies layer to wrap around draft housing site allocation CH01: Land at Glendene Farm. See maps below. (<i>amended map to be inserted once produced</i>)	Correction

			
M34	Policy NH02, page 22	<p>Amend criterion b) to read:</p> <p><u>b) No loss in the number of existing berths; where there is a net increase in the number of berths appropriate toilet and pump out facilities must be provided to manage waste and sewage arising.</u></p>	Clarification
M35	Policy NH02, page 22	<p>Amend criterion d) to read:</p> <p>d) New development must include an appropriate standard flood protection (including safe access to and egress from the site), and provision for future maintenance, to be agreed with the Environment Agency;</p>	Clarification and correction
M36	Policy NH02, page 22	<p>Amend criterion g) to read:</p> <p><u>g) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. There should be no net loss, and seek to provide a net gain to biodiversity, in particular to Habitats of Principal</u></p>	Clarification

		<u>Importance (formerly known as BAP habitats). Where impacts on biodiversity cannot be avoided or mitigated, like-for-like compensatory habitat at or close to the development site will be required. Development allows for the protection of biodiversity and enhancement where possible; and</u>	
M37	Policy NH02, page 25	Insert new paragraph 2.39 to read: <u>'Development will be required to submit a desk study, conceptual model, site investigation, risk assessment and Remedial Method Statement for contaminated land in line with best practice approaches and carried out by or under the direction of a suitably qualified competent person and in accordance with most recent guidance.'</u>	Clarification
M38	Policy NH02, page 25	Insert new paragraph 2.40 to read: <u>'Where additional moorings are provided, consideration must be given to the management of additional waste and sewage arising. Appropriate services, such as toilets and pump out facilities, should be provided where appropriate to reduce the risk to water quality from recreational boating. The size of the pump out facility should be appropriate to that of the development and agreed by the local authority prior to construction.'</u>	Clarification
M39	Policy BH01, page 26	Amend criterion d) to read: d) Tree surveys undertaken and appropriate measures, including proper buffers, are identified and implemented accordingly to mitigate potential adverse impacts on the Tree Protection Order group and Ancient Woodland <u>(at least 15m buffer)</u> on and/ or adjacent to the site;	Clarification and consistency
M40	Policy GT01, page 53	Add new criterion h) to read:	Consistency

		<u>h) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water; if non-mains drainage an environmental permit will be required.</u>	
M41	Policy GT01, page 53	Amend criterion b) to read: b) Development <u>The site should be levelled and laid out to provide sufficient room to allow for vehicles to turn around within the site;</u>	Clarification
M42	Para 3.21, page 61	Amend para 3.21 to read: The design and massing of any proposed development will also need to consider the visual impact on both the Grade II registered Stanmer Park and the Listed Buildings within the University of Sussex campus. Careful consideration should be given to the choice of materials which should be complementary to those of the stadium, yet distinct and subservient, and designed to fit comfortably within the site's downland context. <u>The design and materials used should reflect the setting of the South Downs National Park, specifically paying reference to the South Downs Integrated Landscape Character Assessment (SDILCA) prepared the South Downs National Park Authority.</u>	Clarification
M43	Para 3.23, page 61	Amend para 3.23 to read: Any development of land within the boundary of Brighton & Hove City Council will need to take account of the priorities set out in Policy DA3 (Lewes Road Development Area) of the adopted Brighton & Hove City Plan Part 1. The main thrust of the City Council's strategy for the Lewes Road Development Area is to promote and enhance the role of the area for higher education, whilst securing improvements to the townscape, the public realm, green infrastructure, biodiversity and air quality. <u>In addition, sustainable transport infrastructure are</u>	Clarification

		<u>required to ensure that the development does not have an adverse impact on the performance of the Falmer Interchange trunk road junction at the A27 Lewes Road/B2123 Falmer junction.</u>	
M44	Para.4.8, page 65	Amend the section title to read: Affordable Homes <u>Rural</u> Exception Sites	Clarification
	Policy DM2, page 66	Amend the title of Policy DM2 to read: DM2: Affordable Homes <u>Rural</u> Exception Sites	Clarification
M45	Para.4.48, page 82	Amend the first sentence of paragraph 4.48 to read: Core Policy 14 <u>8</u> (<i>Green Infrastructure</i>) of the Local Plan Part 1 sets out the overall strategic framework for managing and enhancing the green infrastructure network across the district.	Correction
M46	Policy DM24, page 95	Amend the third paragraph of Policy DM24 to read: Development that would be likely to adversely affect a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), or a Marine Conservation Zone (MCZ), <u>either individually or in combination with other developments</u>, will only be permitted where the benefits of the development, <u>at this site, in the location proposed</u> clearly outweigh the damage to the nationally recognised special interest of the designated site and any adverse impacts on the wider network of SSSIs.	Clarification in response to comments from Natural England (REP/102)
M47	Policy DM24, page 95	Amend the fourth paragraph of Policy DM25 to read: Development which would result in loss or damage to a site of biodiversity or geological value of regional or local importance including Local Nature	Update in response to comments from Natural England

		Reserves (LNR), Wildlife Trust Reserves, Local Wildlife Sites, irreplaceable habitats and habitats and species of principal importance for biodiversity will only be permitted where the benefits of the development clearly outweigh the damage to the conservation interest of the site and any loss can be mitigated to achieve a net gain in biodiversity/geodiversity	(REP/102)
M48	Policy DM24, page 95	Insert a new penultimate paragraph into Policy DM25 to read: <u>Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland or veteran trees) will be refused, unless there are wholly exceptional circumstances and a suitable compensation strategy exists.</u>	Update in response to comments from Natural England (REP/102)
M49	Policy DM33, page 106	Amend the first paragraph of Policy DM33 to read: Development affecting a heritage asset will only be permitted where the proposal would make a positive contribution to conserving or enhancing the significance of the heritage asset, taking account of its character, appearance and setting.	Clarification
M50	Policy DM35, page 108	Amend Policy DM35 to read: Development that would have a harmful impact on the convenience, safety or amenity value of the existing or proposed <u>public</u> footpath, cycle or bridleway network will only be permitted where this impact can be satisfactorily mitigated or an alternative facility of equivalent or improved quality would be delivered as part of the development.	Clarification
M51	Sustainability Appraisal, Page 93	Include closing bracket to read: 10.8. The Submission Local Plan Part 2 includes the following Housing Site Allocations <u>(the policies in bold are the reviewed unimplemented 2003 LDLP</u>	Correction

		<u>housing site allocations</u>):	
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