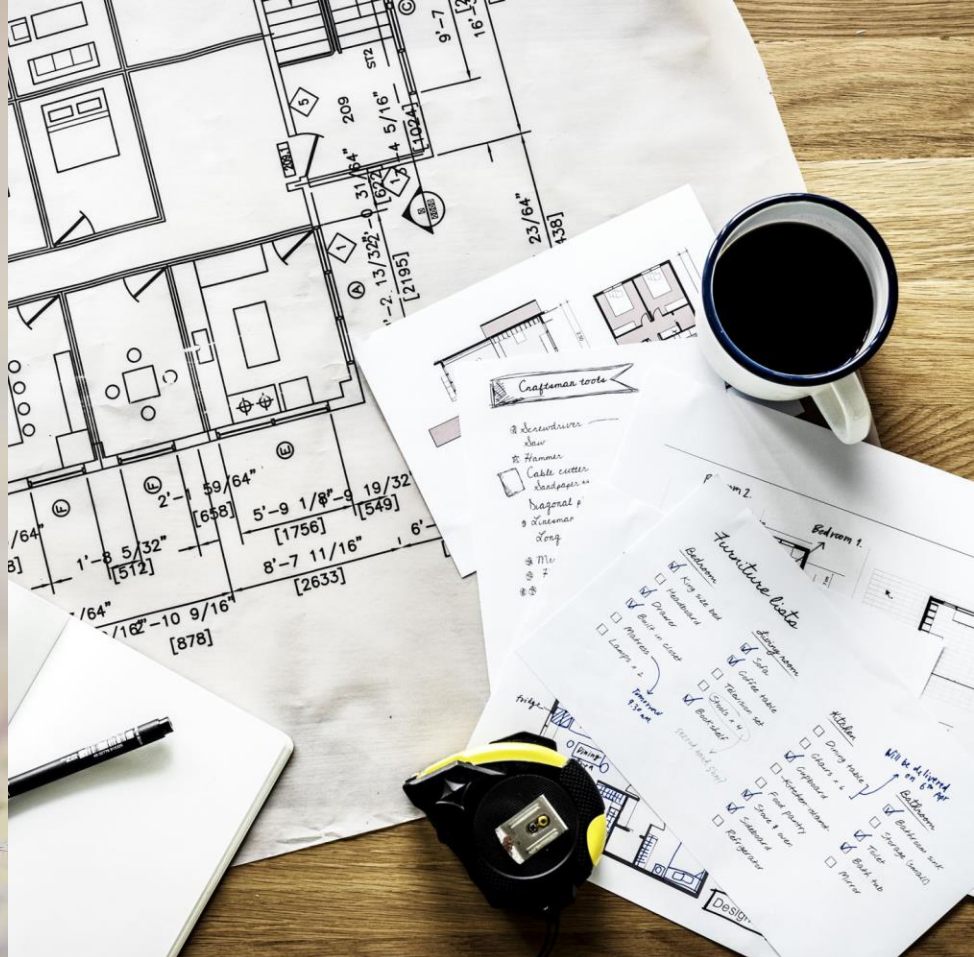
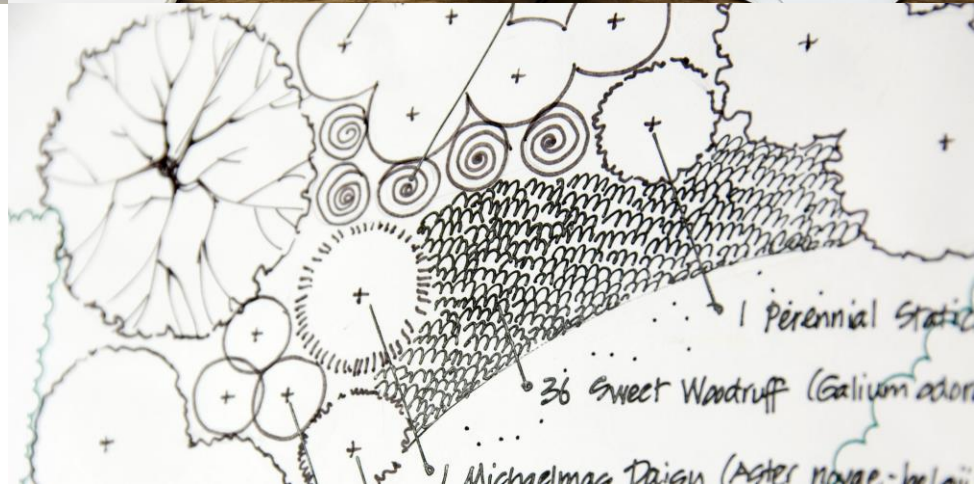


Shaping Our Future



Lewes District Local Plan: Phase 2 consultation



Presentation to cover:

- Plan-making in England
- The Lewes District Local Plan & Process
- The Phase 2 consultation
- Infrastructure planning
- Having your say
- Next Steps
- Q&A

Planning in England

Why prepare a Local Plan?

"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

NPPF 2024

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

The Planning Hierarchy

The system operates at three main levels, where each lower level must generally align with the policies set above it.

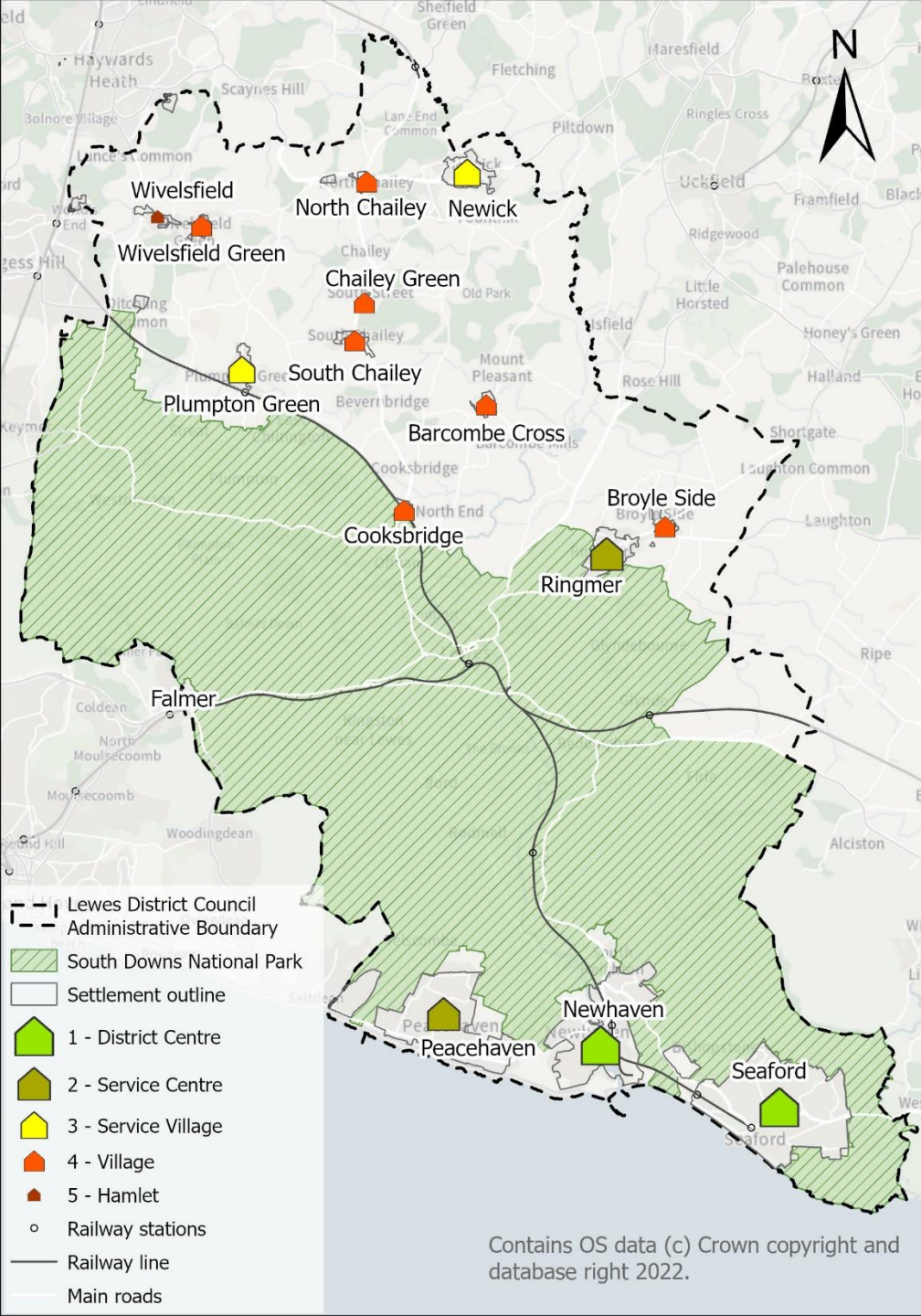
The Development Plan

National Level: The National Planning Policy Framework (NPPF)

Local Level: The most critical document is the **Local Plan**.

Neighbourhood Level: can create **Neighbourhood Plans**.

What is the Lewes District Local Plan?



- **Purpose:** It is the **statutory planning framework** that will guide development in the Lewes District area (outside the South Downs National Park) until **2042**
- A Local Plan is a legally important document prepared by **Lewes District Council** that guides:
 - **Where new homes can be built and jobs**
 - **What infrastructure is needed**
 - **How we protect our countryside and environment**
 - The rules planning officers use to decide on planning applications.
- Think of it as a long-term blueprint for **how our homes, villages, towns, and rural areas grow** over the next 20 years.
- **Why Now:** The current plan expires in **2030**. This new plan aims to **manage growth** sustainably, balancing the need for homes and jobs with protecting our environment and character

The Plan vision

- The plan's overarching vision aims to create:
 - **Sustainable, resilient communities**
 - **Enough housing to meet local needs**
 - **Employment opportunities**
 - **Protection of the environment and countryside**
 - **Transport that prioritises walking, cycling and public transport**



The Lewes District Local Plan Process



The Local Plan is being developed in stages, with public consultation at key points.

Issues and Options (Summer 2021)

Preferred Options (December – Mid February 2023/2024)

Phase 1 Consultation (January to February 2025).

- **Focused on detailed policies and early site ideas.**



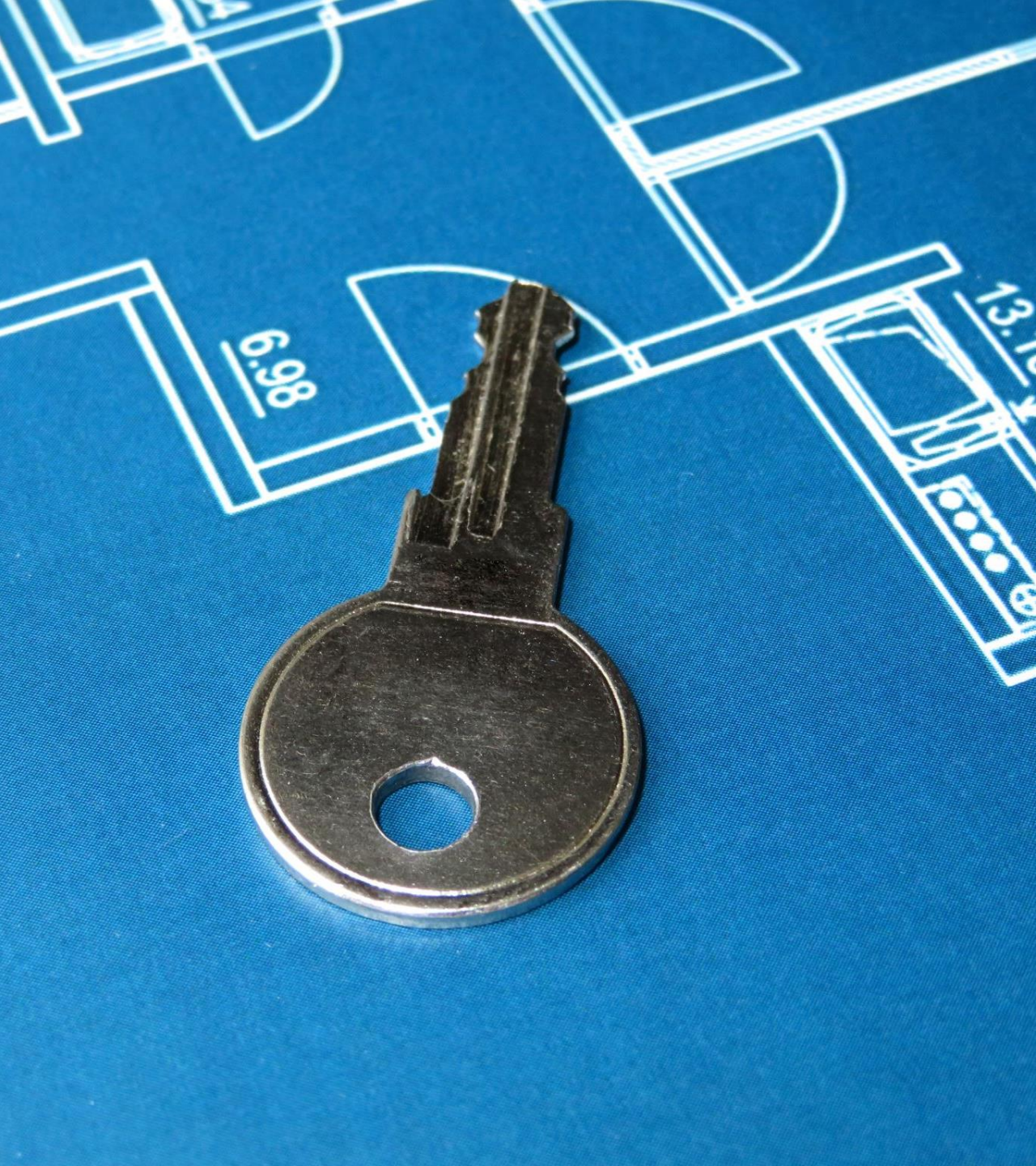
Phase 2 Consultation — Current Stage

Focuses on the spatial strategy and site allocations — meaning:

Which areas might be proposed for housing or other development (settlement hierarchy)

Where growth will be directed in towns and rural areas (site allocations)

How environmental and infrastructure issues are addressed.



Key components of the Phase 2 consultation

- A. Spatial Strategy
- B. Housing
- C. Policy Themes
- D. Site allocations

Call for sites

Local Green Spaces call for evidence and comments.

The proposed Spatial Strategy

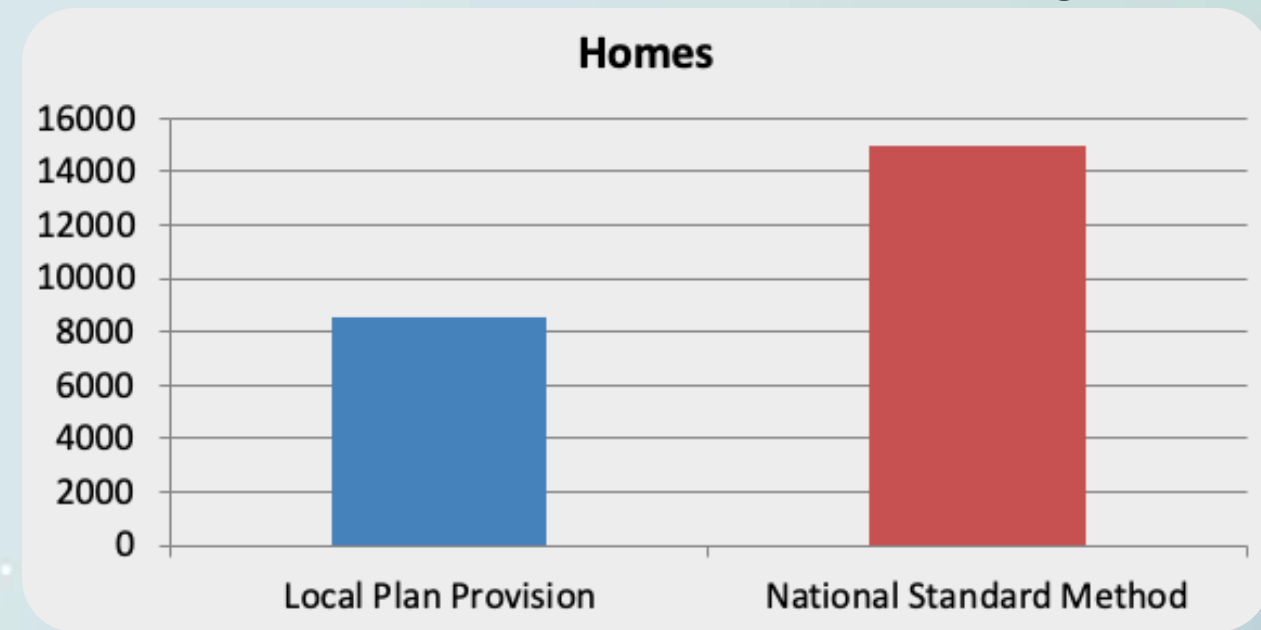
Strategic Shift: Growth is being directed to locations with sustainable transport links to reduce car dependency.

Settlement Hierarchy: Growth is concentrated in the most sustainable locations.

- **Tier 1 (District Centres):** Seaford, Newhaven.
- **Tier 2 (Service Centres):** Peacehaven & Telscombe, Ringmer.
- **Tier 3 (Service Villages):** e.g., Newick, Plumpton Green.
- **Tier 4 (Villages):** Cooksbridge, Wivelsfield Green, Barcombe Cross.
- **Tier 5 (Hamlets):** e.g., Wivelsfield, Barcombe.



Local Housing Need



Policy Themes Covered

Phase 2 consultation documents focus on policy areas such as:

- **Sustainable development principles**
- **Settlement boundaries**
- **Small site allocations** (helping meet housing requirements)
- **Employment space provision**
- **Strategic Green Gaps** to prevent coalescence of settlements
- **Local Green Spaces** offering protection for locally important green spaces
- **Infrastructure delivery and community facilities**



Site Allocations

Phase 2 includes **site allocations proposals** where future development would occur.

- It includes a mix of site sizes, including allocations for housing and employment.
- Smaller sites (<10 units) and strategic larger allocations are included to support housing and economic objectives.



Landscape and environmental considerations

Landscape is a **core planning consideration**, especially in Lewes District.

- The plan must:
 - Respect local character
 - Protect rural setting of villages
 - Prevent coalescence between settlements
 - Conserve views, skylines, and landscape features
 - This is especially relevant for villages surrounded by open countryside

Landscape and environmental considerations

Strategic Gaps & Countryside Protection

- Phase 2 includes consideration of:
 - Strategic green gaps
 - Countryside policies
 - Landscape buffers between settlements

Biodiversity & Nature Recovery

The plan must also address:

- Biodiversity Net Gain
- Protection of habitats
- Wildlife corridors
- Climate resilience

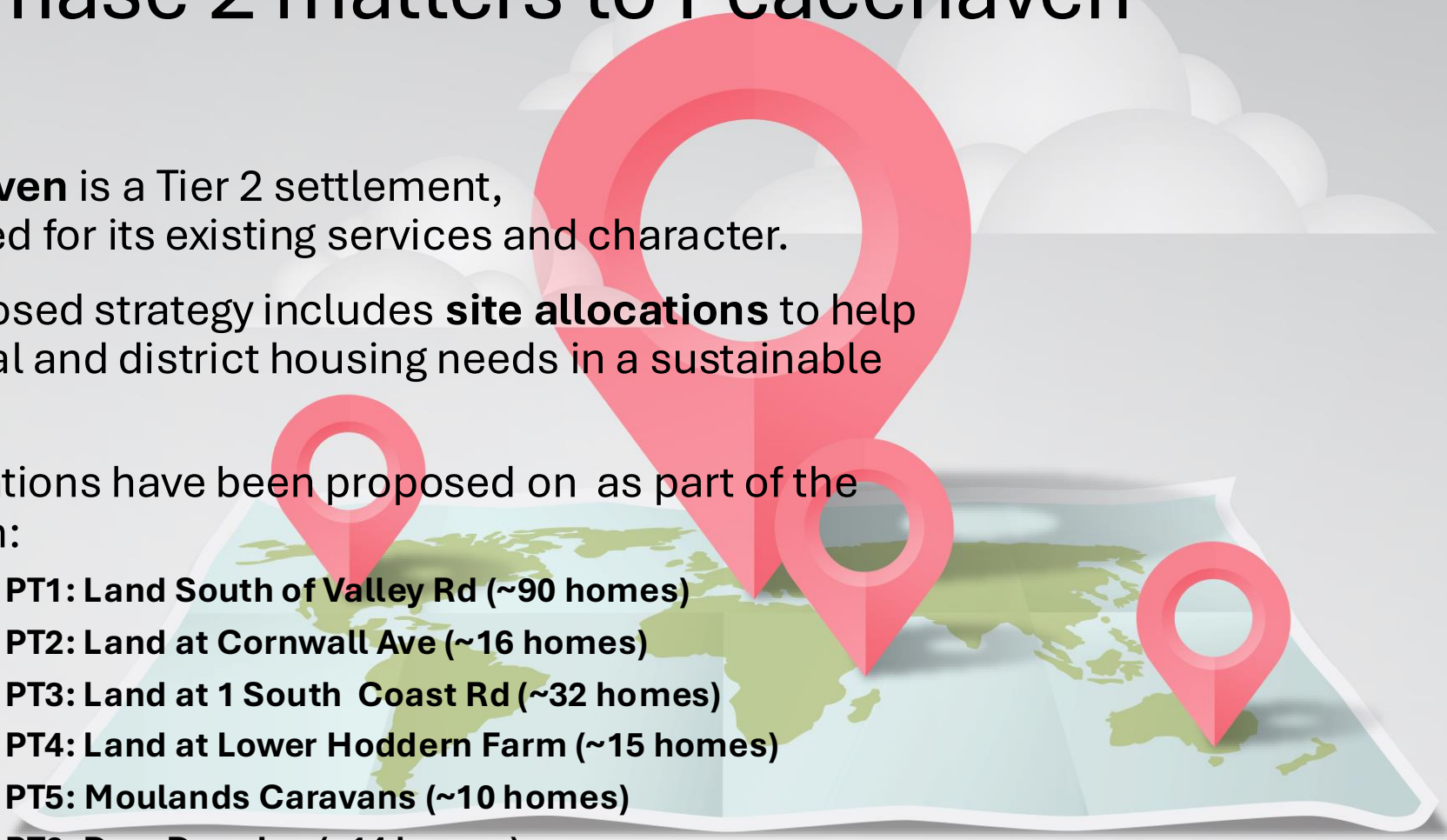
Landscape and environmental considerations

Climate Change & Sustainability

- The Local Plan must plan for:
 - Increased flood risk
 - Heat stress
 - Sustainable drainage
 - Reduced car dependency

Why Phase 2 matters to Peacehaven

- **Peacehaven** is a Tier 2 settlement, recognised for its existing services and character.
- The proposed strategy includes **site allocations** to help meet local and district housing needs in a sustainable location.
- Six allocations have been proposed on as part of the local plan:
 - **Policy PT1: Land South of Valley Rd (~90 homes)**
 - **Policy PT2: Land at Cornwall Ave (~16 homes)**
 - **Policy PT3: Land at 1 South Coast Rd (~32 homes)**
 - **Policy PT4: Land at Lower Hoddern Farm (~15 homes)**
 - **Policy PT5: Moulands Caravans (~10 homes)**
 - **Policy PT6: Dew Drop Inn (~14 homes)**



Policy PT1: Land South of Valley Road

Location & Scale

- South of Valley Road
- Adjacent to northern settlement boundary
- Approx 17ha
- ~90 homes

Proposed Uses

- Residential development
- Green Infrastructure

Key Considerations

- Transition between the built-up area of Peacehaven and SDNP
- Multiple landowners
- Affordable housing
- Landscape-led design
- Ecological and Arboriculture assessments
- BNG (20%)
- Requires GBI Plan
- Heritage & archaeology
- Flood risk & drainage
- Outdoor playing space
- Support modal shift

Access & Connectivity

- Parcel 1 - Vehicle and pedestrian access from Downs Walk
- Parcel 2 - Access via Roderick Avenue North
- Parcel 3 - Access via Roderick Avenue North

Policy PT2: Land at Cornwall Avenue

Location & Scale

- Cornwall Avenue, Peacehaven
- North of Arundel Rd
- Approx 0.4 ha
- ~16 homes

Proposed Uses

- Residential development
- Allotments
- Previously proposed as an Early Site Allocation Proposal under reference Site ESAP 15

Key Considerations

- Affordable housing
- Heritage & archaeology
- Requires GBI Plan
- BNG (20%)
- Ecological and Arboriculture assessments

Access & Connectivity

- Access from Cornwall Avenue

Policy PT3: Land at 1 South Coast Road

Location & Scale

- Motel, 1 South Coast Road, Peacehaven
- Eastern edge of settlement boundary
- Approx 0.42 ha
- ~32 homes

Proposed Uses

- Residential development
- Previously proposed as an Early Site Allocation Proposal under reference Site ESAP 16
- Planning application LW/23/0276 currently under consideration

Key Considerations

- Affordable housing
- Contamination risk
- Requires GBI Plan
- BNG (20%)

Access & Connectivity

- Access from South Coast Road
- Requires a suitable pedestrian crossing to link with existing routes

Policy PT4: Land at Lower Hoddern Farm

Location & Scale

- Lower Hoddern Farm, Peachaven
- Adjacent to the adopted planning boundary
- Approx 0.8 ha
- ~15 homes

Proposed Uses

- Residential development
- Previously proposed as an Early Site Allocation Proposal under reference Site ESAP 14

Key Considerations

- Landscape-led design
- Heritage & archaeology
- Noise and Air Quality Impact Assessments
- Trees to be retained and integrated
- Grade 2 agricultural land within the site

Access & Connectivity

- Existing access adjacent the existing properties to Pelham Rise
- Existing footpath links and proximity to the primary school, convenience store and public transport
- Existing Public Right of Way (PRoW) along the northern boundary

Policy PT5: Moulands Caravans, East of Telscombe Cliffs Way

Location & Scale

- 374 South Coast Road and Land to the rear of 370 South Coast Road
- Approx 0.20 ha
- ~10 homes

Proposed Uses

- Residential development
- Previously proposed as an Early Site Allocation Proposal under reference Site ESAP 22 and ESAP 23

Key Considerations

- Affordable housing
- Contamination risk
- Requires GBI Plan
- BNG (20%)
- Promote waste hierarchy
- Flood risk & drainage

Access & Connectivity

- Access from Telscombe Cliffs way
- Require safe pedestrian crossing

Policy PT6: Dew Drop Inn, Steyning Avenue

Location & Scale

- The Dewdrop Inn, 19 Steyning Avenue
- Approx 0.12 ha
- ~14 homes

Proposed Uses

- Residential development
- Previously proposed as an Early Site Allocation Proposal under reference Site ESAP 13
- Planning application LW/25/0224 currently under consideration

Key Considerations

- Flood risk & drainage

Access & Connectivity

- Access will be as existing and onto Steyning Avenue
- Require suitable amount of parking,

What do we mean by infrastructure?

In this plan context, **infrastructure** includes:

- **Transport networks** (roads, buses, walking & cycling)
- **Public transport improvements** (better access, frequent services)
- **Schools and education facilities**
- **Healthcare services**
- **Utilities and digital connectivity** (e.g., broadband)
- **Community facilities** (recreation, community halls)
- **Green infrastructure** (parks, networks of natural spaces)



Role of Infrastructure in a local plan

The draft plan sets clear rules that all new allocated developments *must* follow:

- **Transport First:** Development proposals must demonstrate how they prioritise sustainable transport: walking, wheeling (e.g., mobility aids), cycling, and public transport
- **Early Delivery:** Developments must provide or support the **early delivery** of effective public transport and active travel link
- **Comprehensive Networks:** They must include **comprehensive walking and cycling networks** within and connecting to the wider area
- **Avoiding Car Dependency:** The plan aims to avoid any development that undermines sustainable transport or increases reliance on cars.

Infrastructure requirements

- What the Local Plan demands:

Infrastructure type

What this means for New Development

Transport & Movement

Provide early public transport links, safe walking/cycling routes, and potential transport hubs connecting homes to services.

Utilities & Environment

Ensure adequate capacity for water, sewerage, energy, and waste. Manage flood risk and protect biodiversity.

Social & Community

Plan for and contribute to local needs like education (school places), healthcare facilities, parks, and community buildings.

Digital Infrastructure

Support the provision of high-speed broadband and mobile networks.



Infrastructure Phasing & Funding: How it Gets Delivered

- **The "Infrastructure First" Principle:** The ideal is for key infrastructure (like road improvements or a school expansion) to be in place **before or alongside** new homes.
- **Developer Contributions:** A primary funding mechanism. Through a legal agreement (S106) or the Community Infrastructure Levy (CIL), developers are required to pay towards the infrastructure needed to support their new development.
- **Phased Delivery:** For large sites, infrastructure and homes are built in phases, with contributions secured at each stage.
- **Your Input:** The consultation is a chance to ask: "**Is the right infrastructure identified, and is the proposed funding and phasing realistic and timely?**"

Having your say

Environmental impact – can be highlighted

Flexible, and can be changed

Settlement roles – right or wrong?

Still a draft plan - no final decisions made

Constraints – can still be emphasised

Next stage (Regulation 19) – finetuning, not big changes.



How to Have Your Say

Consultation Period: Open now until 28 February 2026

- **Paper Copies:** Available for viewing at council offices and local leisure centres.

There are several ways to make your voice heard:

- **Online (preferred):** Use the official consultation portal to comment on specific documents and policies
- Download and complete the questionnaire
- **Email:** Send comments to localplan@lewes-eastbourne.gov.uk
- **Post:** Write to: Lewes District Council, 6 High Street, Lewes, BN7 2AD
- **Your Voice Matters:** All responses are analysed and will help shape the final plan. A high level of public response is important

What Happens Next?

Consultation Ends: February 28, 2026

Analysis: All feedback from this consultation is reviewed and considered

Refining the Plan: Feedback from this phase will inform the final "Regulation 19" version of the plan.

Examination: The plan is submitted to the **Planning Inspectorate** for independent examination. Target date of **December 2026**

Adoption: If found sound, the plan is formally adopted by the council, expected in 2027.

Key takeaways...

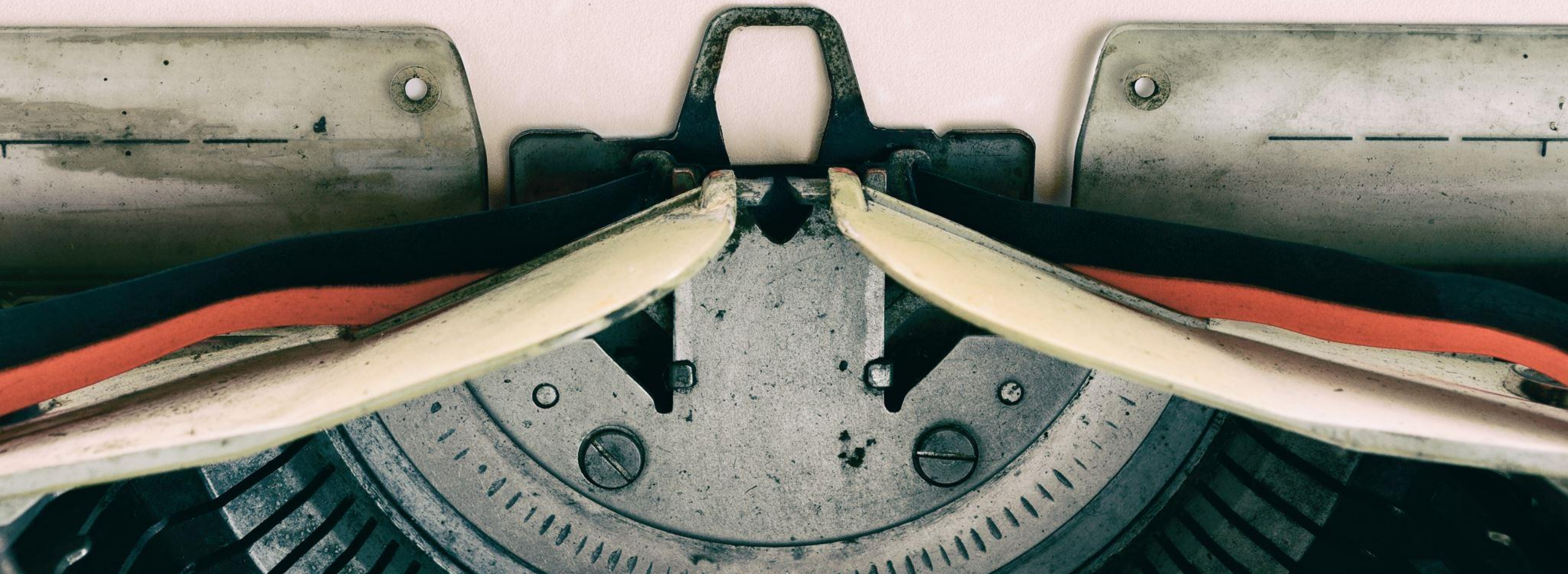
The Local Plan Phase 2 sets the blueprint for where and how development will happen up to 2042.

It includes a strategy for housing, transport, environmental protection, and more.

Infrastructure and landscape are central, not afterthoughts

Your participation is vital — Phase 2 is your **opportunity to influence** the future **shape our community's future.**

The End.



Questions & Discussion

We'd now like to hear from you.

- What are your concerns?
- What parts of the plan do you want to hear more about?
- Are there specific infrastructure needs you feel aren't currently addressed?
- What transport or connectivity improvements matter most to you?
- How should the plan prioritise investment in community facilities?
- How would you like to see Cooksbridge grow or be protected?