



## Lewes District Council

### LEWES DISTRICT LOCAL PLAN PART 2

#### STATEMENT OF COMMON GROUND HOUSING DELIVERY – Land south of The Plough, Plumpton

**BETWEEN: Lewes District Council and Phil Davis (as landowner)**

**DATE: 1 April 2019**

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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 south of The Plough Gypsy and Traveller allocation 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 number of permanent pitches to be delivered in Lewes District over the Plan period 2010-2030. Core Policy 3 (*Gypsy and Traveller Accommodation*) identifies a requirement of 13 net additional permanent pitches. Of the 13 pitches five will serve the needs of the area outside the South Downs National Park (National Park) and eight will serve the needs within the National Park.
2. The draft LPP2 applies to the area of the district outside the National Park. Core Policy 3 stipulates that sites will be allocated through LPP2 and the South Downs National Park Authority's Local Plan, unless sites are identified in neighbourhood plans. To date, no 'made' or emerging neighbourhood plans have identified a site for Gypsy and Traveller accommodation. Therefore, LPP2 is required to deliver this element of LPP1.

### Purpose of this Statement of Common Ground

3. This Statement of Common Ground (SoCG) is a jointly agreed statement between Lewes District Council (LDC) and Phil Davis. It sets out the position and understanding with respect to the delivery of the draft Gypsy and Traveller allocation GT01: land south of The Plough, 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**

4. The site is located within a larger grass field, approximately 4.47ha<sup>1</sup>. This larger area of land was submitted to the Council in 2010 to be considered for potential housing through the Strategic Housing and Economic Land Availability Assessment (SHELAA, previously SHLAA)<sup>2</sup>. The site was filtered from detailed assessment as it was beyond 500m from an existing planning boundary.
5. As part of the Council's search for sites to assess for potential Gypsy and Traveller use, a number of SHELAA site proponents, whose sites had been filtered, were approached to determine if they were agreeable to their site being assessed for Gypsy and Traveller use. These sites then fed into the 2012 addendum to the Gypsy and Traveller Site Assessment. However, the site was not taken forward at this stage due to highway concerns.
6. In 2018 the Council approached the landowner to confirm if the land was still available for consideration as a Gypsy and Traveller site, albeit as a significantly smaller site, approximately 0.69ha.
7. The Council sought comments from the local highways authority, local lead flood authority and East Sussex County Council's archaeologist, ecologist and landscape specialists. The site was then assessed against the criteria in Core Policy 3.

## **Areas of Common Ground**

8. The parties agree that draft Policy GT01 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.
9. The parties agree that draft Policy GT01 is deliverable and developable, in accordance with paragraph 10 of the 2015 Planning policy for traveller sites (PPTS), and can be delivered within the timeframe of the Plan (by 2030).
10. The parties agree that the site is available for the provision of permanent Gypsy and Traveller pitches, contributing to the delivery of the requirements set out in Core Policy 3 of LPP1.

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<sup>1</sup> The total area of land within the same landownership within this location is 5.447 ha.

<sup>2</sup> SHELAA site reference 03PL


**Signed**

**On behalf of Lewes District Council**



.....  
**(Print name and title)** NATALIE SHARP, SENIOR PLANNING POLICY OFFICER

**On behalf of Phil Davis**

 P. M. DAVIS C. E.  
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**(Print name and title)**