

May 2010

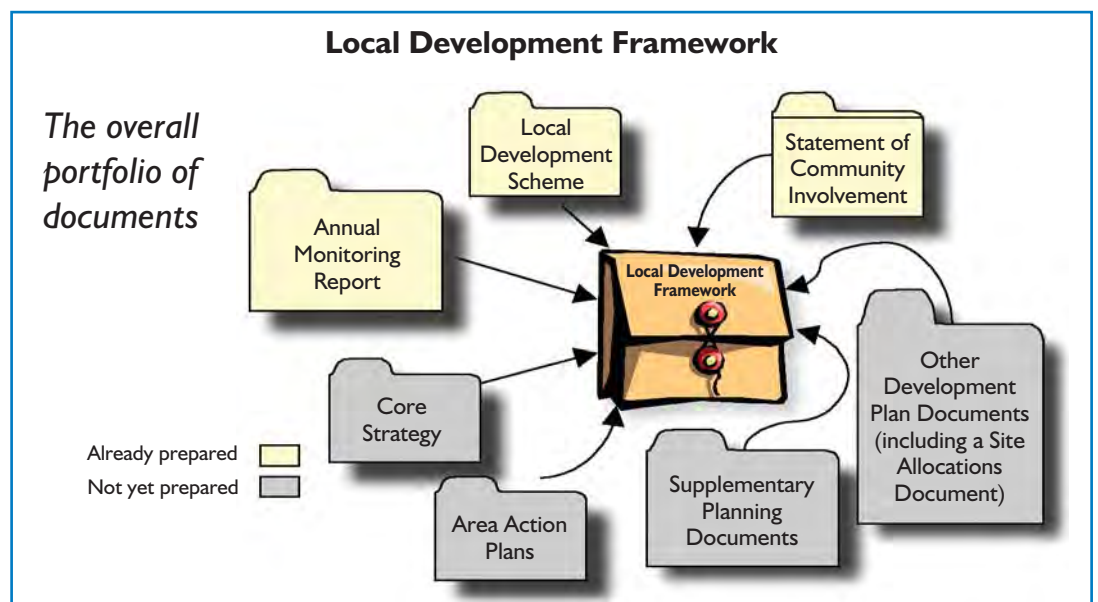
# Core Strategy Issues and Emerging Options Topic Papers INTRODUCTION AND BACKGROUND TO THE TOPIC PAPERS

## Background

### The Local Development Framework

Lewes District Council is currently preparing a Local Development Framework (LDF) that will, once adopted, guide new development in the District for the period up to 2026. The LDF is a statutory development plan and is presented like a portfolio of documents, which will each deal with a different aspect of planning or the administration of planning.

So far the Council has produced the following documents for the portfolio; a Local Development Scheme that sets out the proposed timetable of the production of the various documents within the LDF; a Statement of Community Involvement that sets out how and when the Council will undertake consultation in relation to the LDF (and significant planning applications); and an up-to-date Annual Monitoring Report that amongst other things reviews progress on the production of the LDF. All of these documents are available to view on the Council's website [www.lewes.gov.uk](http://www.lewes.gov.uk)





## A Core Strategy for Lewes District – how it is prepared and progress to date

The Core Strategy will be the pivotal document in the Council's LDF and will set out the over-arching strategies to which all other documents in the LDF will need to conform. A key purpose of the Core Strategy will be to set out a vision for Lewes District and identify the areas in the District where new development or change is to take place up to 2026.

Formulating a Core Strategy document is not a new task to the District Council, as it commenced work on such a document in 2004. This document progressed to the stage of the publication of a Core Strategy - Preferred Options document for public consultation, in September 2006.

Due to fundamental concerns being raised on the 2006 document and a number of recent and significant changes to national and regional planning policy, the District Council has decided to start afresh in preparing a Core Strategy document. This does not mean that all the work that was undertaken to inform the 2006 Core Strategy document, including the valuable input received from members of the public and key organisations, has been wasted. Where relevant, this work and input has been used to inform the papers that are subject to this consultation<sup>1</sup>.

The process of preparing a Core Strategy can be sub-divided into a number of specific stages, which are identified in the table below. Ongoing engagement with the public and key organisations will be undertaken throughout the production of the Core Strategy. This will be in addition to three formal consultation periods, which are identified in red below.

<b>Stages in preparing the Core Strategy</b>	
Issues and Emerging Options Topic Papers <sup>2</sup>	May 2010
Preferred Strategy (including other options considered) <sup>2</sup>	Late 2010
Proposed Submission Document <sup>3</sup>	Early Summer 2011
Formal Submission <sup>4</sup>	Autumn 2011
Examination	Early 2012
Adoption	Spring/Summer 2012

<sup>1</sup> The 'Summary of Responses' document identifies how the consultation responses received on the Preferred Options document from 2006 have been considered in the formulation of these consultation papers. This document can be viewed at [www.lewes.gov.uk/corestrategy](http://www.lewes.gov.uk/corestrategy)

<sup>2</sup> These stages will constitute Regulation 25 of The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

<sup>3</sup> Regulation 27 of the above regulations

<sup>4</sup> Regulation 30 of the above regulations

## Current Consultation

### Core Strategy 'Issues and Emerging Options' Topic Papers

The content of the topic papers, which are subject to this consultation, bring together recent engagement work undertaken with representatives from the Town and Parish Councils, District Councillors and members of the Local Strategic Partnership (in particular the Steering Group). In addition, a significant amount of evidence and research has been gathered to guide the content of these papers.

The aim of this consultation is to obtain feedback as to whether the Council has identified the correct and relevant issues and problems that face the District. This is particularly important as it is these issues and problems that the Core Strategy will seek to address.

In addition we are seeking views on the proposed vision for Lewes District in 2026 together with the strategic objectives that the Core Strategy will aim to achieve. The Council has also begun to identify some spatial options for delivering the strategy, which has included the identification of some strategic sites/locations, and these are identified in Topic Papers 5, 7 and 8.

Views on these options as well as the identification of additional options are being sought at this stage. It should be noted that **at this time the Council has no preconceived view as to what options should be pursued.**

It is essential that the emerging Core Strategy places the concept of sustainable development at its heart. Sustainability is the core principle underpinning planning with the message that it creates *'development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs'*.

To help ensure that this is realised, a process called the Sustainability Appraisal will be undertaken in parallel with the production of the Core Strategy. The Sustainability Appraisal process will assess different options, which are identified for delivering the strategy, against a set of sustainability objectives and indicators. The Council has identified a draft set of objectives and indicators<sup>5</sup> and views are sought on these as part of this consultation.

The full range of topic papers that make up this consultation is as follows:

- **Topic Paper 1** – Characteristics of the District
- **Topic Paper 2** – Key strategic issues and challenges for the District
- **Topic Paper 3** – A draft vision for Lewes District
- **Topic Paper 4** – Draft strategic objectives for the Core Strategy
- **Topic Paper 5** – Developing a broad strategy for accommodating and delivering growth
- **Topic Paper 6** – Other key elements of the emerging strategy
- **Topic Paper 7** – Possible Strategic Development Site at North Street, Lewes
- **Topic Paper 8** – Possible Strategic Development Site at Eastside, Newhaven
- **Topic Paper 9** – Sustainability Appraisal objectives and indicators

<sup>5</sup> The sustainability objectives and indicators are contained within the Scoping Report, which can be viewed at [www.lewes.gov.uk/corestrategy](http://www.lewes.gov.uk/corestrategy)



## Topic paper Introduction

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## Key influences on the content of the Issues and Emerging Options Topic Papers

As previously mentioned in this paper, there have been a number of key influences on the content of the Topic Papers, namely the comments made on the 2006 Preferred Options document, input from District Councillors, the Local Strategic Partnership Steering Group and representatives from Town and Parish Councils and the Council's emerging evidence base.

In terms of the evidence base, the following key pieces of work have been undertaken to date, or are in the process of being undertaken (it is accepted that certain pieces of evidence need to be updated in order to more accurately influence the emerging Core Strategy).

Type of Evidence	Present Status
Housing Market Assessment	Completed in 2008, but will need to be updated and include a Viability Assessment.
Strategic Housing Land Availability Assessment (SHLAA)	To be completed Summer 2010
Housing Needs Study	Last issued 2005/6. To be updated 2010
Employment Land Review (ELR)	To be completed 2010
Strategic Flood Risk Assessment	Completed 2009
PPS25 - Sequential Test	To be undertaken on completion of the SHLAA and ELR
Retail Study	Completed 2005. (To be updated 2011)
Newhaven Master plan	Consultation on the findings of this study is due to be undertaken in Summer 2010
Feasibility Studies for Development Options at Burgess Hill and Haywards Heath	Studies commissioned by Mid Sussex DC (Lewes DC were a partner) and undertaken by Atkins in 2005/6.
Open Space/Recreational Space Study	2004. Study to be updated.
Green Infrastructure Strategy	To be completed late 2010
Ancient Woodland Inventory	To be completed by late Spring 2010
Rural Settlement Study	To be completed 2010
Renewable Energy and Low Carbon Development Study	To be completed summer 2010
Sustainability Appraisal, including Strategic Environmental Assessment	Ongoing – been carried out in-house to date.

The Council acknowledges that not all the required evidence has been gathered to inform the preparation of the Core Strategy, however, further pieces of evidence gathering will also be undertaken over the coming few months to help with the identification and appraisal of options for the Core Strategy. This will include an Appropriate Assessment, Infrastructure Position Paper and Delivery Plan, a Strategic Transport Study and a Health and Equality Study. Areas where further evidence gathering may be required could be identified through this consultation.

As well as the evidence base, the Council has also had to be mindful of other documents that set out development requirements and aspirations for Lewes District and are therefore a key influence on these topic papers and on the emerging Core Strategy.

Two of these key documents are identified below, although there are others that will need to be considered (the Sustainability Appraisal Scoping Report identifies the full extent of documents that will influence the Core Strategy and can be viewed at [www.lewes.gov.uk/corestrategy](http://www.lewes.gov.uk/corestrategy)).

### **The South East Plan**

The Regional Spatial Strategy for the South East of England is called the South East Plan and it is in this document that broader issues such as the number of new houses to be provided in the District and priorities for infrastructure are set out. This is relevant to the Core Strategy as the Council's LDF must be in conformity with this regional planning policy document and must show how the requirements for housing delivery are to be met. (Further information on the South East Plan can be found on [www.gos.gov.uk/gose/planning/regionalPlanning/815640/](http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/)). Any change to regional planning policy will need to be responded to as the Core Strategy is progressed.

### **Lewes District Sustainable Community Strategy**

The Council's 'Sustainable Community Strategy' sets out a shared vision to 'create vibrant, distinctive safe and sustainable communities where everyone who lives, works, visits or studies in the District supports one another and takes care of the environment – a community we can all be proud of'.

It sets out the key priorities for action over the coming years across six main themes:

- A Valued Environment
- Decent and Affordable Housing For All
- Safer and Stronger Communities
- Access to Good Local Facilities
- Healthier Communities
- A Vibrant and Sustainable Economy

It will be the role of the Core Strategy to provide the opportunities for the delivery of the vision and themes of the Sustainable Community Strategy.



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## Consequences of the South Downs National Park on the Core Strategy for Lewes District

The Core Strategy document is being prepared in order to cover the whole of Lewes District, as it currently exists. Just over 50% of Lewes District falls within the South Downs National Park boundary.

The National Park Authority came into being as a “shadow authority” on 1st April 2010. A year on from this date the National Park Authority will assume full responsibilities, including being the “sole planning authority” for the whole designated area.

On the 1st April 2011 the National Park Authority will inherit any adopted Local Development Documents that cover the park area. From the timetable

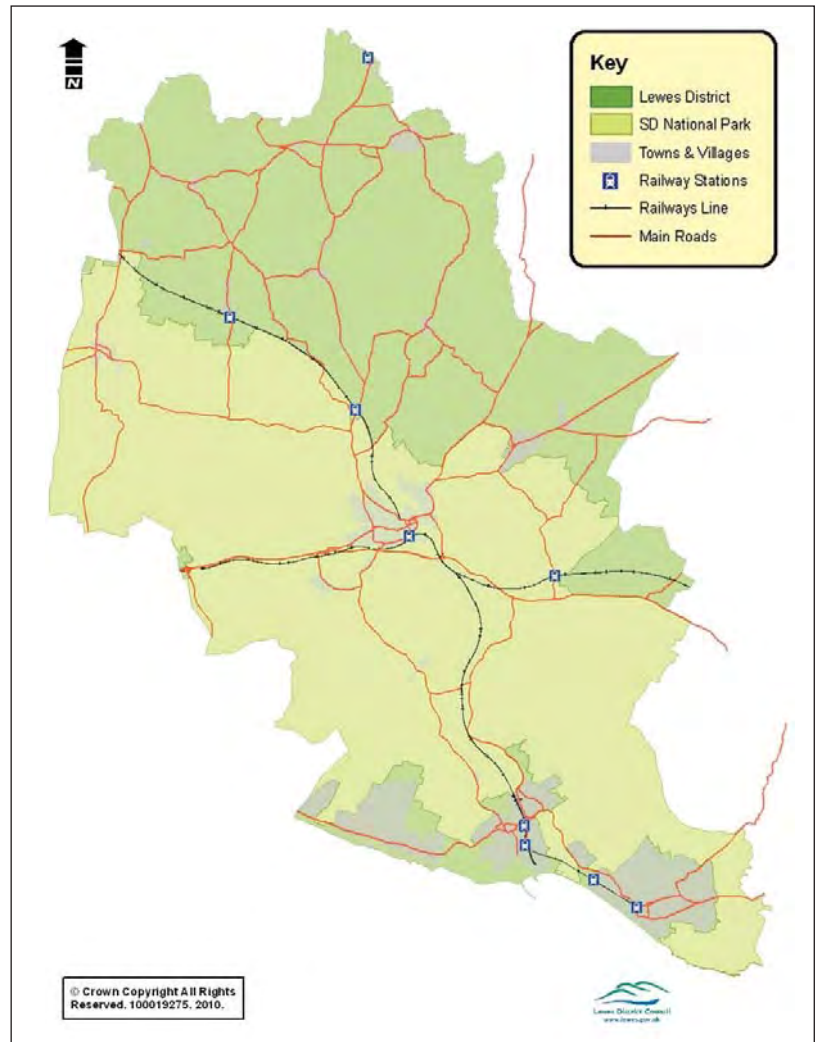
identified on page 2 it is clear that the Core Strategy for Lewes District will not be adopted by the aforementioned date. In Lewes District Council's case the Core Strategy is due to be adopted after this date and therefore the document will be completed as a joint exercise between Lewes District Council and the National Park Authority.

In the period up until April 2011 the District Council will work closely with the “shadow authority” to ensure that both the District Council and the National Park Authority are willing to progress the Core Strategy for the good of both administrative areas.

### What happens next?

The Topic Papers have been published for an **8 week** period of consultation (up until the **16th July 2010**). Hopefully this period should ensure that plenty of time is available for everyone who has an interest in the area, to make their views known.

The Council will acknowledge all written representations received and in the summer will review all the comments made.



The comments made will help the Council to re-draft the vision if required, review the objectives and identify and assess options for the spatial strategy.

As identified in the production timetable, further consultation will be carried out later on in the year on the 'Preferred Strategy' document. If you make a representation on the Topic Papers you will be automatically notified when further consultations on the Core Strategy take place.

***This is your opportunity to shape your local area and input on how the District develops over the next 15 years. The Council would appreciate and value any comments you have on this document. The Topic Papers that follow this Introductory Paper present a series of questions that we are particularly keen to get your responses to.***

## **Obtaining additional copies of the Issues and Emerging Options Topic Papers**

- Downloading it from **[www.lewes.gov.uk/corestrategy](http://www.lewes.gov.uk/corestrategy)**
- Emailing **[ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk)**
- Visiting Lewes District Council at Southover House
- Telephoning the Planning Policy Team on **01273 484417**

## **How to respond to the Core Strategy Issues and Emerging Options Topic Papers**

Views are invited to the questions that are located at the end of each of the Topic Papers. You need only reply to any part of the questions that are of interest to you, or you may introduce other comments.

### **Comments may be sent to the Council by:**

By email to: **[ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk)**

By fax to: **01273 484452**

By post to: Lewes District Council

Planning Policy Team

Southover House

Southover Road

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BN7 1AB

***Comments must be received by the 16th July 2010***



# LDF

Local Development Framework

## Topic paper Introduction

May 2010



**This leaflet can be made available in large print, audiotape,  
disk or in another language upon request.**

**Please telephone 01273 484141 or  
email [lewesdc@lewes.gov.uk](mailto:lewesdc@lewes.gov.uk)**