

## **Lewes District Local Plan Part 2 Examination**

**Additional information re Matter 3, Housing Provision: Development Management policies.**

**John Kay**

### **Matter 3    Housing Provision**

#### **Policies on Exception Site housing, Custom and Self-build Housing and Qualitative Aspects of Housing Provision**

- 1.01 At the recent Examination CPRE Sussex criticised the Development Management policies in the draft LLP2 in several respects. We criticised the Rural Exception Site policy as likely to be ineffective and contrary to national policy because it did not include the incentives to landowners recommended in the 2019 NPPF. We also criticised it as contrary to national policy because it did not include any policies to meet the NPPF requirements to make proper provision for custom and self-build housing or to ensure that the types of housing delivered met local need [see previous CPRE submissions].
- 1.02 Subsequent to the examination, CPRE Sussex has been engaged in the consideration of the draft Wealden Local Plan, published in January 2019 and scheduled for examination in May 2019. This Local Plan is also being examined against the 2012 NPPF. The draft plan is available at:  
[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Wealden\\_Local\\_Plan/Wealden\\_Local\\_Plan\\_Submission\\_Library.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/Wealden_Local_Plan_Submission_Library.aspx)
- 1.03 We would like to draw to the Inspector's attention that this draft Local Plan does include, in its policy HG5, a policy on Exception Site Housing that recognises the importance of enabling market housing for their delivery.
- 1.04 It also includes in its policy HG7 a policy on Custom and Self-build housing broadly similar to that CPRE Sussex recommends should be included in LLP2.
- 1.05 Furthermore it recognises in its policies HG4, HG9 & HG12 the importance of including Development Management policies designed to ensure that the types (as well as the numbers) of new homes provided in a District match those required to meet the District's housing needs. The main needs identified are very similar to those identified by CPRE Sussex.
- 1.06 CPRE Sussex also drew attention to the need to ensure by attention to detailed wording that policies in LLP2 did not, when considered against the new provisions of the current NPPF, unintentionally supplant policies in adopted Neighbourhood Plans merely because LLP2 was adopted at a later date. We note that the Wealden Local Plan does include such protections. This could be considered somewhat ironic, as Wealden District Council has not encouraged the development of Neighbourhood Plans within its District, and does not actually have any made Neighbourhood Plans.