



Lewes District Local Plan

Part 2

Site Allocations and Development Management Policies

February 2020



Lewes District Council

**LEWES DISTRICT LOCAL PLAN PART 2: SITE
ALLOCATIONS AND DEVELOPMENT
MANAGEMENT POLICIES**

Adopted on 24 February 2020

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1. **INTRODUCTION**

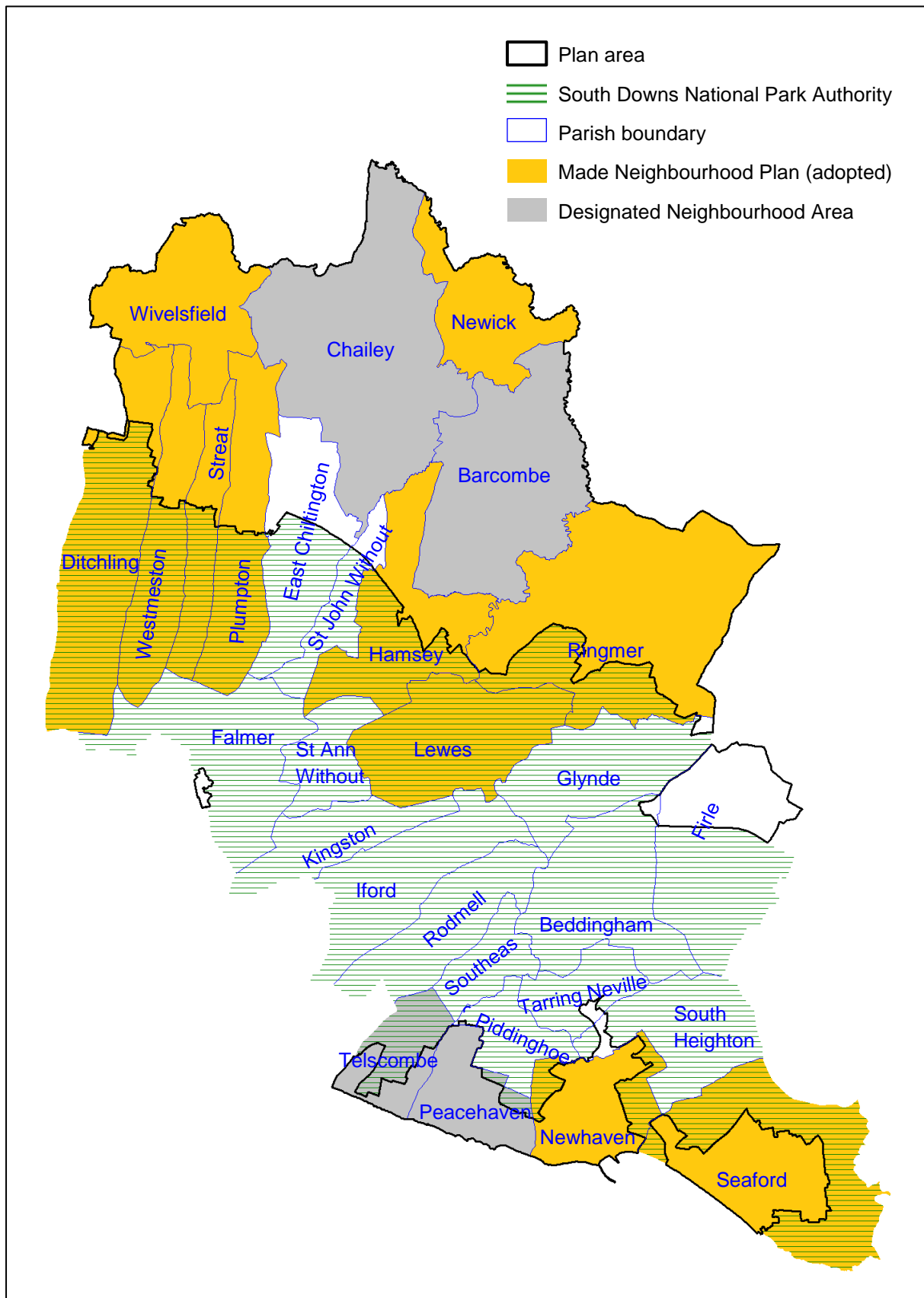
What is the Lewes District Local Plan?

- 1.1. The Lewes District Local Plan forms part of the approved development plan for the area and comprises two documents:
- Local Plan Part 1: Joint Core Strategy 2010-2030
 - Local Plan Part 2: Site Allocations and Development Management Policies
- 1.2. The primary document is the Local Plan Part 1, which is a strategic level plan for the whole district. This sets out the long term vision and objectives of the Council and provides a strategic policy framework to guide development and change in the period to 2030. It identifies the spatial strategy for the district by allocating levels of housing growth to settlements within the district and it also contains a number of strategic, large-scale site allocations for development. The Local Plan Part 1 was adopted by Lewes District Council on 11 May 2016 and the South Downs National Park Authority on 23 June 2016.

What is the Local Plan Part 2?

- 1.3. The Local Plan Part 2: Site Allocations and Development Management Policies comprises the second of the Local Plan documents. It supports and seeks to deliver the strategic objectives and spatial strategy of the Local Plan Part 1 by:
- allocating additional sites to meet development growth identified in Local Plan Part 1
 - setting out detailed (non-strategic) development management policies to guide development and change
- 1.4. Importantly, the Local Plan Part 2 only applies to the area of Lewes district covered by the Lewes District Planning Authority (i.e. excluding the area within South Downs National Park). This is shown in Figure 1. The South Downs Local Plan, adopted by the South Downs National Park Authority (SDNPA) in 2019, now supersedes the Local Plan Part 1 for the area of Lewes District within the National Park. For further information, visit www.southdowns.gov.uk.

Figure 1 Local Plan Part 2 Plan Area



What is the role of Neighbourhood Plans?

- 1.5. Neighbourhood plans were introduced in 2012 by the Localism Act. A fundamental principle of neighbourhood planning is that it is community-led, with the community establishing local planning policies for development and use of land within its neighbourhood. Neighbourhood plans enable local people to play a leading role in responding to the needs and priorities of the local community. A neighbourhood plan must be in general conformity with the relevant local plan and can promote more, but not less, development than the local plan.
- 1.6. In Lewes District, the appropriate bodies for producing neighbourhood plans are the Town and Parish Councils. They can set out specific planning policies for their areas and allocate sites for development, thereby supporting the strategic development needs identified in the Local Plan Part 1. A neighbourhood plan attains the same legal status as the Local Plan once it has been approved at a local referendum. At this point it comes into force as part of the statutory development plan and will be used to assess and determine planning applications within the designated neighbourhood area.
- 1.7. Within the area covered by the Local Plan Part 2, eight neighbourhood plans have been 'made' (adopted) and four towns or parishes have been formally designated as neighbourhood areas for the purpose of preparing neighbourhood plans. These are illustrated in Figure 1. Where a town or parish council is developing a neighbourhood plan that will include site allocations for specific uses, the District Council has not allocated sites or identified site specific policies in the Local Plan Part 2.
- 1.8. Until neighbourhood plans for designated neighbourhood areas have been approved at referendum, the 'saved' policies in the Lewes District Local Plan 2003, that are specifically applicable to these designated areas, will continue to form part of the development plan for the area.

How was the Local Plan Part 2 prepared?

Consultation

- 1.9. The process of preparing the Local Plan Part 2 was divided into a number of specific stages, which are identified in the timetable below:

Stages of the Local Plan Part 2 preparation

Issues & Options Topic Papers	Winter 2013/14
Consultation Draft Plan	Winter 2017/18
Pre-Submission Consultation	Autumn 2018
Formal Submission to Secretary of State	Dec 2018
Examination in Public Hearings	April 2019
Consultation on Proposed Modifications	Summer 2019
Adoption	Feb 2020

- 1.10. As can be seen from the timetable above, a number of formal consultation stages were undertaken during the preparation of the Plan. Firstly, *Issues & Options Topic Papers* were published for public consultation over an 8 week period in 2013/14. These Topic Papers were followed by the *Consultation Draft Local Plan Part 2*, published for public consultation over an 8 week period in 2017/18. The views expressed on these consultation documents, together with engagement with key external stakeholders, were important influences on the preparation of the *Pre-Submission Local Plan Part 2*, published for consultation over a 6 week period in 2018.
- 1.11. The Council has published a background paper that identifies the main issues raised during the consultation on the *Issues & Options Topic Papers* and how the views expressed influenced the Consultation Draft Plan¹. A background paper has also been published that provides details of the consultation undertaken on the *Consultation Draft Plan*, a summary of the main issues raised by the representations received, and how the Council addressed those issues in the *Pre-Submission Plan*².
- 1.12. The Council submitted the Local Plan Part 2 to the Secretary of State for examination in December 2018. Public hearings were held to discuss the issues raised by the public and other stakeholders in April 2019. Following the examination in public hearings, the Council published *Main Modifications* for consultation over a 6 week period in July and August 2019. All representations received were submitted to the Secretary of State.

Duty to Co-operate

- 1.13. The NPPF requires local planning authorities to work collaboratively to address strategic priorities and development requirements across local boundaries. The District Council and the SDNPA demonstrated how the

¹ LPP2 Topic Papers Summary of Representations available at www.lewes-eastbourne.gov.uk

² Consultation Draft LPP2 Summary of Representations available at www.lewes-eastbourne.gov.uk

'Duty to Co-operate' requirements were met during the preparation of the Local Plan Part 1, adopted in 2016³.

- 1.14. In terms of strategic issues, the District Council continues to actively participate in the East Sussex Strategic Planning Members Group and the West Sussex and Greater Brighton Strategic Planning Board. The aim of the Strategic Planning Board is to address the unmet housing need across this part of the region through commissioning work to assess the options for provision of housing and infrastructure at the sub regional strategic scale. This work is now fully scoped and agreed by the Board. Commissioning the individual studies is imminent, with outputs expected in 2019/2020. Outputs will, therefore, be timely for informing the 5-year review of the Local Plan Part 1 (by 2021).
- 1.15. The only significant cross-boundary issue that remains to be addressed through the preparation of the Local Plan Part 2 is planning to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople (see paras. 2.137 – 2.140). A Statement of Common Ground⁴ has been prepared between the SDNPA and Lewes District Council to identify and address the unmet need within the district, which has been substantially reduced through the allocated site in the Local Plan Part 2 (Policy GT01).
- 1.16. Since the adoption of the Local Plan Part 1, a further strategic cross-boundary issue materialised in relation to the Ashdown Forest. The issue concerns the combined effects of neighbouring Local Plans on air quality at the Forest. In response to this issue an extensive Working Group was established; membership includes the SDNPA, Lewes District Council, Wealden District Council, Eastbourne Borough Council, Tunbridge Wells Borough Council, Mid Sussex District Council, Tandridge District Council, Crawley Borough Council, Sevenoaks District Council, Rother District Council, East Sussex County Council (as the relevant Minerals and Waste Planning Authority), West Sussex County Council and Natural England. A Statement of Common Ground⁵ has been prepared in support of this issue.

Evidence Base

- 1.17. The preparation of the Local Plan Part 2 has drawn on earlier evidence gathered during the Local Plan Part 1 process, in addition to further evidence-based assessments. As the policies and allocations contained in

³ Update on the Duty to Cooperate Statement (October 2015) available at www.lewes-eastbourne.gov.uk

⁴ Available on the Lewes District Local Plan Part 2 Examination web page <https://www.lewes-eastbourne.gov.uk/planning-policy/local-plan-part-2-examination/>

⁵ 1st iteration available on the SDNPA Local Plan Examination webpage <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/SDLP-14-Ashdown-Forest-SCG.pdf>

the Local Plan Part 2 flow from the overarching development strategy and strategic policies of the Local Plan Part 1, they will have the same time horizon and largely the same evidence base. There are two notable updates to the Local Plan Part 1 evidence base: the 2018 Strategic Housing and Economic Land Availability Assessment (SHELAA) and the Habitat Regulations Assessment Addendum 2018, relating specifically to the Plan's effects on air quality in relation to the Ashdown Forest⁶.

Sustainability Appraisal

- 1.18. Sustainability Appraisal (SA) is a tool which is used to inform decision making by identifying from an early stage the potential social, economic and environmental impacts of plans and strategies. The process incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive. The Local Plan Part 2 has been developed and refined using SA to test options against a set of sustainability objectives to see how well they might achieve sustainable development and thereby inform choice. Where possible the scope of the SA has been updated to reflect the area of the district that the Local Plan Part 2 covers. In order to ensure consistency, the same sustainability objectives have been used to inform the preparation of both the Local Plan Part 1 and Part 2. Information on the reasonable alternative options that have been considered and discounted in favour of the Local Plan Part 2 policies contained herein, are set out in the Local Plan Part 2 Sustainability Appraisal Report, which is published alongside this document.

Habitats Regulations Assessment

- 1.19. The local planning authority is required to ensure that the policies and proposals contained within its local plan will not have a Likely Significant Effect on Sites of European and International Importance (European Sites) such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites (internationally important wetlands). A Likely Significant Effect must be established both in terms of the individual plan and of the plan in combination with other policies and proposals, such as the local plans of neighbouring authorities'. Where a Likely Significant Effect cannot be ruled out, an "Appropriate Assessment" is carried out under the Conservation of Habitats and Species Regulations 2017, commonly known as the 'Habitat Regulations'. The Habitat Regulations Assessment published

⁶ These, and other, background documents are available at www.lewes-eastbourne.gov.uk

alongside this document⁷ constitutes a number of individual reports and addendums that demonstrate that only recreational impacts on the Ashdown Forest SPA/SAC from residential development within 7km will require Appropriate Assessment. For all other impact pathways, a conclusion of No Likely Significant Effects on European Sites is reached.

- 1.20 Mitigation measures contained within the Local Plan Part 1 Core Policy 10 (3i) can be applied at the Appropriate Assessment stage and, as such, in accordance with the Habitats Regulations Assessment it is therefore possible to conclude that there will be no adverse effect on the integrity of any European sites due to growth in the Local Plan Part 1 or 2, either alone or in combination with other plans and projects.

⁷ HRA documents are available at www.lewes-eastbourne.gov.uk

2. RESIDENTIAL SITE ALLOCATIONS

Housing Policy Context

- 2.1. Spatial Policies 1 and 2 of the Local Plan Part 1 set the level and distribution of housing growth to be delivered over the Plan period, 2010 to 2030. As the Local Plan Part 2 applies only to the area of the district outside the South Downs National Park (National Park), the housing requirement has been separated to the relevant local planning authority area.
- 2.2. Taking all figures as minimums, Spatial Policy 1 identifies a housing requirement of 6,900 net additional dwellings (345 dwellings per annum), however in its totality Spatial Policy 2 adds up to 6,926 net dwellings. In separating the 6,926 housing figure, the proportion of housing to be delivered outside the National Park is then 5,494 net additional dwellings (275 dwellings per annum), as illustrated in Table 1 below.

Table 1 Housing requirement numbers of Spatial Policy 1

Separated housing number table	
Plan	Housing requirement figure
Local Plan Part 1	6,926
Local Plan Part 1 (outside the National Park)	5,494
South Downs National Park Local Plan	1,432

- 2.3. Of the 5,494 dwellings to be delivered outside the National Park part of this total is already met or identified, as illustrated in the Table 2 below.

Table 2 Housing requirement outside the National Park

Housing requirement and supply (outside the National Park)	
Local Plan Part 1 housing requirement	5,494
Built or committed, as at 1 April 2015	2,216
Housing supply from strategic allocations	1,073
Supply from windfall allowance	468
Supply from rural exception sites allowance	77
Residual requirement outside the National Park	1,660

- 2.4. The residual figure of 1,660 net additional dwellings forms the basis for the housing allocations identified within the Local Plan Part 2 and neighbourhood plans, as illustrated in Table 3 below.
- 2.5. Table 3 also sets out: firstly, the level and distribution of housing growth, as outlined in Spatial Policy 2, for settlements outside the National Park; secondly, the housing growth that has been identified (shaded yellow) or will be delivered (shaded blue) through neighbourhood plans; and lastly, the residual housing growth that the Local Plan Part 2 will identify (shaded pink).

Table 3 Planned level of housing, outside the National Park (2019)

Settlement	SP2 Planned housing growth	Neighbourhood Plan housing (adopted and emerging)	Residual housing growth to be identified in LPP2
Newhaven	425	425	-
Peacehaven & Telscombe	255	255	-
Seaford	185	185	-
Edge of Burgess Hill (within Wivelsfield Parish)	100	0	100
Barcombe Cross	30	0	30
North Chailey	30	0	30
South Chailey	10	0	10
Cooksbridge	30	0	30
Newick	100	100	-
Plumpton Green	50	68	-
Ringmer & Broyle Side	215	183	32
Wivelsfield Green	30	34	-
To be determined	200	-	200
Total	1,660	1,250	432

KEY	
	Housing growth to be delivered through neighbourhood plans
	Housing growth identified in 'made' neighbourhood plans
	Housing growth identified in Local Plan Part 2

- 2.6. To help meet the 1,660 dwelling figure, a number of neighbourhood plans identify, or will identify, housing allocations. Housing growth at Newhaven, Newick, Plumpton Green, Ringmer and Wivelsfield Green is planned for

through their respective 'made' neighbourhood plans (shaded yellow). Neighbourhood plans are currently progressing and will identify the housing growth for the following settlements (shaded blue):

- Peacehaven and Telscombe;
- Seaford.

The Local Plan Part 2 is therefore required to identify the planned housing growth at the remaining settlements of Edge of Burgess Hill (within Wivelsfield Parish), North Chailey, South Chailey, Barcombe Cross and Cooksbridge.

- 2.7. In areas where an emerging neighbourhood plan is identifying housing allocations, it is anticipated that it will meet the minimum requirement set out in Spatial Policy 2. It should be borne in mind that figures contained within Spatial Policy 2 are expressed as minimums and, where appropriate, growth should exceed this minimum figure.
- 2.8. Of the 1,660 total net additional dwellings, 1,250 are identified, or being planned for, in 'made' and emerging neighbourhood plans. There is a small difference of 32 dwellings within the Ringmer Neighbourhood Plan once the overlap with commitments in Local Plan Part 1 (Table 5, page 53) and the strategic allocation Spatial Policy 6: Land north of Bishops Lane, has been taken into account. A detailed explanation is provided within the Ringmer and Broyle Side section (paragraphs 2.122 to 2.125).
- 2.9. Overall, the 'made' neighbourhood plans have together exceeded their total minimum housing requirements by 22 net additional dwellings. The two emerging neighbourhood plans (which intend to deliver housing allocations) will collectively be required to deliver a minimum 440 net additional dwellings.
- 2.10. To satisfy the requirements of Spatial Policy 2 and respect the differences within certain 'made' neighbourhood plans, the Local Plan Part 2 should identify 432 net additional dwellings. Of these 432 dwellings, 305 have come forward since April 2015 and are either now built or committed as planning approvals, as shown in Table 4 below.

Table 4 Growth identified in Local Plan Part 2

Settlement	Committed/ Delivered since April 2015	To be allocated in LPP2
Edge of Burgess Hill (within Wivelsfield Parish)	81	19
Barcombe Cross	0	30
North Chailey	14	16
South Chailey	0	10
Cooksbridge	27	3
Ringmer & Broyle Side	0	32
To be determined	183	17
Total	305	127

2.11. The Local Plan Part 2 is therefore required to deliver a minimum 127 net additional dwellings. Table 5 below shows that, overall, Local Plan Part 2 is meeting the minimum required figures.

Table 5 Allocation requirements for Local Plan Part 2

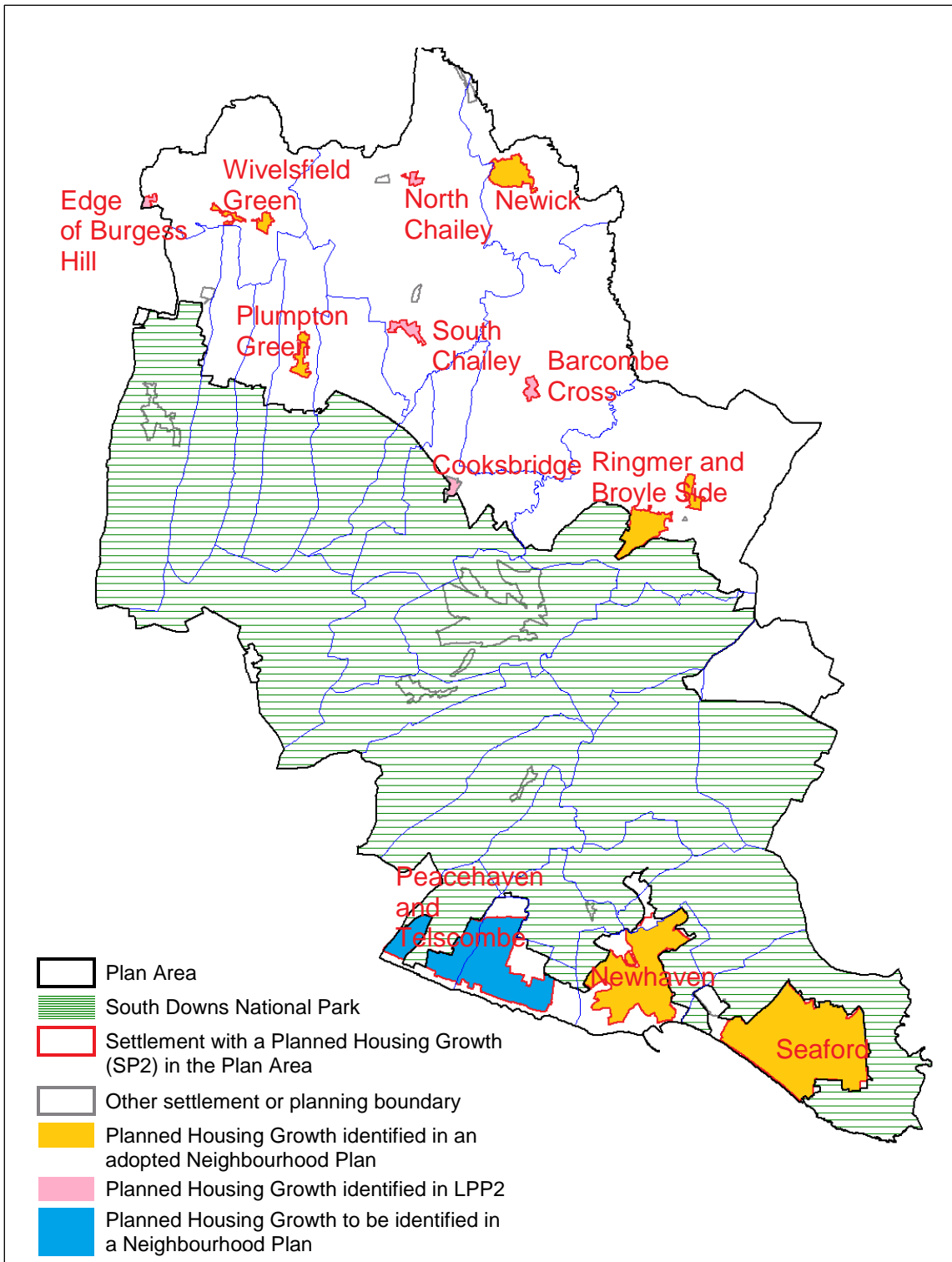
Settlement	Housing growth to be identified in LPP2	Units allocated in LPP2
Edge of Burgess Hill (within Wivelsfield Parish)	19	14
Barcombe Cross	30	42
North Chailey	16	16
South Chailey	10	10
Cooksbridge	3	0
Ringmer and Broyle Side	32	50
To be determined	17	0
Total	127	132

2.12. With regards to the 200 net additional dwellings in locations ‘to be determined’, as illustrated in Table 3, a total of 183 have now been committed (see Table 4). Since the adoption of the Local Plan Part 1, a large, previously unidentified site in Seaford town has been granted outline planning permission for 183 dwellings at the former Newlands School⁸.

⁸ LW/16/0800: Redevelopment of former Newlands School for up to 183 residential dwellings, including up to 40% affordable housing, provision of a sports pitch and ancillary changing rooms, public open space, a children’s play area, parking and landscaping.

- 2.13. This site was first identified as a potential deliverable site within the 2015 Strategic Housing and Economic Land Assessment (SHELAA). This was subsequent to the strategic site allocations and the levels of planned housing growth for settlements established in Local Plan Part 1. As such, it is considered appropriate for the site to contribute towards the residual 200 units.
- 2.14. Figure 2 on page 16 illustrates where planned housing growth is being delivered either through 'made' or emerging neighbourhood plans or Local Plan Part 2.

Figure 2 Housing delivery through Local Plan Part 2 (LLP2) or neighbourhood plans



2.15. Where neighbourhood plans have not identified, or do not intend to identify, sites for housing, allocations are set out below.

2.16. Ensuring that the emerging neighbourhood plans progress in a timely manner has been important to contributing towards achieving the objectives

and requirements of Local Plan Part 1. A timetable of the key milestones of preparation, for each emerging neighbourhood plan, forms part of the Monitoring Framework for the Local Plan Part 2.

Mechanism for reviewing the Council's approach to neighbourhood planning

The Council will closely monitor the progress of the neighbourhood plans. Should any concerns arise regarding timings then the Council will consider what, if any, measures are needed to resolve the issue(s). These measures might include provision of additional support or the Council recovering the role of identifying allocations through a subsequent development plan document or a future review of the Local Plan.

Housing Site Allocations

- 2.17. This section sets out the housing site allocations intended to contribute towards delivering the minimum level of housing identified in Spatial Policy 2 of Local Plan Part 1, not already met by 'made' or emerging neighbourhood plans. The order of allocations follows the same settlement order in Spatial Policy 2 of Local Plan Part 1 and set out in Table 2 of this document.
- 2.18. Planning boundaries have only been amended on the Policies Map where site allocations identified within this document and 'made' neighbourhood plans are adjacent to an existing planning boundary. A comprehensive review of the planning boundaries will be undertaken as part of a future review of Local Plan Part 1.
- 2.19. Three of the 'saved' housing allocations from the 2003 Lewes District Local Plan that formed part of the commitments for the Local Plan Part 1 Spatial Policy 2, have been reviewed through Local Plan Part 2. This is because they have not, or will not be, picked by a neighbourhood plan. Those 2003 allocations are: South of Valley Road, Newhaven (NH4); Land at the Marina, Newhaven (NH6) and Caburn Field, Ringmer (RG1).
- 2.20. Such a review is considered critical to the delivery of the Local Plan, as a whole, due to the inclusion of these allocations or permissions associated with them (totalling 395) within the commitment figure (1,558) within Spatial Policy 2. As these 'saved' allocations and figures are existing commitments they do not contribute to the Spatial Policy 2 settlement figures within Part (2); planned housing growth. The review of these allocations includes necessary amendments to the policy wording to reflect any material changes in circumstance and/ or policy.

- 2.21. The revised 2003 site allocations are identified within the relevant settlement sections below and any resultant uplift in dwellings numbers, over and above the commitments accounted for in Spatial Policy 2, has been identified within Table 4 above (i.e. Ringmer and Broyle Side).
- 2.22. Whilst the site allocations identified in this document establish the principle of development, planning permission must still be obtained through the planning application process. Planning applications will be determined in accordance with the development plan, including the Core Policies of the Local Plan Part 1, the Site Allocation and Development Management policies of the Local Plan Part 2, and policies contained within neighbourhood plans where sufficient weight can be given. Other relevant plans, such as the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan, will also be given appropriate consideration at the time.

Towns

Newhaven

- 2.23. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 425 net additional dwellings to be provided within the settlement of Newhaven.
- 2.24. The 'made' Newhaven Neighbourhood Plan identifies housing sites with the potential to deliver 465 net additional dwellings, which meets the identified planned level of growth over the Local Plan period. The District Council is therefore not proposing any new housing allocations at Newhaven within Local Plan Part 2.
- 2.25. There are, however, two retained 'saved' 2003 Lewes District Local Plan housing allocations: South of Valley Road and Land at the Marina (also known as West Quay). These sites are deliverable unimplemented housing allocations, which are included within Newhaven's housing commitment figure⁹ and continue to contribute to the District's housing supply.
- 2.26. In reviewing these two allocations, amendments have been made to the policy wording to reflect current circumstances of each site, including where a planning permission has previously been granted. Small amendments to the site boundaries have been made to reflect any changes in land availability (i.e. excluding land which has now been developed). Furthermore, with guidance from the Environment Agency, an update has been undertaken to the Flood Risk Assessment which accompanied the

⁹ Table 5 of Local Plan Part 1: Joint Core Strategy (2016)

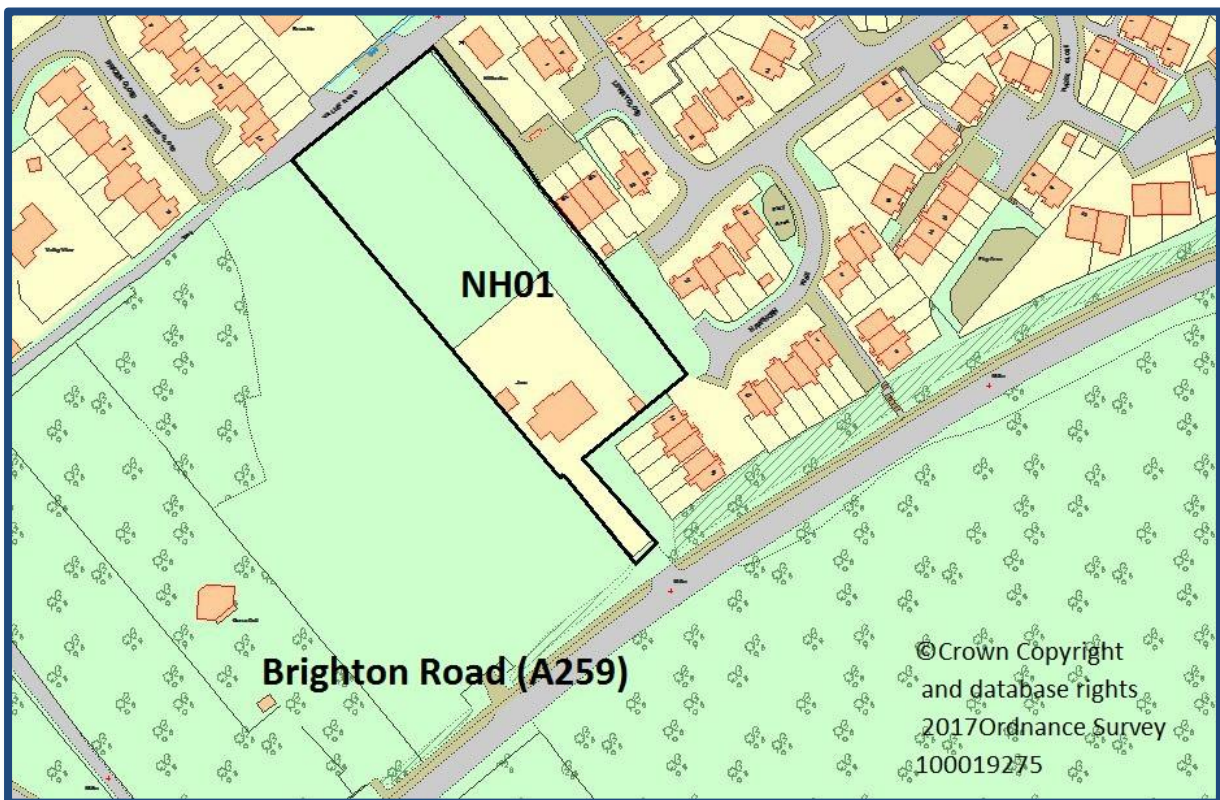
2007 West Quay planning application in order to support the retention of the housing allocation. This can be found as part of the Sustainability Appraisal assessment.

Policy NH01 - South of Valley Road

Land south of Valley Road (0.72ha), as shown on figure 3, is allocated for residential development providing approximately 24 net additional dwellings subject to compliance with all appropriate development plan policies:

- a) Access, including provision for pedestrians and cyclists, to be provided from Valley Road;**
- b) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development allows for the protection of biodiversity and enhancement where possible;**
- c) Appropriate surface water drainage mitigation is agreed with the relevant body and local planning authority and implemented accordingly; and**
- d) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.**

Figure 3 South of Valley Road housing site allocation



- 2.27. Land South of Valley Road is an allocation carried forward from the 2003 Lewes District Local Plan. Part of the original allocation has been constructed, with the north section recently promoted through a planning application. Land to the south west has extant planning permission for 85 units. The area within the NH01 allocation is therefore the remaining area to be carried forward.
- 2.28. The site itself does not form part of a formal biodiversity designation. However, local records indicate presence of slow worm nearby. The site is also a greenfield site close to a Local Wildlife Site (Meeching Down). As such, an ecological impact assessment (EclA) will be required, together with appropriate mitigation, informed by the EclA, to be implemented accordingly.
- 2.29. The site lies within Flood Risk Zone 1 (at least risk of flooding). However, a risk of surface water flooding has been identified associated with a major overland flow route, along the site's northern boundary. Therefore, to ensure that flood risk is not created, or exacerbated, on or off-site by the development, consideration should be given to the design and layout of the site. A specific flood risk assessment may also be required, and mitigation implemented accordingly.
- 2.30. Any development should respect the visibility of the site from long and short views, from the A259 in particular. In order to provide a development which blends into the existing form of development and landscape, it may be appropriate for some limited excavation to be carried out in the land form.

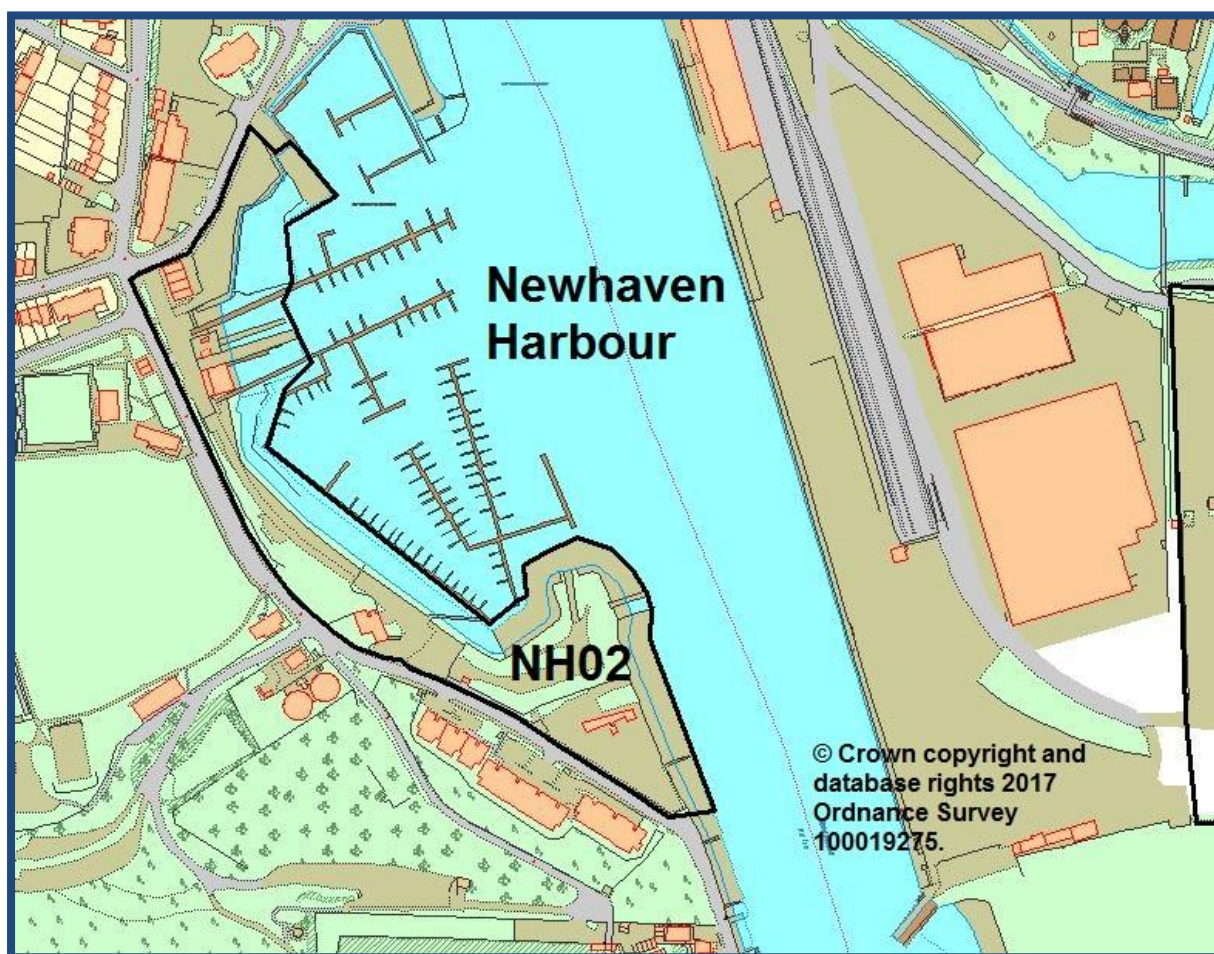
Policy NH02 - Land at The Marina

Land at The Marina (4.5ha), as shown on figure 4 below, is allocated for residential development providing approximately 300 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Provision of suitable access, including for pedestrians and cyclists;**
- 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;**
- c) Provision of adequate parking to serve the berths;**
- d) New development must include an appropriate standard of flood protection (including safe access to the site), and provision for future maintenance, to be agreed with the Environment Agency;**
- e) Development is subject to investigation into potential contamination and appropriate remediation measures agreed with the relevant authority;**
- f) A noise and odour impact assessment is undertaken to ensure that acceptable noise and odour standards are achievable within proposed homes and amenity areas;**
- 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 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**
- h) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.**

In association with the residential development small-scale specialised retail/food and drink premises and leisure uses associated with The Marina activities would also be acceptable.

Figure 4 Land at The Marina housing site allocation



- 2.31. The Marina site (also known as West Quay) is located south of Newhaven town adjacent to the River Ouse. The site lies in a very prominent position along the Quayside, close to Newhaven Fort (a Scheduled Ancient Monument) and across the river from established industrial uses on Beach Road. It is appreciated that there is scope for the rationalisation of the existing uses within the site, whilst still maintaining the maritime character.
- 2.32. The site is at risk of flooding and, therefore, any development should provide adequate flood defence measures, and associated maintenance, in accordance with current planning guidance.
- 2.33. The Marina fulfils an important role in Newhaven and it is important that such a use is maintained within the site. However, as demonstrated by the previously approved planning application for 331 dwellings¹⁰, it is considered that a target minimum of 300 net additional dwellings could also be

¹⁰ LW/07/1475: Erection of 319 residential apartments & 12 town houses arranged in 11 blocks (between 3 & 9 storeys high) with car parking; 973sqm of commercial floorspace (including A3

accommodated within the site. As such, it is considered that with a high quality design development, at a higher density than set out in Core Policy 1, could be acceptable on this site.

- 2.34. The provision of adequate car and trailer parking to serve the users of the Marina is considered as an important operational requirement for the Marina. Therefore, any scheme should ensure that adequate facilities are provided.
- 2.35. The nature of current and historic industrial activities at the development site raises significant potential for contamination to be present, which could adversely impact site users and the environment, including surface and groundwater quality. Pollution to controlled waters may result in contravention of objectives set out within the Water Framework Directive (WFD).
- 2.36. The development should result in no net loss, and seek to provide a net gain to biodiversity, in particular to Habitats of Principal Importance (formerly known as BAP habitats). The indirect impacts of development, such as recreational disturbance, on designated nature conservation sites and other significant habitats must be considered. Appropriate mitigation must be identified, along with the means for its delivery and maintenance.
- 2.37. Where impacts on biodiversity cannot be avoided or mitigated, like-for-like compensatory habitat at or close to the development site will be required, taking account of an up-to-date ecological survey, subject to the agreement with the relevant authorities.
- 2.38. Where loss of habitat occurs due to construction of walkways, moorings or pontoons or from boats resting on intertidal habitat, creation of new like-for-like compensatory habitat will be required.
- 2.39. The policy makes reference to the need for an assessment into potential noise and odour impacts on future residents of the development. Whilst the west bank of the river is predominately residential the east bank has a mix of existing industrial and Port related uses. In addition, Newhaven East Wastewater Treatment Works lies approximately 630m east of the site. Whilst these activities are not seen as an immediate constraint on development they should be considered in the design and layout of future development to help minimise potential impacts on future and existing occupants and businesses.

restaurant &/or A1 marina related shops; marina facilities (including office, clubroom etc); boat/car park; berths & riverside walkway. Expired 26 July 2015.

- 2.40. 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.
- 2.41. 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 be agreed by the local planning authority prior to construction.

Peacehaven & Telscombe

- 2.42. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 255 net additional dwellings to be provided within the settlements of Peacehaven and Telscombe.
- 2.43. Peacehaven and Telscombe are designated as a single neighbourhood plan area and the Town Councils are intending to progress a neighbourhood plan that will identify housing site allocations to meet their identified level of growth over the Local Plan period. The Town Councils have undertaken some informal community consultation and are preparing their Regulation 14 document for consultation in late Summer 2019. The District Council will maintain a supporting role as they progress their neighbourhood plan to submission.

Seaford

- 2.44. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 185 net additional dwellings to be provided within the settlement of Seaford.
- 2.45. Seaford Town Council has a 'made' Neighbourhood Plan, adopted in February 2020, which identifies sufficient housing site allocations to meet the town's identified level of growth over the Local Plan period. The District Council is therefore not proposing any housing site allocations in the Local Plan Part 2.

Edge of Burgess Hill (within Wivelsfield Parish)

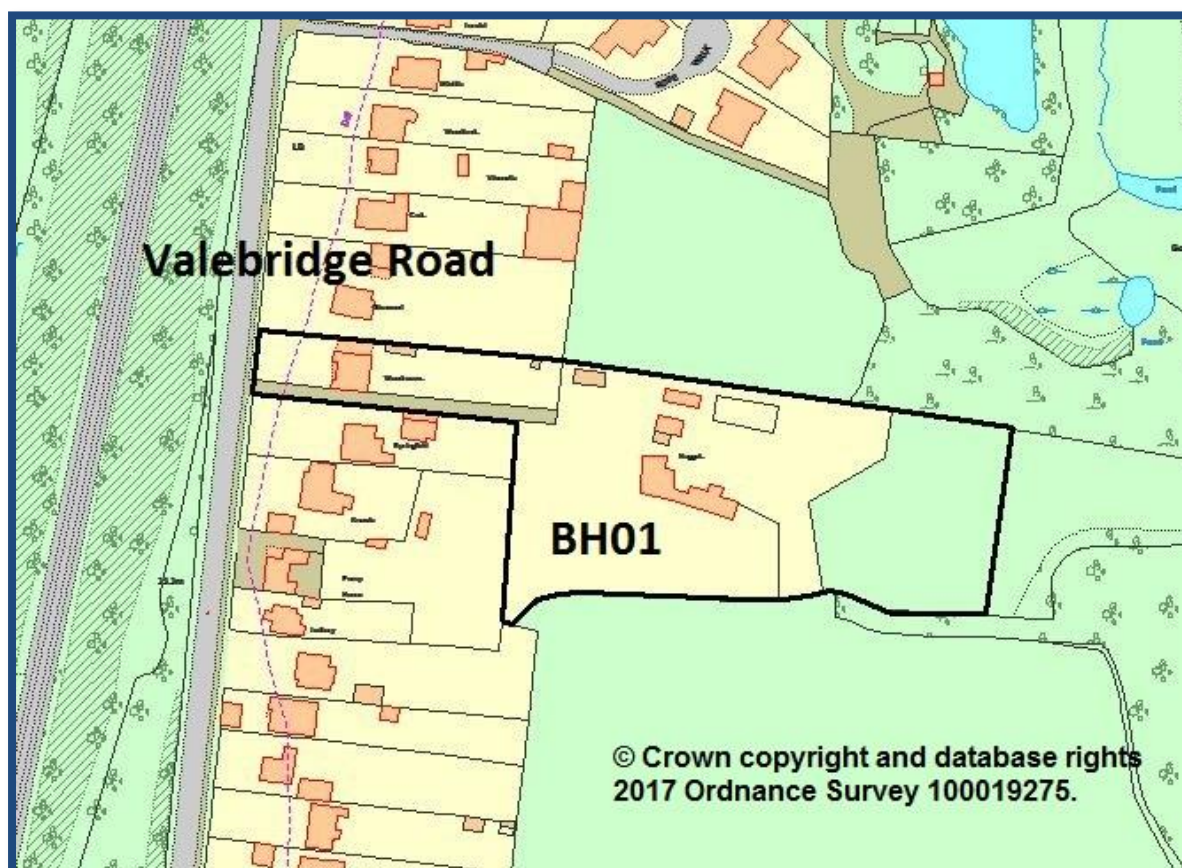
- 2.46. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 100 net additional dwellings to be provided within the area of Edge of Burgess Hill (within Wivelsfield Parish). Wivelsfield Parish Council has a 'made' neighbourhood plan which allocates housing only for the settlement of Wivelsfield Green. It is therefore necessary for the Local Plan Part 2 to identify sites for the Edge of Burgess Hill area.
- 2.47. The 2018 SHELAA, as well as previous Assessments, identified a very limited number of suitable sites to meet the planned level of housing for the Edge of Burgess Hill area. Two of the previous housing site options - land at Medway Gardens (for 27 net additional dwellings) and land rear of The Rosery (for 54 net additional dwellings) - have planning permission and are either now complete or under construction. Both developments contribute towards the minimum 100 net additional dwellings required by Spatial Policy 2.
- 2.48. The following site allocation is the remaining identified deliverable site in the 2018 SHELAA at the Edge of Burgess Hill delivering 14 net additional dwellings resulting in a total of 95 net additional dwellings against the minimum 100 requirement in Spatial Policy 2. The shortfall of five net additional dwellings cannot be currently met at the edge of Burgess Hill. However, the shortfall has been balanced by other nearby settlements exceeding their planned housing figure through either site allocations and/ or permitted unidentified sites. Should additional suitable site(s) be identified, they will be considered through a future review of the Local Plan or Wivelsfield Neighbourhood Plan.

Policy BH01 - Land at The Nuggets, Valebridge Road

This site (1.1ha), as shown on figure 5 below, is allocated for residential development providing approximately 14 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from Valebridge Road;**
- b) Buildings reflect the local character in terms of mass, height and form;**
- c) Retention of boundary trees, where possible, to provide appropriate landscape buffer;**
- 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 (at least 15m buffer) on and/ or adjacent to site;**
- e) Development is subject to an appropriate assessment and evaluation of archaeological potential and mitigation measures implemented accordingly;**
- f) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts, either directly or indirectly, on biodiversity, including irreplaceable habitats. Development allows for the protection of biodiversity and enhancement;**
- g) Appropriate surface water drainage mitigation is agreed with the relevant body and local planning authority and implemented accordingly;**
- h) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water;**
- i) Development layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.**

Figure 5 Land at the Nuggets, Valebridge Road housing site allocation



- 2.49. This policy allocates land for residential development. The site lies north east of Burgess Hill, east of Valebridge Road, off an existing private track leading to the property called the 'Nuggets'. The site is a relatively large, single plot of land accommodating one property, a small pond and several outbuildings with extensive residential curtilage to the rear. Whilst key services and facilities are not within walking distance, bus services to access the town centre are available within approximately 400m of the site.
- 2.50. Access to the site is currently gained from the private track which serves the 'Nuggets' property. Demolition of the property 'Woodreeves' is needed to enable the required road widths and junction improvements to be achieved, unless other suitable access is established. Whilst the site is predominately in East Sussex, the junction with Valebridge Road is in West Sussex. Therefore, issues of access and potential impacts of additional traffic on the local transport network will need to be considered by both East Sussex and West Sussex County Councils as local highway authorities.
- 2.51. Existing development along the nearest section of Valebridge Road is largely linear with private tracks providing access to a small number of properties to the rear. However, recent approved developments south of the site will

effectively 'fill out' the areas to the east of Valebridge Road, between the 'Nuggets' and Theobalds Road. Landscape analysis shows that this area has medium/ high capacity for change in landscape sensitivity and value terms. The site itself is well contained by tree shaws leading to more substantial parcels of woodland, providing natural existing mitigation to the surrounding landscape from development.

- 2.52. Much of the site's north and south boundaries are bordered by a group Tree Protection Order (TPO) or sections of Ancient Woodland, which contribute to the local green infrastructure and irreplaceable habitat network supporting local biodiversity. These designations are not seen as a significant constraint on the development of this site but must be properly assessed. As such, an ecological impact assessment, to include a survey of woodland ground flora, and tree surveys, is required. Appropriate mitigation, including at least 15m buffer zones, will need to be implemented to help protect these features against the potential impacts of development.
- 2.53. The site itself does not form part of a formal biodiversity designation. However, local records indicate presence of bats, dormouse, barn owls and reptiles. As such, an ecological impact assessment (EclA) will be required, together with appropriate mitigation, informed by the EclA, to be implemented accordingly.
- 2.54. Whilst the site does not lie within any historical designation, such as an Archaeological Notification Area, the County Archaeologist identifies the site as within an area of medium archaeological potential. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.55. The site lies within Flood Zone 1 (at least risk of flooding). However, a risk of surface water flooding has been identified associated with overland flow routes running north-south through the site. Therefore, to ensure that flood risk is not exacerbated, on or off-site, by the development, consideration should be given to the design and layout of the site. A specific flood risk assessment may also be required, and mitigation implemented accordingly.
- 2.56. Southern Water has identified that there are existing combined and foul drainage sewers under the site requiring an easement. However, this is not considered to be a significant constraint to development but will need to be taken into account in the design and layout of any future proposed development.

Barcombe Cross

- 2.57. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 30 net additional dwellings to be provided within the settlement of Barcombe Cross. Housing site allocations to deliver the minimum are identified below and will deliver approximately 42 net additional dwellings.
- 2.58. Barcombe Parish is designated as a neighbourhood plan area and is at the very early stages of preparing a neighbourhood plan. The Parish Council has decided not to identify housing site allocations within its neighbourhood plan. Therefore, the District Council has identified housing site allocations to meet the housing numbers required at Barcombe Cross. Once the Barcombe Neighbourhood Plan has gained sufficient weight, policies in it will form part of the determination process of future planning applications.
- 2.59. Barcombe Cross is a nucleated settlement largely concentrated at the junction of the High Street, School Hill and Barcombe Mills Road. The village is approximately three and a half miles north of Lewes town and four and a half miles south west of Uckfield, which lies within Wealden District.
- 2.60. At the 2011 Census Barcombe Parish had a population of 1,473. The Parish includes Barcombe Cross and the smaller settlement of Barcombe located to the south of Barcombe Cross. Barcombe Cross has a good range of key services for a village of its size but limited accessibility to public transport. The village is classified as a Service Village within the District Council's Settlement Hierarchy, recognising that some of the day-to-day needs of residents are met within the village.
- 2.61. Barcombe Cross is located on a ridge giving it an elevated position within the wider landscape. As such, longer views of the Low Weald can be had, particularly to the north and east of the village. The surrounding landscape is predominately formed of medium to larger irregular shaped fields bordered by hedges and trees, characteristic of the Low Wealden landscape. Other notable features are the Bevern Stream which meanders north and east of Barcombe Cross and the now disused Lewes to Uckfield railway line which runs north/ south to the west of the village.
- 2.62. The 2018 SHELAA as well as previous SHELAA documents identified a limited number of suitable sites to meet the planned level of housing for Barcombe Cross. This is due to visually sensitive nature of the landscape surrounding areas adjacent to the village, limiting opportunities for expansion. Nonetheless three sites are proposed for allocation that will

deliver approximately 42 net additional dwellings, 12 above the minimum requirement for the settlement.

Policy BA01 - Land at Hillside Nurseries, High Street

This site (0.69ha), as shown on figure 6 below, is allocated for residential development providing approximately 10 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from High Street. Pedestrian links to the existing recreation field to also be provided;**
- b) Development incorporates approximately 1600sqm of public amenity space along the northern boundary to allow for the provision of equipped and informal play space;**
- c) Development respects the character and appearance of the Barcombe Cross Conservation Area;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and mitigation measures implemented accordingly;**
- e) Development is subject to investigation into potential contamination and appropriate mitigation measures agreed with the relevant authority;**
- f) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development allows for the protection of biodiversity and enhancement where possible; and**
- g) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.**

- 2.63. This policy allocates land at the former Hillside Nurseries for residential development. This site is located on the western edge of Barcombe Cross village between the property of 'Hillside' and a small private residential development, 'The Grange'.
- 2.64. The site is a medium, flat and relatively enclosed grassed field and forms part of the former nurseries. A number of small derelict buildings are located in the south west corner which will be removed as part of any development. The site is within walking distance of local services and facilities available in the village centre, offering a sustainable location for new development.
- 2.65. The site is currently accessed by a track from the High Street which primarily provides vehicular access to the residential properties of 'Hillside' and 'Vine Sled'. A small number of other adjacent properties have use of access via

the track. Improvements to the junction and track are required to accommodate additional dwellings.

- 2.66. Barcombe Cross currently benefits from a surplus of informal children's play space. However, it has long been recognised that when the pitches at the adjacent Recreation Ground are in use by local teams there is little alternative land suitable for informal play. To address this conflict, the 2003 Lewes District Local Plan allocated approximately 0.4ha of the site as an extension of the Recreation Ground (Policy BA1) for informal recreation. The Local Plan Part 1 identified Policy BA1 as a retained 'saved' policy recognising the continued pressure between the different users. Further to the above, a shortfall of children's equipped play space is identified by the local community and by the Council's assessment of outdoor playing space.
- 2.67. This site allocation therefore offers a real opportunity to address and deliver the needed recreation space for the village in a suitable location. The provision of pedestrian links from the existing recreation ground to the new facilities will be essential in order for it to benefit from the adjacent, established recreational uses. To secure the delivery of the needed recreation facilities it is preferable that the land be transferred in a suitable condition (i.e. level and grassed) to Barcombe Parish Council, or suitable management company. The required equipment could then be provided using Community Infrastructure Levy (CIL) contributions.
- 2.68. The site lies within the Barcombe Cross Conservation Area. The Barcombe Cross Conservation Area Appraisal (CAA) highlights that the historic core is focussed at the village crossroads to the east of the site. The village has grown incrementally to the south (Weald View), east (The Grange) and, more recently, north (The Willows). The property adjacent to the site, 'Hillside', is noted within the CAA as one which makes a contribution to the townscape. New development should therefore be of high quality and respect the qualities of the Conservation Area.
- 2.69. Whilst the site does not lie within any historical designation, such as an Archaeological Notification Area, it is within an area of medium archaeological potential. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.

Policy BA02 - Land adjacent to the High Street

This site (1.24ha), as shown on figure 6 below, is allocated for residential development providing approximately 25 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from High Street;**
- b) Buildings are no more than two storeys in height;**
- c) Development respects the character, appearance and setting of the adjacent Barcombe Cross Conservation Area, including adjacent buildings of historic interest;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and mitigation measures implemented accordingly;**
- e) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development will also allow for the protection of biodiversity and enhancement where possible;**
- f) Appropriate Flood Risk Assessment, surface water drainage strategy and mitigation is agreed with appropriate body and local planning authority and implemented accordingly; and**
- g) Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.**

- 2.70. This policy allocates land for residential development. The site lies at the western edge of Barcombe Cross between Bridgelands and an existing private track leading to the property of 'Hillside'. The site is within walking distance of local services and facilities available in the village centre, offering a sustainable location for new development.
- 2.71. Access to the paddock is currently gained from the track east of the site. This track primarily provides vehicular access to the two residential properties of 'Hillside' and 'Vine Sled'. A small number of other adjacent properties have use of access via the track. An easement on the track provides access to the site. Improvements to the junction and track, if utilised to gain access, are required to accommodate additional dwellings.
- 2.72. The site is a medium sized, grassed field currently used as a paddock. The site slopes up gradually from the main road, High Street, giving a sense of openness. Consequently, it is visually sensitive, particularly when entering the village from the east. Glimpses of the rooftops of 'Hillside' and The Grange residential estate can be seen. However, the site is otherwise

relatively contained from wider surrounding views by existing development to the south and east, by the disused railway embankment to the west and by mature trees to the north. As part of any development, new properties should be set back from the High Street, be no more than two storeys and 'blocks' of development avoided to help retain a sense of transition into the village from the surrounding rural area.

- 2.73. Barcombe Cross Conservation Area borders the site on three sides. The Barcombe Cross Conservation Area Appraisal (CAA) highlights that the historic core is focussed around the crossroads to the east of the site. The residential property 'Willow Cottage' located adjacent to the south west of the site is identified as a building of historic or local interest within the CAA. Careful consideration will need to be given to the design and layout of future development, ensuring any scheme is sensitive to potential landscape impacts and constraints of the local historic environment.
- 2.74. A small corner in the south east part of the site is within an Archaeological Notification Area, noted for its post-medieval hamlet interest and WWII remains. The site also lies in an area of medium archaeological potential. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.75. The site itself does not form part of any formal biodiversity designation. However, slow worms and grass snakes have been recorded on site, these are identified as protected species as well as subject to Biodiversity Action Plan. As such, an ecological impact assessment will be required, together with appropriate mitigation where necessary as informed by the ecological impact assessment.
- 2.76. Although the site is within Flood Zone 1 (the least at risk of flooding), the area to the west of the site 'The Bridgelands' currently experiences surface water flooding issues. To ensure that the situation is not exacerbated by the development of this site, a site specific flood risk assessment will be required. Any necessary mitigation measures, including appropriate Sustainable Urban Drainage System (SuDs) will need to be implemented to mitigate any risk of surface water flooding resulting from the development.
- 2.77. Southern Water, through modelling the capacity of the local sewerage network, has identified a limited capacity to accommodate increased levels of flow at the practical point of connection in the local sewer. This is not a limit to growth but is highlighted here to indicate that extra work is likely to be required and ensure that this is undertaken at the right time to mitigate the localised risk of sewer flooding.

Policy BA03 - Land at Bridgelands

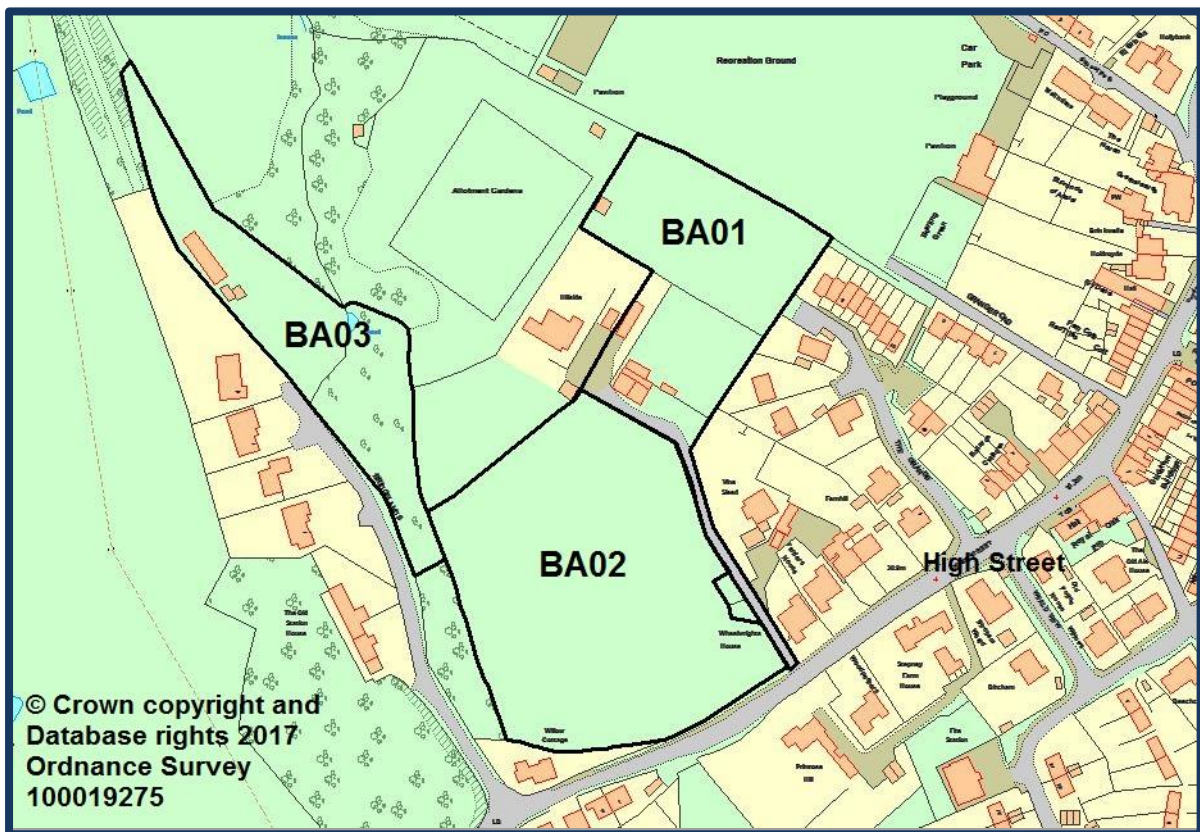
This site (0.55ha), as shown on figure 6 below, is allocated for residential development providing approximately 7 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from the High Street via Bridgelands;**
- b) Development complements the character of the existing local built form, in terms of height, mass and design, and the site's village edge location;**
- c) Development respects the character and appearance of the adjacent Barcombe Cross Conservation Area;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and any mitigation measures implemented accordingly;**
- e) Appropriate Flood Risk Assessment, surface water drainage strategy and mitigation is agreed with appropriate body and local planning authority and implemented accordingly;**
- f) Tree surveys undertaken and appropriate measures are identified and implemented accordingly to mitigate potential adverse impacts on Tree Protection Order on site;**
- g) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development allows for the protection of biodiversity and enhancement, where possible; and**
- h) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.**

- 2.78. This policy allocates land for residential development. The site lies at the western edge of Barcombe Cross between Bridgelands, to the west, and the allotments to the east. The site is within reasonable walking distance of local services and facilities available in the village centre, offering a sustainable location for new development.
- 2.79. Access to the site is from Bridgelands which serves a small number of properties. Initial technical highways work has been undertaken by the proponent and demonstrates that the necessary junction improvements to achieve the required visibility to accommodate the additional dwellings, and proposed shared pedestrian access, are acceptable in principle with East Sussex County Council, the local highway authority.

- 2.80. The site is a small, linear and vacant parcel of land tapering at the both the north and south end. The site is well contained from wider surrounding views by existing development and disused railway embankment to the west, and by mature trees to the north and east. Bridgelands is characterised by larger, detached two storey properties set back from the road. The development of this site should be sensitively designed to complement the local character, as well as the site's village edge location, bearing in mind the general need for smaller housing units, as reflected in Core Policy 2 of Local Plan Part 1.
- 2.81. A small section of the site's southern boundary is adjacent to the Barcombe Cross Conservation Area. The Barcombe Cross Conservation Area Appraisal (CAA) highlights that the historic core is focussed around the crossroads to the east of the site. The CAA notes that the residential property 'The Old Station House' located to the south west of the site is identified as one which makes a contribution to the Conservation Area.
- 2.82. Whilst the site does not lie within any historical designation, such as an Archaeological Notification Area, the County Archaeologist identifies the site as within an area of medium archaeological potential. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.83. The site is within Flood Risk Zone 1 (the least at risk of flooding). Despite this, the site and surrounding area currently experiences issues of surface water flooding. The site presently accommodates a pond and number of ditches. Therefore, to ensure that no dwellings are placed in an area of flood risk and the flooding situation is not exacerbated by the development of this site, a site specific flood risk assessment will be required and any necessary mitigation measures, including appropriate Sustainable Urban Drainage System (SuDs), implemented accordingly. The ponds and ditches offer potential ecological value, therefore in considering mitigation options regard should be given to opportunities for positive contributions to be made towards valuable habitats for wildlife and future residents' amenity.
- 2.84. Within the site a single designated Tree Protection Order (TPO) is present. The incorporation of the designation within a scheme's layout is considered achievable. As such, the designation is not seen as a significant constraint on the development of this site. However, ecological and tree surveys will need to inform appropriate mitigation and implemented accordingly.

Figure 6 Barcombe Cross housing site allocations



North Chailey

- 2.85. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 30 net additional dwellings to be provided within the settlement of North Chailey.
- 2.86. Chailey Parish is designated as a neighbourhood plan area and the Parish Council is at the early stages of preparing a neighbourhood plan. The Parish Council has decided not to identify housing site allocations within its neighbourhood plan. Therefore, the District Council has identified housing site allocations to contribute to meeting the requirement at North Chailey. Once the Chailey Neighbourhood Plan has gained sufficient weight, policies within it will form part of the determination process of future planning applications.
- 2.87. North Chailey is a relatively nucleated settlement concentrated around the staggered cross roads of East Grinstead Road (A275), Haywards Heath Road (A272 westbound) and Station Road (A272 eastbound). Ribbon development along the north side of Station Road extends the built up area eastwards towards Newick. The village is approximately 5 miles east of

Haywards Heath (the nearest town and located within Mid Sussex district) and approximately 7 miles north of Lewes town.

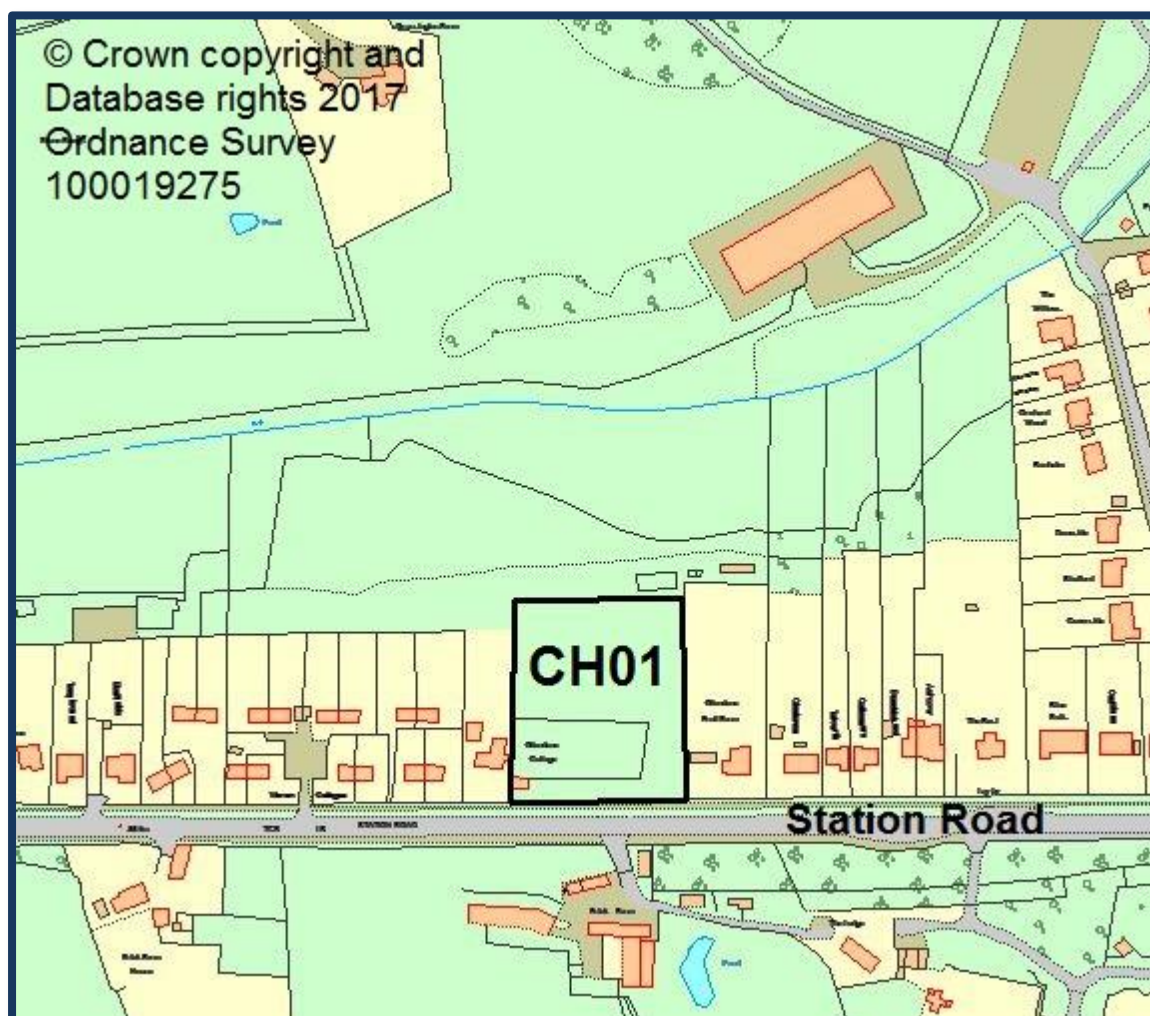
- 2.88. At the 2011 Census Chailey Parish had a population of 3,088. This includes the settlements of South Street, South Chailey and Chailey Green located to the south. North Chailey has a limited range of key services but is well placed to access a wide range of services and facilities in Haywards Heath. Access to public transport is limited resulting in a likely reliance on private transport. The village is classified as a Local Village within the District Council's Settlement Hierarchy recognising that few facilities, services employment opportunities are immediately available and accessibility to higher order settlements is poor.
- 2.89. North Chailey is located within the Low Weald landscape character area. The settlement and surrounding landscape character is influenced by several distinguishing features, including smaller, irregular fields, parcels of small to medium sized woodland areas and remnant heathland and common land. Chailey Common (designated SSSI and Local Nature Reserve) borders much of the settlement to the north and west. A stretch of land along Downs View to the east is also designated as a LNR. As a result of the above, the built area of North Chailey is relatively compact and, in landscape terms, well contained with limited long distance views from the surrounding area.
- 2.90. The 2018 SHELAA, as well as previous SHELAA Assessments, identified a limited number of suitable sites to meet the planned level of housing for North Chailey. One of those housing sites, the Kings Head for 14 net additional dwellings, has now been approved for housing and is under construction. Given the limited number of alternative sustainable housing site options for North Chailey the Kings Head development will contribute towards the identified minimum 30 net additional dwellings. Therefore leaving 16 net additional dwellings to be allocated on a further site(s) in the Local Plan Part 2. The following two proposed allocations deliver a combined total of 16 net additional dwellings.

Policy CH01 - Glendene, Station Road

This site (0.5ha), as shown on figure 7 below, is allocated for residential development providing approximately 10 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from Station Road;**
- b) Buildings reflect the local character in terms of mass, height and form;**
- c) Development is subject to an appropriate assessment and evaluation of archaeological potential and any mitigation measures implemented accordingly;**
- d) Appropriate surface water drainage mitigation is agreed with appropriate body and local planning authority and implemented accordingly;**
- e) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts. Development allows for the protection of biodiversity and enhancement where possible;**
- f) Appropriate buffer, at least 15m, between the site and adjacent Ancient Woodland; and**
- g) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.**

Figure 7 Glendene, Station Road housing site allocation



- 2.91. This policy allocates land for residential development. The site lies approximately 500m east from the centre of North Chailey. The site is a small, grassed field sloping away from the main road to the south (Station Road) and largely lacking in distinguishing features. It forms part of the previous Glendene Fruit Farm, now occasionally used for grazing.
- 2.92. A new access point to the site will be directly from Station Road which borders the site's southern boundary. Supporting transport and access statements, as well as other supporting assessments mentioned below, were submitted as part of a recent planning application¹¹. The proposed access point and impact of additional development on the highway network is considered acceptable in principle by East Sussex County Council, the local highway authority.

¹¹ LW/15/0550: Outline application for the redevelopment of the site to provide 10 residential dwelling with all matters reserved except for access

- 2.93. The site forms a gap within an otherwise ribbon form development along the north side of Station Road. Existing development adjacent to the site is characterised by two storey, detached and semi-detached properties set back from Station Road with generous back gardens. New development on this site should complement the adjacent character.
- 2.94. Whilst the site does not lie within any historical designation, an extensive area to the south of Station Road is designated an Archaeological Notification Area, noted as Roman industrial settlement, medieval and post-medieval farm complex. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.95. The site itself does not form part of any formal biodiversity designation. However, protected species (bats) have been recorded adjacent to the site. An Extended Phase 1 Habitat Survey, along with a Reptile Survey and Mitigation Report has been undertaken to inform the 2015 planning application. Surveys concluded the site to have a population of common species of slow worm and grass snake limited to the northern woodland edge boundary. Suitable mitigation measures were identified. Surveys demonstrate that these ecological interests would not preclude the development of this site, subject to any final mitigation measures being appropriately implemented. Above appropriate surveys may need to be repeated to inform future development proposals depending on how frequently latest guidance advises surveys should be undertaken for the same area.
- 2.96. A rectangular section of woodland, increasing to a more substantial section of woodland to the east, is located approximately 12m, at its nearest point, north of the site. A smaller section of this woodland, including the southern edge nearest the site's boundary, is designated as Ancient Woodland. Whilst the area of Ancient Woodland is not immediately adjacent to the site, the appropriate measures, including at least a 15m buffer, must be provided to mitigate against potential impacts on the Ancient Woodland from the development of this site.
- 2.97. The site lies within Flood Risk Zone 1 (at least at risk of flooding). A supporting Sustainable Urban Drainage Systems (SuDs) assessment, submitted as part of the aforementioned planning application, demonstrates that appropriate SuDs could be accommodated to manage run-off from proposed development and therefore would not preclude the development of this site.

Policy CH02 - Layden Hall, East Grinstead Road

This site (0.51ha), as shown on figure 8 below, is allocated for residential development providing approximately 6 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from East Grinstead Road including safe and convenient pedestrian access to the nearest bus stop;**
- b) Development complements nearby local character in terms of height, mass and form;**
- c) Retention of boundary trees, where possible, to provide appropriate landscaping buffer;**
- d) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on Chailey Common SSSI and the local biodiversity. Development allows for the protection of biodiversity and enhancement where possible; and**
- e) Development is subject to an appropriate assessment and evaluation of archaeological potential and any mitigation measures implemented accordingly.**

Figure 8 Layden Hall, East Grinstead Road housing site allocation



- 2.98. This policy allocates land for residential development. The site lies approximately 250m south of the centre of North Chailey. The site is a small, rectangular parcel of land forming part of the garden to the property 'Layden Hall' and part woodland.
- 2.99. A new access point to the site will be directly from East Grinstead Road utilising land in the same site ownership. Safe pedestrian access should also be provided, linking the site to the existing extent of the pavement to north along East Grinstead Road (approximately 120m).
- 2.100. The site is located to the south of the village. Development of this site would extend the built up area southwards. Adjacent development is characterised by predominately large, detached two and two and a half storey properties, set back from the road and within generous gardens. Development along Downs View to the north east of the site is more uniform and generally semi-detached. Development of this site should complement the adjacent character, with particular attention to the height of buildings to help mitigate potential impacts on views into the site from the surrounding area.
- 2.101. The southern section of the site is largely covered by trees, the majority of which will need to be cleared to enable development. Whilst there are

presently no tree protection order designations on or adjacent to the site, tree surveys should be undertaken. The retention of boundary trees is considered important in helping to mitigate potential impacts on the surrounding landscape, particularly from the south where longer views are possible, and should be taken into account when establishing a landscape buffer scheme for the development. The site is also approximately 25m east of and across the road from Chailey Common, a Site of Special Scientific Interest (SSSI). Chailey Common is predominately located west of the A275 and straddles the A272. It is designated for its heath habitat, which supports diverse invertebrate and bird communities. An appropriate ecological impact assessment is therefore required to identify any potential impacts and appropriate mitigation to be implemented.

- 2.102. Whilst the site does not lie within any historical designation, it is in close proximity to two designated Archaeological Notification Areas, noted as Roman industrial settlement, medieval and post-medieval farm complex and WWII search light and hut bases. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.

South Chailey

- 2.103. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 10 net additional dwellings to be provided within the settlement of South Chailey. A housing site allocation to deliver the minimum 10 net additional dwellings is identified below.
- 2.104. Chailey Parish has been designated as a neighbourhood plan area and the Parish Council is at the early stages of preparing a neighbourhood plan. The Parish Council has decided not to identify housing site allocations within its neighbourhood plan. Therefore, the District Council has identified housing site allocations to meet the housing requirement for South Chailey. Once the Chailey Neighbourhood Plan has gained sufficient weight, policies within it will form part of the determination process of future planning applications.
- 2.105. South Chailey appears as a relatively linear settlement along South Road (A275) and Mill Lane where development is concentrated. However, several offshoots of development run from these two bisecting roads resulting in incremental pockets of newer development. The village is approximately 5 miles north of Lewes town.

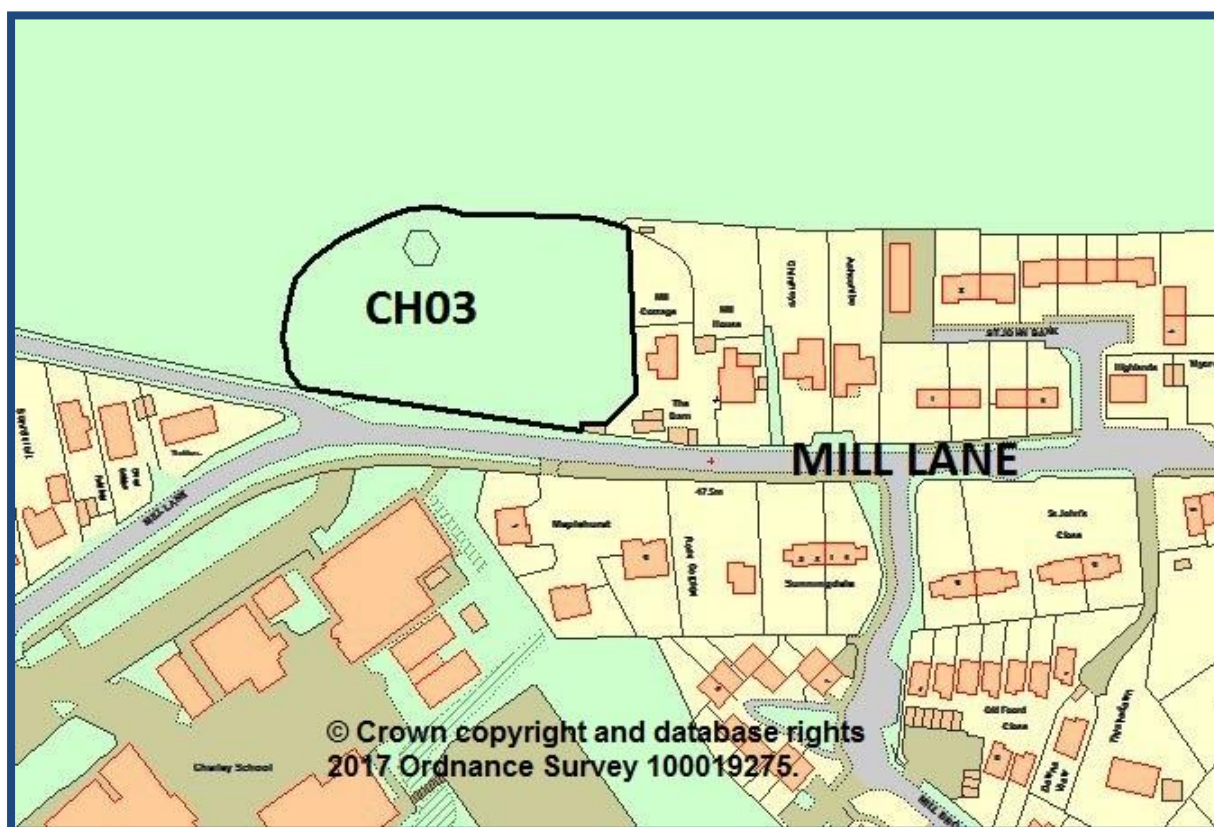
- 2.106. At the 2011 Census, Chailey Parish had a population of 3,088. This includes the settlements of South Street, Chailey Green, South Chailey and North Chailey. South Chailey has a limited range of key services but is well placed to access a wide range of services and facilities in Haywards Heath. Access to public transport is limited resulting in a likely reliance on private transport. The village is classified as a Local Village within the District Council's Settlement Hierarchy recognising that few facilities, services and employment opportunities are immediately available and accessibility to higher order settlements is poor.
- 2.107. South Chailey is located within the Low Weald landscape character area. The settlement and surrounding landscape character is influenced by several distinguishing features, including small to medium sized fields generally irregular in shape and parcels of medium sized woodland areas connected by hedges and shaws. South Chailey is slightly elevated from the surrounding area. Consequently some longer, albeit interrupted, views may be observed, particularly from the south and west of the village.
- 2.108. The 2018 SHELAA only identified one potentially suitable site for housing at South Chailey and this forms the proposed allocation below.

Policy CH03 - Land adjacent to Mill Lane

This site (0.47ha), as shown on figure 9 below, is allocated for residential development providing approximately 10 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Suitable vehicular and pedestrian access provided connecting site to Mill Road and pavement;**
- b) Development complements nearby local character in terms of height, mass and form;**
- c) Retention of boundary hedge and trees, where possible, within an appropriate landscape buffer;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and any mitigation measures implemented accordingly;**
- e) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development allows for the protection of biodiversity and enhancement where possible;**
- f) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water; and**
- g) Development is subject to investigation into potential contamination and appropriate mitigation measures agreed with the relevant authority.**

Figure 9 Land adjacent to Mill Lane housing site allocation



- 2.109. This policy allocates land for residential development. The site lies on the northern edge of South Chailey. The site is a small, rectangular parcel of land which slopes gently down to the south to Mill Road. The site is between the property 'Mill Cottage', to the east, and the access point to Broomfield Farm to the west.
- 2.110. A new vehicular access point to the site will be directly from Mill Road. Safe pedestrian access should also be provided, linking the site to the existing pavement on the southern side of Mill Road.
- 2.111. Development of this site would marginally extend the built up area westwards. Adjacent development is characterised by two storey detached and semi-detached properties, set back from the road, with some single storey properties north of Mill Lane in St John Bank. Development of this site should complement the local character, having regard to the above and the site's edge of village location. Whilst the site itself is relatively well contained by an existing hedge and the immediate topography, the landscape to the north of the site is open and slightly elevated. Therefore, particular attention to the height of buildings and boundary treatment should be given to help mitigate potential impacts on views into the site from the surrounding area.

- 2.112. The site is within an Archaeological Notification Area, noted for the presence of windmill remains and prehistoric activity and therefore has high archaeological potential. The base of an old smock mill, South Common Mill, is located in the North West part of the site. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.113. The site itself does not form part of a formal biodiversity designation. However, local records indicate presence of protected species, including bats. As such, an ecological impact assessment will be required, together with appropriate mitigation, informed by the EclA, to be implemented accordingly.

Cooksbridge

- 2.114. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 30 net additional dwellings to be provided within the settlement of Cooksbridge.
- 2.115. Hamsey Parish Council has a 'made' neighbourhood plan¹². The neighbourhood plan does not allocate housing sites but sets out a number of housing site selection and design policies to assist in the selection and delivery of housing to meet the settlement's planned housing requirement.
- 2.116. The 2018 SHELAA, along with previous SHELAA Assessments, identifies a limited number of suitable sites to meet the planned level of housing growth for Cooksbridge. Out of the three previously potential suitable sites identified one is within the South Downs National Park and another is now designated a Local Green Space within the Hamsey Neighbourhood Plan. The remaining site, Chatfields Yard, has planning approval (LW/16/0935) for 27 dwellings and has been constructed.
- 2.117. Given the current lack of potential suitable housing sites identified in Cooksbridge, the Chatfields Yard development will contribute to the settlement's planned housing figure. The shortfall of three net additional dwellings cannot be currently met in Cooksbridge. However, the shortfall has been balanced by other nearby settlements exceeding their planned housing figure, through either site allocations and/ or permitted unidentified sites. Should additional suitable site(s) be identified they can be considered

¹² The Hamsey Neighbourhood Plan was 'made' by LDC on 21 July 2016 and by the SDNPA on 14 July 2016.

through either a future review of the Hamsey Neighbourhood Plan or the Local Plan.

Newick

- 2.118. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 100 net additional dwellings to be provided within the settlement of Newick.
- 2.119. Newick Parish Council has a 'made' Neighbourhood Plan, adopted July 2015, that allocates sites for 100 net additional dwellings. One allocated site, Newick Hill identified for 30 net dwellings is almost complete. Any future planning applications, or potential review of the Newick Neighbourhood Plan which considers housing allocations, will need to take into consideration policies within the adopted development plan.

Plumpton Green

- 2.120. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 50 net additional dwellings to be provided within the settlement of Plumpton Green.
- 2.121. Plumpton Parish Council has a 'made' neighbourhood plan¹³. The neighbourhood plan contains a number of housing policies and allocates four housing sites totalling 68 net additional dwellings. Any future planning applications, or potential review of the Plumpton Neighbourhood Plan which considers housing allocations, will need to take into consideration policies within the adopted development plan.

Ringmer and Broyle Side

- 2.122. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum 215 net additional dwellings to be provided within Ringmer and Broyle Side. Ringmer Parish Council has a 'made' neighbourhood plan¹⁴ which contains a number of housing policies and allocations. A number of these allocated sites have since gained planning permission.
- 2.123. As referred to earlier in paragraph 2.8, a number of sites within Policy 6.4 of the Ringmer Neighbourhood Plan (RNP) overlap with commitments or the strategic allocation, Land north of Bishops Lane, identified in Spatial Policy 2 and Table 5 of Local Plan Part 1. The removal of these duplications results

¹³ The Plumpton Neighbourhood Plan was 'made' by Lewes District Council on 2 May 2018.

¹⁴ The Ringmer Neighbourhood Plan was 'made' by Lewes District Council on 25 February 2016.

in a total of 183 net additional dwellings identified within the RNP; a shortfall of 32 net additional dwellings, against the planned housing growth figure of minimum 215 net additional dwellings.

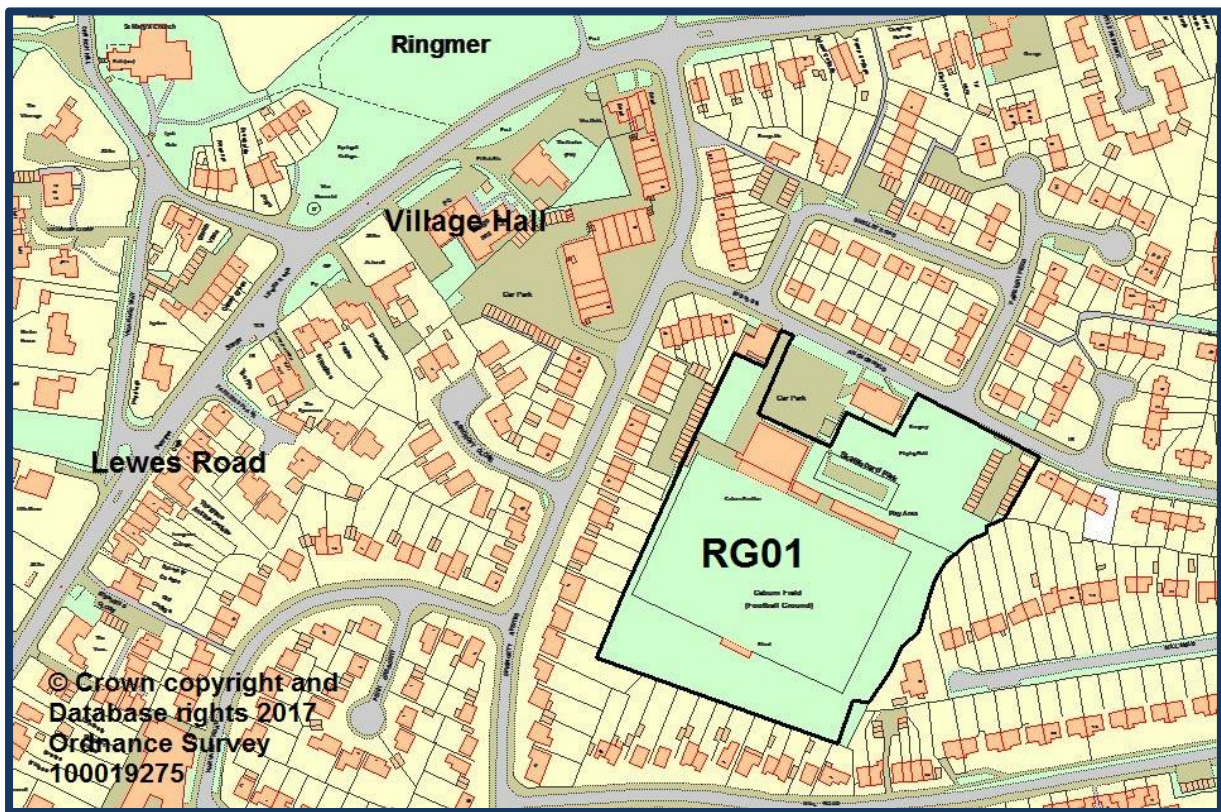
- 2.124. The shortfall was recognised and discussed at the Local Plan Part 1 Examination, during which it was agreed that the retained 'saved' 2003 Lewes District Local Plan housing site allocation RG1: Caburn Field was highly likely to deliver above the original target minimum of 40 dwellings (the number contained within the commitments figure for Spatial Policy 2). An additional 20 dwellings, thereby providing a total of 60 net additional dwellings, was considered at that time to be a reasonable anticipated capacity for an eventual proposal.
- 2.125. The increase in capacity was partly due to the inclusion of adjacent Lewes District Council owned land. A further 12 dwellings, however, is still required to meet the minimum of 215 net additional dwellings. Progress has since been made on the development proposals for this site, which indicate a yield of 96 dwellings. Caburn Field is therefore allocated for approximately 90, meeting the shortfall of 32 and providing an additional 18 over the minimum of 215 net additional dwellings. This represents an uplift of 50 over and above the 'saved' 2003 housing site allocation.

Policy RG01 - Caburn Field

Land at Caburn Field (1.91ha) as shown on figure 10 below, is allocated for residential development providing approximately 90 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) A replacement playing field of equivalent area and quality is available and ready for use at an acceptable location in Ringmer before development takes place;**
- b) Access, including provision for pedestrians and cyclists, to be provided from Anchor Field;**
- c) The identification, delivery and funding of sustainable transport improvements to mitigate the impacts of development on the local highway network, and in particular the Earwig Corner junction, to the satisfaction of the local planning authority in consultation with the local highway authority;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and any mitigation measures implemented accordingly;**
- e) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development allows for the protection of biodiversity and enhancement where possible;**
- f) Appropriate surface water drainage mitigation is agreed with the relevant body and local planning authority and implemented accordingly;**
- g) Layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes; and**
- h) Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider, and completion of the planned junction improvements at Earwig Corner.**

Figure 10 Caburn Field housing site allocation



- 2.126. This retained 2003 Local Plan allocation for the relocation of Ringmer Football Club and redevelopment of its current ground, Caburn Field, reflects the continued wish for the club to move to an alternative site. The Club provides an important recreational resource for the village and the surrounding area and relocation will allow the club to improve its facilities.
- 2.127. The site, covering approximately 1.91ha, is located in close proximity to most of the facilities, services and public transport links in the centre of the village. It is enclosed on three sides by residential development. Therefore, residential development is considered to be appropriate within this location. The redevelopment of this site offers the unique opportunity to deliver a highly sustainable residential scheme with the benefit of improved community facilities. Its village centre location lends itself to a density above that set out in Core Policy 1 of Local Plan Part 1, which should be achieved through high quality design.
- 2.128. The housing growth at Ringmer and Broyle Side, as identified within Local Plan Part 1, is limited due to the current highway constraints of the B2192 and A26 (Earwig Corner) junction. Current identified junction improvements, to be delivered by the strategic site at Bishops Lane, allow for a total of 385 net additional dwellings to be accommodated within the settlement. Due to

the junction capacity constraints, there is effectively a cap on development in Ringmer and Broyle Side beyond the planned 385 net additional dwellings. This is even allowing for the planned junction improvements that will be delivered through the strategic allocation at Bishops Lane. The development of Caburn Field at approximately 90 dwellings will exceed this cap by 14 dwellings, once overlapping allocations and expired permissions have been taken into account. However, in discussion with the local highway authority there is an agreement that development on the Caburn Field site that would take the total planned development in Ringmer beyond the 385 figure would be acceptable in principle. This is on the basis of Caburn Field having a highly sustainable village centre location and the fact that the principle of residential development has long been established on this site.

- 2.129. This quantum of development would be subject to the identification and implementation of sustainable transport improvements that minimise car use and encourage sustainable methods of transport to and from the site (i.e. bus, cycling and walking). This would be applied to the whole development, rather than just the proportion of development within the 385 'cap', providing an element of trip banking to occur, offsetting vehicle movements of the additional dwellings.
- 2.130. The site is within an Archaeological Notification Area, noted for the presence of medieval and post-medieval village and potteries. The site also identified to lie in an area of high archaeological potential. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.131. The site itself does not form part of a formal biodiversity designation. However, local records indicate presence of protected species, including slow worms. As such, an ecological impact assessment will be required, together with appropriate mitigation, informed by the EclA, to be implemented accordingly.
- 2.132. The site lies within Flood Risk Zone 1 (at least risk from flooding). However, a risk of surface water flooding has been identified associated with overland flow routes running both through the site and in close proximity to the site. Therefore, to ensure that flood risk is not exacerbated, on or off-site by the development, consideration should be given to the design and layout of the site. A specific flood risk assessment may also be required, and mitigation implemented accordingly.
- 2.133. Southern Water has identified a surface water sewer under the site. As such, an easement will be required. This will need to be designed into the

layout of any development so that it is clear of all proposed buildings and tree planting.

- 2.134. Southern Water has, through modelling the capacity of the local sewerage network, identified a limited capacity to accommodate increased levels of flow at the practical point of connection in the local sewer. This is not a limit to growth but is highlighted here to indicate that extra work is likely to be required and ensure that this is undertaken at the right time to mitigate the localised risk of sewer flooding.

Wivelsfield Green

- 2.135. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 30 net additional dwellings to be provided within the settlement of Wivelsfield Green.
- 2.136. Wivelsfield Parish Council has a 'made' neighbourhood plan¹⁵. The Wivelsfield Neighbourhood Plan (WNP) allocates three sites for 34 net additional dwellings within the settlement of Wivelsfield Green. The WNP also provides a spatial policy of the neighbourhood plan which prioritises where new development might be supported within the Parish. Any future planning applications, or potential review of the Wivelsfield Neighbourhood Plan which considers housing allocations, will need to take into consideration policies within the adopted development plan.

Gypsy and Traveller Accommodation

- 2.137. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. The Government's national Planning Policy for Traveller Sites (PPTS) notes the importance of local authorities both assessing the accommodation needs of Gypsies, Travellers and Travelling Showpeople and then planning for this need.
- 2.138. To this end, a Gypsy and Traveller Accommodation Assessment (GTAA) was undertaken over 2015. Informed by the GTAA, Core Policy 3 of the Local Plan Part 1 sets out a requirement for 13 net additional permanent pitches for Gypsies and Travellers across Lewes District. This figure is apportioned across the two areas: inside and outside the South Downs National Park, to enable each local planning authority to plan for the need within their area. As such, Core Policy 3 identifies a need for five permanent

¹⁵ The Wivelsfield Neighbourhood Plan was 'made' by LDC on 7 December 2016.

pitches to serve the area of Lewes District outside the South Downs National Park and eight permanent pitches to serve the area within the Park.

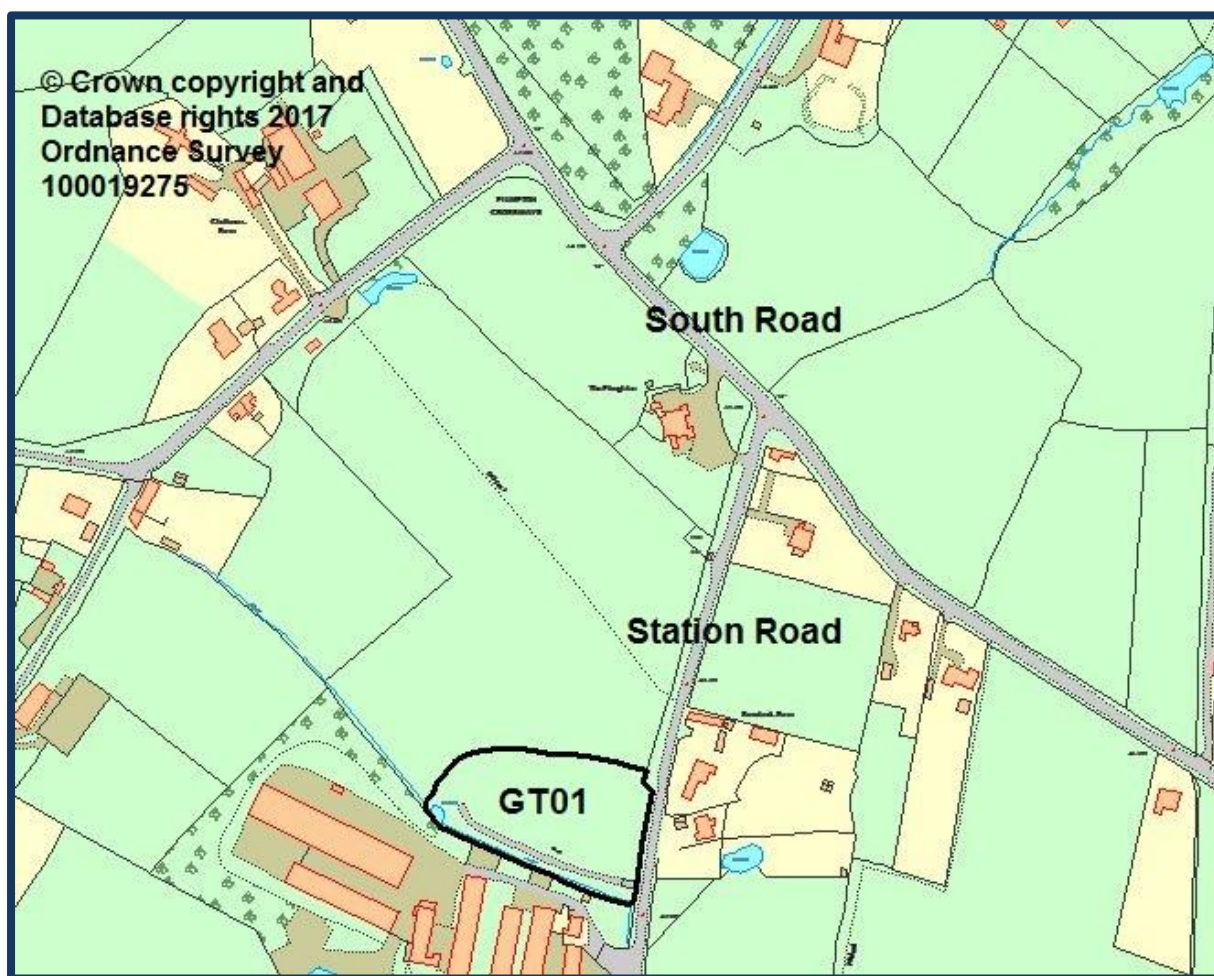
- 2.139. At the time of adopting the Local Plan Part 1, no suitable pitches had been identified for allocation. Therefore, Core Policy 3 sets out criteria to be considered in any future assessment of subsequent potential Gypsy and Traveller pitch allocations made through Local Plan Part 2, the National Park Authority's Local Plan or neighbourhood plans. Core Policy 3 is also to be used in determining any planning applications for Gypsy and Traveller or Travelling Showpeople use.
- 2.140. The Gypsy and Traveller call-for-sites undertaken as part of the 2017 draft Local Plan Part 2 consultation did not attract any potential site submissions. Further collaborative work between the Council and East Sussex County Council, however, resulted in the Council being able to identify a permanent Gypsy and Traveller site. The site allocated by Policy GT01 below meets the Council's duty to make provision for 5 permanent pitches.

Policy GT01 – Land south of The Plough

This site (0.69ha), as shown on figure 11 below, is allocated for the development of 5 net additional permanent Gypsy and Traveller pitches, subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from Station Road, including provision of a dedicated pedestrian path connecting the entrance of the site to the nearest bus stop serving the site;**
- b) The site should be levelled and laid out to provide sufficient room to allow for vehicles to turn around within the site;**
- c) Development should use the natural topography in screening the site from wider, sensitive landscape views and designed to minimise the perception of urbanisation in this location, particularly with regards to hardstanding and amenity buildings;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and mitigation measures implemented accordingly;**
- e) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development allows for the protection of biodiversity and enhancement where possible;**
- f) Appropriate flood risk assessment and surface water drainage strategy and mitigation is agreed with the appropriate body and implemented accordingly;**
- g) The development should be occupied by only those that fulfil the definition of a Gypsy or Traveller;**
- 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.**

Figure 11 Land south of The Plough, Gypsy and Traveller site allocation



2.141. This policy allocates land for the development of Gypsy and Traveller pitches. The site lies approximately 650m north of Plumpton Green village, adjacent to 'The Old Brickworks' industrial site and a small number of residential dwellings. There is a good range of services and facilities, including a local convenience shop, primary school and train station, within Plumpton Green. Whilst the site is not within a reasonable walking distance of these facilities, there is a bus stop approximately 200m north of the site with services to the village and Lewes town to the south and Haywards Heath to the north.

2.142. An existing agricultural access point is located within the south east corner of the site. Improvements, including removal and maintenance of boundary hedgerows, are required to provide a suitable and safe access for vehicles and pedestrians. This includes a small section of hedges to the south not within highway land or the same landownership. The necessary improvements must be agreed by the local planning and local highway authorities and implemented accordingly.

- 2.143. The site lies in the south east corner of a larger agricultural field which gently slopes north to south. The area of the site is considered appropriate to accommodate 5 permanent pitches and the required large vehicle turning space. The site is bounded to the east and south by existing hedges and trees respectively but is otherwise undefined to the north and west. As such, the development will need to establish a new, well defined boundary to avoid encroachment into the adjacent land. In levelling the site the local topography, as well as additional appropriate bunding, provides an opportunity to create a natural, banked landscape buffer and border to the north and west.
- 2.144. Whilst the site does not lie within any historical designation, such as an Archaeological Notification Area, the wider area has evidence of historical activity from the Roman period onwards. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.145. The site itself does not form part of a formal biodiversity designation. However, local records indicate the presence of notable and protected species, including bats, and other notable invertebrates and vascular plants. As such, an ecological impact assessment (EclA) will be required, together with appropriate mitigation, informed by the EclA, to be implemented accordingly.
- 2.146. The site lies within Flood Risk Zone 1 (at least risk of flooding). However, a risk of surface water flooding has been identified from the stream running east-west along the site's southern boundary. Therefore, to ensure that flood risk is not created on or off-site by the development consideration should be given to the design and layout of the site. A specific flood risk assessment may also be required and mitigation implemented accordingly.
- 2.147. The allocation is for the provision of permanent pitches for Gypsies and Travellers as defined within Annex 1 of the Government's 2012 Planning Policy for Traveller Sites. The Council will work with East Sussex County Council Gypsy and Traveller Team, and other relevant organisations where appropriate, to identify local families in need of accommodation.

3. EMPLOYMENT SITE ALLOCATIONS

- 3.1. Spatial Policy 1 of the Local Plan Part 1 sets out a planned level of employment floorspace (B1, B2 and B8) of 74,000 sq.m. over the period from 2012 to 2031. This figure was informed by the findings of the Employment and Economic Land Assessment (EELA) for Lewes District, which was commissioned as part of the evidence base for the preparation of the Local Plan. It was also influenced by the housing delivery target for the district, since it is important to balance the number of jobs with the people available to fill them.
- 3.2. The Local Plan Part 1 demonstrates that there is sufficient land in quantitative terms to meet the employment floorspace requirement of 74,000 sq.m. within the district in the period to 2031. This is illustrated in Table 3 (p.49) of the document, which compares the need for industrial and office space with the identified potential supply. This identified supply will allow the employment needs of the district to be met on existing employment sites and premises (including unimplemented site allocations) with a modest allowance for market choice to allow for the changing needs of business and the possibility of a greater than expected level of local economic growth.
- 3.3. Consequently, there is no requirement in quantitative terms to allocate additional sites for employment purposes in the Local Plan Part 2. The EELA does identify a qualitative need for additional office and light industrial floorspace within Lewes town in the South Downs National Park. Some of this qualitative need will be met at the North Street Quarter, which is allocated for a mixed-use development in the Local Plan Part 1, and on unimplemented site allocations at Malling Brooks Business Area. Further opportunities within Lewes town are expected to be identified by the South Downs Local Plan and/or relevant Neighbourhood Plans.
- 3.4. Whilst there is no identified requirement for additional employment sites within the area of the district covered by the Local Plan Part 2, Core Policy 4 (*Economic Development and Regeneration*) of the Local Plan Part 1 sets out a positive approach to sustainable economic growth by safeguarding existing employment sites, promoting mixed-use developments, and supporting the intensification, upgrading and redevelopment of existing employment sites for employment purposes. The stimulation of the rural economy is given further support by Policies DM9 (*Farm Diversification*), DM10 (*Employment Development in the Countryside*) and DM11 (*Existing Employment Sites in the Countryside*) in this document.

- 3.5. Core Policy 4 (*Economic Development and Regeneration*) also contains a presumption in favour of retaining the unimplemented employment site allocations from the Lewes District Local Plan 2003. The preparation of the Local Plan Part 2 has therefore included a review of the deliverability and suitability of existing employment site allocations and their retention where appropriate. As a consequence, the site allocated for the upgrading and expansion of Newhaven Port in the Local Plan 2003 is carried forward by Policy E1 in this document, with appropriate amendments to bring it up to date. A new opportunity for employment development has also been identified on land adjacent to the American Express Community Stadium at Falmer, as set out in Policy E2.
- 3.6. As described earlier, site allocations within the designated neighbourhood plan areas of Peacehaven and Telscombe are outside of the scope of this document. This is because the town and parish council are preparing a neighbourhood plan which will consider appropriate land-use allocations within their areas. Policy PT6 of the Local Plan 2003, which allocates a site for employment purposes at Hoyle Road, Peacehaven, will therefore continue to be 'saved' and form part of the development plan for the area until the Peacehaven and Telscombe Neighbourhood Plan is approved. The relevant policy is listed in Appendix 3 of this document.
- 3.7. Many of the sites allocated for employment uses within the rural parts of the district in the Local Plan 2003 are currently occupied or comprise previously developed land. The Council considers that Core Policy 4 (*Economic Development and Regeneration*) and Policy DM11 (*Existing Employment Sites in the Countryside*) provide an appropriate policy framework for the consideration of development proposals on such sites. They are therefore not carried forward as specific employment allocations in this document. Other employment allocations in the Local Plan 2003 have not been retained because they have either received planning consent for development or are no longer considered suitable for employment purposes.
- 3.8. At Newhaven Port, the operations and maintenance base for the Rampion Offshore Wind Farm has now been delivered in accordance with Core Policy 4 (*Economic Development and Regeneration*). This is acting as a catalyst for the regeneration of the town and helping to stimulate the local economy. The Local Plan's approach to economic development and the regeneration of the coastal towns has also been supported by the formal designation of the Newhaven Enterprise Zone (EZ), which covers 79 ha of land across eight sites.
- 3.9. The EZ is a partnership venture between the District Council and the Coast to Capital Local Enterprise Partnership. Over the next 25 years, it is

anticipated that the EZ will act as catalyst to deliver 55,000 sq.m. of new employment floorspace and the refurbishment of some 15,000 sq.m. of existing employment premises. This investment will create new business opportunities and encourage further growth and investment in the town.

- 3.10. Also in Newhaven, an Article 4 Direction took effect in November 2018, withdrawing permitted development rights for changes of use from offices or light industrial to residential. This action has been taken by the District Council to support Core Policy 4 (*Economic Development and Regeneration*) in terms of safeguarding existing employment sites from other competing uses so as to avoid a lack of supply or choice of premises becoming a barrier to business investment and the continued economic growth of the district.

Land at East Quay, Newhaven Port

- 3.11. Newhaven is a relatively small port but provides important maritime links to mainland Europe. It also plays a vital role in the operation and maintenance of the Rampion offshore wind farm, which is located 13km of the Sussex coast, and the importation of marine aggregates. Its wharves and railheads are safeguarded for the existing and future mineral imports and processing by the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Policy WMP15) and the Waste and Minerals Sites Plan (Policy SP2).
- 3.12. The port is owned and operated by Newhaven Port and Properties (NPP), who published a masterplan in 2012 to provide a strategic framework for the development of the port over the next 20-30 years. Lewes District Council, East Sussex County Council and Newhaven Town Council have agreed to work with NPP to achieve the implementation of this masterplan in recognition that Newhaven needs a higher level of economic activity in order for both the town and the port to have a sustainable future.
- 3.13. In 2016, NPP were granted planning permission for the expansion of the existing working port area, including the refurbishment of the existing multi-purpose berth at East Quay, the construction of a new berth and slip way to the south, and new space for associated offices, warehouses and workshops. It is anticipated this development will allow the port to remain competitive by offering modern facilities to future investors and customers and allowing the port to accommodate larger vessels should the opportunity arise.
- 3.14. The further expansion and enhancement of Newhaven Port is supported by Core Policy 4 (*Economic Development and Regeneration*) of the adopted Local Plan Part 1 in order to help revitalise the economy of the coastal area.

An extensive area of largely undeveloped land in the ownership of NPP exists to the north-east of the proposed port expansion and new berth and slipway and this area is considered suitable for the future expansion of port-related activities.

- 3.15. Much of this area was previously allocated in Policy NH20 of the Lewes District Local Plan 2003. However, development of this site has previously been constrained by its poor vehicular access, which is currently via Railway Road and Beach Road. The construction of the final section of the new Newhaven Port access road is anticipated to unlock capacity for new employment space in this part of Newhaven and significantly enhance the development potential of the site.
- 3.16. The first phase of the Newhaven Port access road was completed in 2015, with the construction of the final phase due to be completed by 2020. The new road will then carry traffic by a bridge over the Newhaven to Seaford railway line and Mill Creek, providing a direct vehicular access from the A259 to both the allocated employment site and the remainder of the port land.
- 3.17. The viability of employment development on the site will be further enhanced through the current investment in new flood defences in Newhaven by the Environment Agency and the two Local Enterprise Partnerships (Coast to Capital LEP and South East LEP). This flood alleviation scheme will provide a 1-in-200-year standard of protection for the town and the port, taking into account the effects of climate change, and is due to be completed by the autumn 2019.
- 3.18. The majority of the site is located within the Tide Mills Local Wildlife Site, a non-statutory designation made in 1993 in recognition of the value of the coastal and floodplain grazing marsh and coastal vegetated shingle. These habitats are now included on the Government's list of habitats of principal importance for biodiversity conservation in England. Any development must therefore ensure that any loss or damage to the nature conservation interest of the site can be mitigated to achieve a net gain in biodiversity, in accordance with Policy DM24 (*Protection of Biodiversity and Geodiversity*).
- 3.19. Appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds) and controls on dog walking in order to avoid the more ecologically sensitive areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project.

- 3.20. Due to the open nature of the coastline in this location, development is also likely to have an impact upon the setting of the South Downs National Park. Development proposals should therefore have due regard to Core Policy 10 (*Natural Environment and Landscape Character*) of the Local Plan Part 1, which seeks to conserve and enhance the landscape quality and scenic beauty of the Park, and be informed by the South Downs Integrated Landscape Character Assessment accordingly.
- 3.21. Development of the site also has the potential to affect the setting of the Newhaven Fort Scheduled Monument and the Tidemills Archaeological Notification Area. The remains of the WW1 seaplane base also needs to be protected. Development proposals should therefore be accompanied by a heritage impact assessment and an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest, in accordance with Policy DM33 (*Heritage Assets*) and Core Policy 11 (*Built and Historic Environment and High Quality Design*) of the Local Plan Part 1.
- 3.22. A public footpath, which forms part of the proposed England Coast Path, runs through the site and any development proposals will be required to mitigate any harmful impact on the convenience, safety and amenity of this right of way, in accordance with Policy DM35 (*Footpath, Cycle and Bridleway Network*).
- 3.23. The exclusion of the area of the port from the submitted proposed port expansion, i.e. covering the vegetated shingle habitat to the south of the bunded footpath, would ensure the protection of the Seaplane base, which is an important although undesignated, heritage asset.

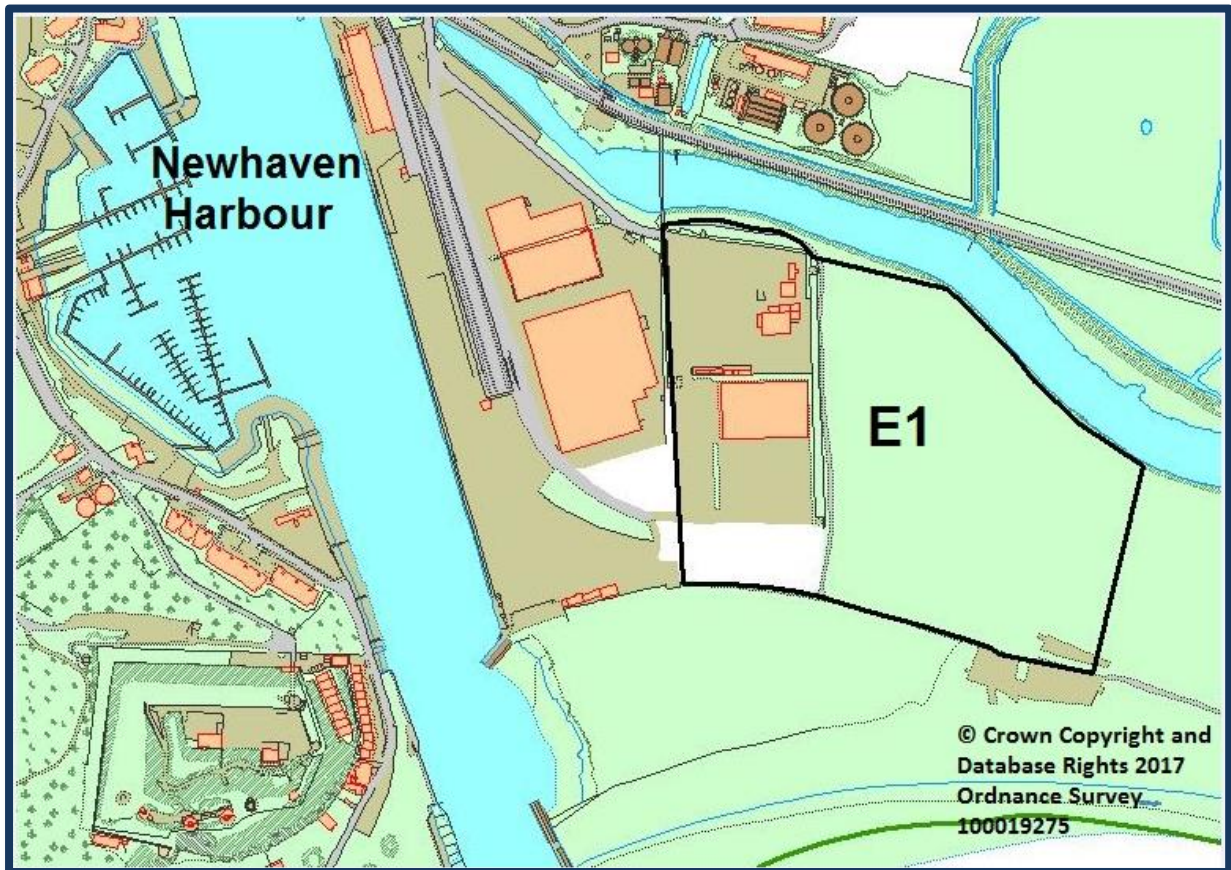
Policy E1: Land at East Quay, Newhaven Port

Land at East Quay, as defined on the Policies Map (i.e. excluding the area of vegetated shingle habitat, situated to the south of the bunded footpath, which was included in the submitted Policy E1), is allocated for employment uses associated with Newhaven Port. Development will be permitted subject to compliance with all appropriate development plan policies and the following criteria:

- a) An ecological impact assessment is undertaken, and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity;**
- b) A visual and landscape character assessment is undertaken to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised;**
- c) An appropriate assessment and evaluation of archaeological potential is undertaken, and any necessary mitigation measures implemented; and**

- d) The provision of a landscaped buffer to the east of the site to create a buffer zone to protect the Nature Reserve immediately to the east of the proposed port expansion.

Figure 12 Land at East Quay employment site allocation



Land Adjacent to American Express Community Stadium, Village Way, Falmer

- 3.24. This site is adjacent to the American Express Community Stadium and is located within the boundaries of both Lewes District Council and Brighton & Hove City Council¹⁶. As a major sporting venue, the stadium is protected by Policy CP17 of the adopted Brighton & Hove City Plan Part 1. However, the allocated site provides an opportunity to enhance the stadium facilities by providing offices or health/ education uses associated with the stadium or with Sussex and Brighton Universities, whose campuses are located in close proximity. Development proposals for the site should not constrain the operation of the stadium as a major sporting venue.

¹⁶ The Brighton & Hove City Plan Part 2 is also proposing to allocate the part of the site within its administrative area for the uses set out in Policy E2.

- 3.25. Whilst the allocated site and the stadium are outside of the South Downs National Park, the stadium is visible in a significant number of key views from within the National Park itself. Any new development should therefore conserve and enhance the locality and overall setting of the stadium in order to avoid harm to the special setting of the National Park. Development proposals should also address any adverse noise impact from the adjacent road and railway, in accordance with Policy DM23 (*Noise*).
- 3.26. The curved and sloping form of the stadium provides a prominent architectural element in the area and is designed to sit within the natural curves of the surrounding downland. An existing landscaped bund on the site helps to lessen the bulk of the stadium and integrate it into its downland setting. The design of any development proposals will therefore need to give careful consideration to the relationship with the stadium in order to ensure that new development does not erode or detract from the stadium's architectural presence.
- 3.27. 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. 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 by the South Downs National Park Authority.
- 3.28. The loss of the landscaped bund, which is located within the boundary of Brighton & Hove City Council, is considered acceptable provided that it is mitigated through the use of green walls, green roofs or landscaping, in accordance with Core Policy 8 (*Green Infrastructure*). Opportunities should also be taken to improve the public realm around the stadium for users, in accordance with Policy DM25 (*Design*).
- 3.29. 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. In addition, sustainable transport infrastructure is 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/B2123 Falmer junction.

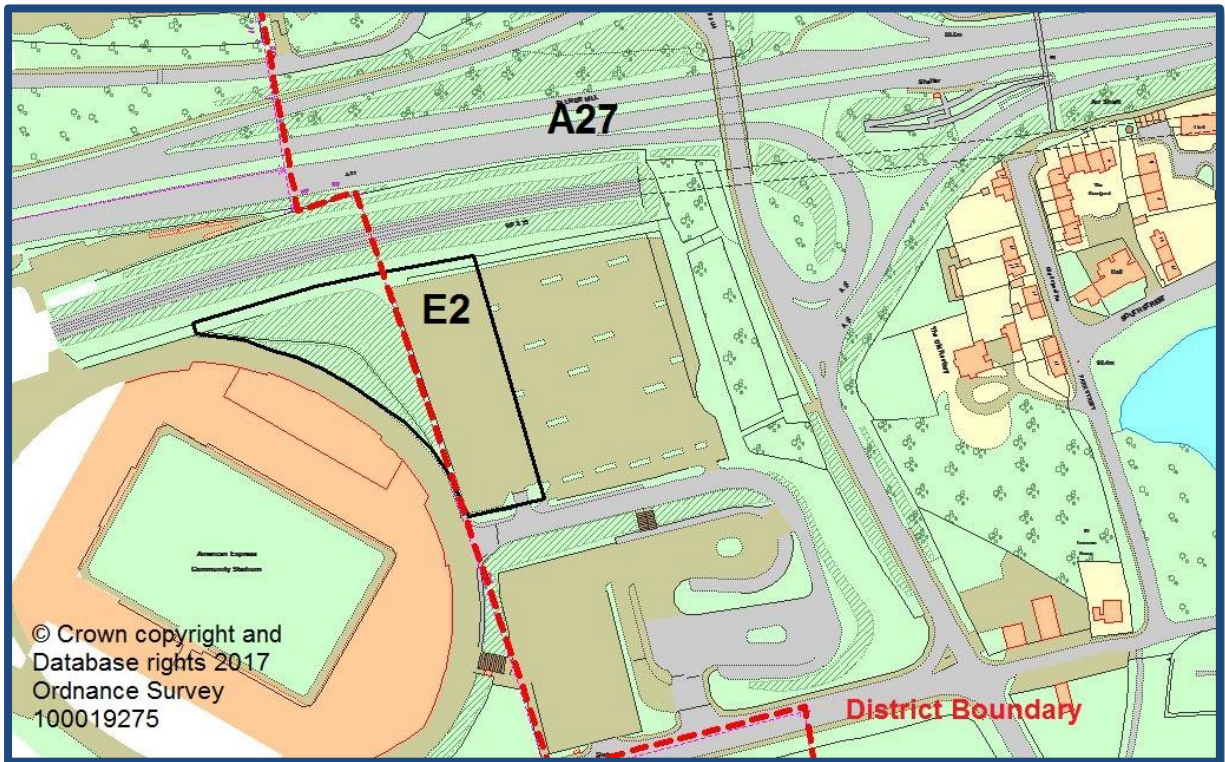
Policy E2: Land Adjacent to American Express Community Stadium, Village Way, Falmer

Land adjacent to the American Express Community Stadium, as defined on the Policies Map, is allocated for B1a (offices), D1 (health/education) uses and/or other ancillary uses directly associated with the Stadium and/or Sussex and Brighton Universities.

Development will be permitted subject to compliance with all appropriate development plan policies and the following criteria:

- a) Development should achieve a high quality of design which respects and enhances the adjoining stadium development and downland character;**
- b) Development should preserve and where possible enhance the setting of the South Downs National Park and nearby heritage assets;**
- c) Sustainable transport infrastructure will be required to support proposals and to ensure that there is no adverse air quality impact;**
- d) The provision of green infrastructure and wider landscaping enhancements;**
- e) Development must ensure that groundwater sources are protected to the satisfaction of the Environment Agency;**
- f) The developer will enter into a training place agreement to secure training for local people;**

Figure 13 Land adjacent to American Express Community Stadium employment site allocation



4. DEVELOPMENT MANAGEMENT POLICIES

- 4.1. The policies in this document set out the more detailed criteria against which planning applications for the development and use of land and buildings will be considered in those areas of the district outside the South Downs National Park. Their purpose is to provide a consistent approach to the assessment of planning applications, and to help provide clarity to applicants about the Council's expectations in respect of achieving sustainable development.
- 4.2. The development management policies contained in this document should not be read in isolation. The Local Plan Part 2 should be read as a whole, together with the policies set out in the Local Plan Part 1, the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan, and any neighbourhood plans that have been brought into force. National planning policies in the National Planning Policy Framework (NPPF) are not repeated and should also be read alongside this document.
- 4.3. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. This policy approach is set out in full on page 40 of the Local Plan Part 1.
- 4.4. For ease of reference, the format of this document follows the same headings as the Local Plan Part 1. This does not mean that the policies in each section contribute only to the themes under which they appear. However, as the development management policies supplement the Local Plan Part 1 policies and help to deliver a common set of objectives, it is considered helpful to follow the same structure.

SPATIAL STRATEGY

Planning Boundaries

- 4.5. The Council has adopted the use of 'planning boundaries' to make a clear distinction between town and village locations where, in principle, further development would be acceptable, and the countryside (i.e. outside of the planning boundaries) where development would be acceptable only in certain circumstances. The purpose of the planning boundaries is to positively focus growth on sustainable settlements, reduce the need to

travel, and protect the intrinsic character and beauty of the countryside, in accordance with the spatial strategy set out in the Local Plan Part 1.

- 4.6. It is important to note that the planning boundary is a policy line applying Local Plan policies to a specific area, thereby giving a sound basis for development management decisions. It does not attempt to define town or village limits in physical or social terms. The planning boundaries have been carefully considered, taking into account a range of factors including the existing form, pattern and function of settlements, important 'gaps' of countryside between them, the character and setting of individual towns and villages, and environmental considerations, such as the need to conserve designated areas of national landscape, ecological, geological, or historic importance.
- 4.7. Whilst land outside of the planning boundaries is regarded as countryside for planning policy purposes, this does not represent an absolute restriction on development. The potential for new development outside of the planning boundaries to support vital rural communities and also to conserve or enhance the intrinsic qualities of the rural area is recognised. The Local Plan includes specific policies for development proposals that would help to promote a sustainable rural economy or meet recognised local needs for affordable housing or community facilities. Other uses, such as renewable energy or essential infrastructure, may also be appropriate where an overriding need for the development to be located in the countryside can be demonstrated.

Policy DM1: Planning Boundary

Within the planning boundaries, as defined on the Policies Map, new development will be permitted provided that it is in accordance with other policies and proposals in the development plan

Outside the planning boundaries, the distinctive character and quality of the countryside will be protected and new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated.

Development proposals that result in a net increase of one or more dwellings within 7km of the Ashdown Forest will only be permitted where they comply with Core Policy 10(3) of the Local Plan Part 1.

Rural Exception Sites

- 4.8. The shortage of affordable housing for local people can result from high house prices driven up by demand from people moving to rural areas, coupled with restricted scope for new house building. The strategic housing sites allocated in the Local Plan Part 1 at Lewes town, Newhaven, Peacehaven and Ringmer will help to increase the supply of affordable housing in the towns and larger villages in the district. However, in smaller villages and rural areas which have very limited or no facilities, new housing development will be focused on providing affordable homes which meet an identified housing need among local people who are unable to compete in the private housing market.
- 4.9. 'Rural Exception Sites' can be used to release sites to deliver affordable housing in rural communities where such land would not otherwise be used for housing. The Coastal West Sussex Strategic Housing Market Assessment recommends this as one of a number of mechanisms which should be used to increase the supply of affordable housing in rural areas. At the national level, the 2008 Taylor Review of Rural Economy and Affordable Housing urges the need for more proactive engagement to bring forward sites for affordable homes to meet local needs in smaller rural communities (generally defined as settlements with populations under 3,000).
- 4.10. It is important that housing schemes should be needs led, the starting point being that a need for housing exists in the parish, rather than the availability of a particular site. Proposed developments must be based on sound evidence of housing need and must fulfil the criteria as stated in Policy DM2 below. The ability of the proposed scheme to meet identified local housing needs must be clearly demonstrated to the satisfaction of Lewes District Council. This will be assessed using the Council's Housing Register and other available up-to-date housing needs assessments. It should also be demonstrated that the proposal is financially viable and deliverable.
- 4.11. Given that housing permitted through this policy is an exception to normal countryside policies, it is important that it remains 'affordable' in perpetuity. Only tenures which can be guaranteed to remain affordable in the long term will be permitted in such schemes. For example, general shared ownership schemes where occupiers can potentially purchase 100% of the equity will not be considered appropriate. Where planning permission would not normally be permitted for housing, it can still be difficult to encourage landowners to sell their land below open market residential values. In order to address this, a proportion of market housing may be permitted where it can be demonstrated that an affordable housing scheme would be unviable

without cross-subsidy. Viability will be independently assessed by the District Valuer, or equivalent, at the applicant's expense.

Policy DM2: Rural Exception Sites

Outside the planning boundaries, as defined on the Policies Map, proposals for affordable housing to meet local needs will be permitted where the following criteria are met:

- (1) the proposed development will assist in meeting an identified and genuine local need in terms of the sizes, types, and tenures of the dwellings;**
- (2) the proposed development is within, adjacent to, or otherwise well related to an existing village or other settlement;**
- (3) the scale and design of the development is appropriate to the nature of the settlement and will respect its character and setting;**
- (4) the affordable housing is made available to, and will be retained in perpetuity for, households with a local connection;**
- (5) the proposed scheme is subject to an appropriate legal agreement to ensure that it is able to be properly managed by a partner Registered Provider or other approved body;**
- (6) development proposals within 7km of the Ashdown Forest comply with Core Policy 10(3) of the Local Plan Part 1.**

The inclusion of open market housing will not normally be supported unless it can be demonstrated that an affordable housing scheme that meets the above criteria would be unviable without cross-subsidy. In such exceptional circumstances, the amount of market housing must be lower than the amount of affordable housing and at the lowest proportion that will enable the delivery of significant affordable housing.

Accommodation for Agricultural and Other Rural Workers

- 4.12. The NPPF states that one of the few circumstances where an isolated new home may be justified within the countryside is when the accommodation is essential to enable a rural worker to live permanently at or near their place of work. In Lewes district, it may often be as convenient and sustainable for such workers to live in nearby towns or villages, so avoiding new and potentially intrusive development in the countryside. However, it is acknowledged that there will be some instances where the nature and demands of certain rural businesses will make it essential for one or more

people engaged in the enterprise to live at, or very close to, their place of work. Such a need must nevertheless be essential to the successful operation of the business.

- 4.13. Planning applications will be subject to a functional test to establish whether it is essential for one or more full-time workers to be readily available to meet the established needs of the enterprise at most times, day and night, such as to provide for the proper supervision of agricultural processes or livestock. It will not be sufficient that it is merely convenient or desirable to live on the holding. Security is not in itself a sufficient justification. In relation to demonstrating genuine need, it will also be necessary to apply a financial test to assess whether an agricultural or other rural enterprise is economically viable and planned on a sound financial basis. The Council will draw upon independent professional advice when considering such proposals.
- 4.14. Changes in the scale and character of agricultural and forestry businesses have the potential to affect the longer-term requirement for dwellings in the countryside particularly where these had an “agricultural worker occupancy” condition attached when planning permission was granted. In such cases, the Council recognises no purpose would be fulfilled in keeping such dwellings vacant, or that existing occupiers should be obliged to remain in occupation simply by virtue of a planning condition that has outlived its usefulness.
- 4.15. Nevertheless, applications for the removal of an occupancy condition will need to demonstrate convincingly that there is no long-term need for an agricultural dwelling in the locality. Such dwellings could be used by other agricultural and rural workers seeking accommodation within the wider surrounding area, therefore it will need to be demonstrated to the Council that the dwelling tied to an occupancy condition has been effectively marketed to likely interested parties in the area concerned, and that no genuine interest has been shown regarding the purchase or rental of the dwelling for a rural worker with an essential need to live in the local community.

Policy DM3: Accommodation for Agricultural and Other Rural Workers

Outside the planning boundaries, as defined on the Policies Map, new permanent dwellings will be permitted for those employed in agriculture, forestry or another enterprise requiring a countryside location where it can be demonstrated that the following criteria are met:

- (1) there is a clearly established existing functional need;**

- (2) the functional need relates to a full-time worker;**
- (3) the unit and the rural enterprise concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so;**
- (4) the functional need cannot be met by another existing dwelling on the unit or other existing accommodation in the area which is suitable and available for occupation by the workers concerned;**
- (5) the proposed dwelling, and any subsequent extension, is of a size commensurate with the established functional need of the enterprise. Dwellings and any subsequent extensions which are unusually large in relation to the needs of the unit or unusually expensive to construct in relation to the income it can sustain in the long term will not be permitted;**
- (6) the dwelling is suitably located to meet the identified functional need of the enterprise, is well related to existing buildings wherever possible, and its siting and design is appropriate to the rural character of the locality.**

Where the functional need is proven but Criterion 3 is not met, a temporary permission will be granted for a caravan, mobile home or other temporary accommodation where it can be demonstrated that the following criteria are met:

- (i) Criteria (1) and (4) above;**
- (ii) there is clear evidence of a firm intention and ability to develop the enterprise concerned;**
- (iii) there is clear evidence that the proposed enterprise has been planned on a sound financial basis.**

Occupancy conditions will be imposed on dwellings permitted in accordance with this policy and, where appropriate, on other dwellings within the holding. Applications to remove such conditions will only be permitted where it can be demonstrated that all the following criteria are met:

- (a) the essential need which originally justified the dwelling no longer applies and the dwelling will not be required to meet such need in the longer term;**
- (b) the property has been actively marketed in specialist and local press and estate agents at least once a month for a minimum of 12 months;**
- (c) the advertised selling price or rental is realistic given the age, size, condition and location of the property; and**
- (d) no realistic offers have been made to the vendors for occupation of the dwelling in compliance with the original occupancy condition.**

In appropriate circumstances, the Council will seek a planning obligation to tie a permanent dwelling to adjacent buildings or to the land forming the holding.

Proposals within 7km of the Ashdown Forest will only be permitted where they comply with Core Policy 10(3) of the Local Plan Part 1.

Residential Conversions in the Countryside

- 4.16. A new home in the countryside may be justified where it involves the re-use of a redundant or disused building and leads to an enhancement to the immediate setting. Residential development outside of the planning boundaries will therefore be supported where it complies with the criteria set out in Policy DM4. If a building is not redundant, or its conversion would be likely to result in the need for a replacement structure, then the proposal is unlikely to be acceptable.
- 4.17. In order to prevent the cumulative erosion of the distinctive rural character and qualities of the district's countryside, proposals for conversion to residential use will normally only be acceptable where the building to be converted or replaced is structurally sound and capable of conversion to the proposed use without significant reconstruction, modification or extension. This may need to be demonstrated through the submission of a structural survey.
- 4.18. Where a redundant agricultural or other rural building is considered a heritage asset, residential conversion will only be supported if this represents the optimal viable use in accordance with paragraph 55 of the NPPF. The Council will not normally support the re-use of buildings which are subject to a planning condition or condition of prior approval which requires their removal on cessation of agricultural use.
- 4.19. Redundant agricultural or other rural buildings often serve as bat roost or habitats for other protected species identified in the Countryside and Rights of Way Act 2000, the UK Biodiversity Action Plan, and other Regulations and Directives. The Council may therefore require an ecological impact assessment to accompany planning applications in order to identify protected species within the application site, set out any mitigation measures where necessary, and recommend appropriate measures for the enhancement of biodiversity.
- 4.20. Some redundant agricultural buildings may have been used for engineering purposes or the storage of vehicles, fuel, herbicides or other pesticides.

Proposals for the conversion of buildings that are known or suspected to be affected by contamination will have to meet the requirements set out in Policy DM21 (Land Contamination). In locations at risk from surface or ground water flooding, a site specific flood risk assessment may also be required in accordance with Core Policy 12 of the Local Plan Part 1.

Policy DM4: Residential Conversions in the Countryside

Proposals for the conversion of redundant agricultural or other rural buildings to residential use outside the planning boundaries, as defined on the Policies Map, will be permitted where the following criteria are met:

- (1) the building is of sound construction and capable of conversion without significant rebuilding, modification or extension. The Council will normally require this to be demonstrated through the submission of a structural survey;**
- (2) the building is not in an exposed or isolated location where the construction of lengthy access roads or overhead power lines would be harmful to the rural character of the area;**
- (3) the proposed development will lead to an enhancement to the immediate setting of the building, either by the removal of existing structures and features that detract from the character and identity of the locality or by improved boundary treatment that responds sensitively to the rural nature of the site;**
- (4) any proposed alterations to the building (e.g. fenestration, doors, internal subdivision) would not harm its architectural integrity nor materially change its appearance as a rural building;**
- (5) the creation of a residential curtilage would not detract from the rural setting of the building or harm the character of the wider landscape;**
- (6) the proposal would not create an unacceptable impact on the local road network and there is a satisfactory means of vehicular access and parking arrangements;**
- (7) the proposed development would not prejudice any viable agricultural operations;**
- (8) development within 7km of the Ashdown Forest will comply with Core Policy 10(3) of the Local Plan Part 1.**

Where appropriate, conditions may be imposed to remove permitted development rights.

Replacement Dwellings in the Countryside

- 4.21. The suitable replacement of existing dwellings is considered acceptable outside of the planning boundaries. In order to avoid new isolated dwellings in the countryside, replacement dwellings will normally only be acceptable on a one to one basis, i.e. there should be no increase in the number of dwellings. However, the Council seeks to minimise the impact of built development on the distinctive character and qualities of the rural environment and avoid 'suburbanisation' of the countryside. In determining planning applications for replacement dwellings, consideration may be given to the removal of permitted development rights in order to retain the identity and character of the surrounding countryside.

Policy DM5: Replacement Dwellings in the Countryside

Outside the planning boundaries, as defined on the Policies Map, the replacement of an existing dwelling by another dwelling within the same residential curtilage will be permitted where the following criteria are met:

- (1) the scale, form, height, and massing of the replacement dwelling is compatible with its rural location and the surrounding form of development;**
- (2) the replacement dwelling is located in the same or similar position of the existing dwelling, unless an alternative location would result in clear landscape, highway access or local amenity benefits.**

In sensitive locations, permitted development rights relating to future extensions and other structures may be removed.

Equestrian Development

- 4.22. There are a limited number of large commercial equestrian centres in the district but it is predominantly small-scale facilities for individual and private pursuit that come forward as planning applications. Typically, proposals for stables will include a tack room as well as external hard-standings and manure bays but may also incorporate sand schools, jumps or new access roads from the highway.
- 4.23. Horse riding and other equestrian activities are increasingly popular forms of recreation in the countryside that can complement agricultural activities and help to diversify rural economies. However, equestrian and associated development needs to be carefully managed, primarily for landscape

reasons. This is important in terms of both new developments in isolated rural locations and the cumulative impact of the subdivision of farm holdings, the formation of paddocks, and the construction of stables and associated facilities within a concentrated area.

- 4.24. In assessing proposals for equestrian development, consideration will also be given to the need to ensure the safety and comfort of horses in terms of space for grazing and exercising. This will also help to address the problem of the excessive sub-division of fields and over grazing/loss of soil structure which can often result from such development. Generally, stocking at a density of one hectare per horse should be used as an appropriate guideline. (*Good Practice Equine Pasture Management, SEEDA 2008*).

Policy DM6: Equestrian Development

Proposals for equestrian development will be permitted where the intrinsic and locally distinctive character and amenities of the countryside are maintained. In particular:

- (1) the siting, scale and design, including materials and boundary treatment, of any new buildings or facilities should be appropriate to their rural setting;**
- (2) consideration will be given to the cumulative impact of equestrian developments on landscape character and features and biodiversity;**
- (3) proposals should not be sited in prominent or isolated locations;**
- (4) all proposals, including sand schools, commercial riding schools, livery stables and related facilities, should be satisfactorily integrated with existing buildings;**
- (5) any associated floodlighting, earthworks, new access routes or other ancillary structures, including storage facilities, manure bays, hard-standings, fencing and jumps, should not have an unacceptable adverse impact on the surrounding countryside, biodiversity or local residential amenities;**
- (6) adequate provision should be made for the safety and comfort of horses in terms of the size of accommodation and land for grazing and exercising;**
- (7) commercial riding schools, livery stables and other commercial facilities should have satisfactory access to the public bridleway network without the use of unsuitable roads.**

In some circumstances, conditions (such as the removal of permitted development rights for fencing and external storage) may be applied to

prevent any potential harm to the local landscape.

Institutional Sites

4.25. Sites occupied by residential institutions (Use Classes C2 or C2a) within the countryside can come forward unexpectedly for development when an existing use ceases to be viable. Often these sites have, over time, become well integrated into the countryside. In such cases, widespread site clearance is unlikely to be appropriate unless the site is wholly occupied by intrusive or unsightly structures. The re-use of the site is therefore expected to normally combine the retention and conversion of the best buildings and removal of the worst. The acceptability of alternative uses will depend upon the nature of the site, the buildings and their rural setting, and the availability of services, including public transport.

Policy DM7: Institutional Sites

Outside the planning boundaries, as defined on the Policies Map, proposals for the change of use and conversion of land and buildings occupied by residential institutions will be permitted where the following criteria are met:

- (1) existing buildings which make a positive contribution to the existing character of the site will be retained;**
- (2) existing buildings which are detrimental to the rural character of the locality will be removed;**
- (3) the site is genuinely redundant;**
- (4) development proposals that result in a net increase of one or more dwellings within 7km of the Ashdown Forest comply with Core Policy 10(3) of the Local Plan Part 1.**

Alternative uses will be assessed by consideration of the characteristics of the site, its buildings and setting, the availability of local services and the appropriateness of the proposed use.

IMPROVING ACCESS TO HOUSING

4.26. The need to deliver an appropriate range of homes to meet the identified needs of the district, whilst accommodating new residential development in sustainable locations without adversely affecting the character of the area, are two key objectives of the Local Plan. Policy DM8 supplements Core

Policy 2 (*Housing Type, Mix and Density*) of the Local Plan Part 1 in seeking to help achieve these objectives. Proposals for new dwellings in the countryside, including affordable homes on exceptions sites, are addressed by Policies DM2, DM3, DM4 and DM5 in the 'Spatial Strategy' section of this document, whilst residential extensions and ancillary buildings are addressed by Policies DM28 and DM 29 in the section titled 'Protecting and Enhancing the Distinctive Quality of the Environment'.

Residential Sub-Divisions and Shared Housing

- 4.27. The increase in the number of small households and rising house prices have increased the demand for small low-cost dwellings, particularly from single people and young couples on modest incomes. Apart from new build developments, one effective way of providing this type of accommodation is through the sub-division of existing family sized dwellings within the settlement planning boundaries.
- 4.28. It is acknowledged, however, that the conversion of single dwellings to flats can give rise to an increased requirement for off-street parking, as well as a need for the provision of adequate amenity space, which is both private and useable, and provision of refuse storage facilities for future occupants. The effect of a number of changes from single dwellings to multiple units in a street may also progressively change its character and appearance for the worse. This is particularly the case for terraced dwellings.
- 4.29. Other issues that may need to be addressed include the potential for increased noise and the overlooking impact on neighbouring households resulting from the use of upstairs rooms as main living rooms.

Policy DM8: Residential Sub-Divisions and Shared Housing

Within the planning boundaries, as defined on the Policies Map, proposals for the sub-division of existing dwellings to flats or the conversion of existing dwellings to houses of multiple occupation or other forms of shared housing will be permitted where the following criteria are met:

- (1) there is adequate provision for car parking, private amenity space for residents, and storage for bicycles and recycling/refuse containers;**
- (2) the proposal would not result in unacceptable harm to the amenities of neighbouring residential properties through loss of privacy or daylight or levels of activity that give rise to excessive noise or disturbance;**
- (3) there would be no adverse impact on the character of the immediate**

locality through the cumulative impact of physical alterations or extensions to the original dwelling or other structures;

Development proposals within 7km of the Ashdown Forest will only be permitted where they comply with Core Policy 10(3) of the Local Plan Part 1.

PROMOTING SUSTAINABLE ECONOMIC GROWTH & REGENERATION

4.30. The Local Plan seeks to stimulate a buoyant and balanced local economy, recognising both the role of the rural area and the contribution of tourism in terms providing employment opportunities, attracting investment and creating wealth. The policies in this section supplement Core Policies 4 (*Encouraging Economic Development and Regeneration*) and 5 (*The Visitor Economy*) of the Local Plan Part 1, and provide a more detailed framework for the consideration of proposals for the diversification and growth of the rural economy and for the retention and improvement of existing visitor accommodation within the district.

Farm Diversification

4.31. National planning policy promotes the development and diversification of agricultural and other land-based rural businesses. Diversification can be described as any proposal which seeks to supplement income on working farms and is often vital to the continuing viability of many farm enterprises. The Council is supportive of well-conceived farm diversification schemes that contribute to sustainable development objectives and help to maintain the agricultural enterprise, provided that they are consistent in scale and design with their rural location.

4.32. The nature and extent of diversification should respect the landscape qualities of the countryside and accord with the protection of its distinct character and appearance. It should also take account of the Local Plan's spatial strategy, which seeks both to relate development to existing centres of population and to reduce reliance on the car for journeys to work. General infrastructure difficulties in servicing dispersed development should also be recognised. Certain types of development, such as those which generate high volumes of traffic or which would generate significant additional movements of heavy goods vehicles, particularly on unsuitable roads, may be inappropriate.

4.33. The Council encourages the submission of Farm Business Plans to indicate clearly the implications of diversification proposals on the continued

operation of the whole farm and to assist in weighing the environmental and economic issues, particularly where these are finely balanced. Such plans are informal and complementary to a planning application and can cover matters such as the implications for other land and buildings, possible demolition of unsightly buildings, landscape management, habitat improvement, public access, etc., as appropriate. It is unlikely that proposals for farm diversification could be supported for smaller parcels of land which are not part of a working farm. Proposals should be a secondary activity to the main farm enterprise and ideally will complement the daily farm activity.

Policy DM9: Farm Diversification

Development which forms part of a farm diversification scheme or otherwise helps maintain the viability of farm businesses engaged in sustainable land management will be permitted where the following criteria are met:

- (1) the proposed development will stimulate new economic activity with a use appropriate to its rural location;**
- (2) wherever possible, new or replacement buildings are located within or adjoining an existing group of buildings;**
- (3) any new building responds sensitively to its rural setting, in terms of its scale, layout, design and use of materials;**
- (4) the proposed development would not create an unacceptable impact on the local road network or require highway improvements that would harm the landscape or ecological value of rural roads in the area.**

Employment Development in the Countryside

- 4.34. In order to positively focus growth on sustainable settlements and to help protect the intrinsic character and beauty of the countryside, the towns will continue to be the focus of employment growth. Accordingly, large-scale employment development should normally be located within the settlement planning boundaries. However, the re-use or redevelopment of redundant buildings in the countryside can potentially provide an important source of employment space to assist in supporting the vitality of rural communities and local jobs.
- 4.35. Small-scale employment development outside of the planning boundaries will therefore be supported where it involves the re-use or replacement of redundant buildings and where it can be demonstrated that the business activity can be accommodated without harm to the rural character and

amenities of the area, or to the historic significance of any heritage assets. The replacement of existing buildings in the countryside for employment purposes will also be supported where it would result in a more acceptable and sustainable development than could be achieved through conversion.

- 4.36. It should be recognised that not all buildings in the countryside are suitable for conversion or replacement to accommodate new business uses. There are many minor sheds and shelters in the countryside which, due to their lightweight construction, do not readily lend themselves to conversion and, once redundant, are best demolished. In order to prevent the cumulative erosion of the distinctive character and qualities of the district's countryside, proposals for employment use will therefore normally only be acceptable where the building to be converted is structurally sound and capable of conversion to the proposed use without significant reconstruction, modification or extension.
- 4.37. Tourist or leisure facilities requiring new buildings will normally be expected to locate within existing towns and village planning boundaries, in accordance with the overall spatial strategy for the district. However, the conversion or replacement of existing rural buildings to provide visitor accommodation or leisure facilities may also be permitted outside of the planning boundaries provided that the proposed development meets the criteria set out Policy DM10 and Core Policy 5 (*The Visitor Economy*) of the Local Plan Part 1.
- 4.38. Matters such as the nature of the proposed use, hours of operation, noise levels, use of external areas, including parking and access arrangements, may be controlled by planning conditions and in some circumstances legal agreements will also be required. The Council will not normally support the re-use of buildings which are subject to a planning condition or condition of prior approval which requires their removal on cessation of agricultural use.
- 4.39. Redundant agricultural or other rural buildings often serve as bat roost or habitats for other protected species identified in the Countryside and Rights of Way Act 2000, the UK Biodiversity Action Plan, and other Regulations and Directives. The Council will therefore require an ecological impact assessment to accompany planning applications in order to identify protected species within the application site, set out any mitigation measures where necessary, and recommend appropriate measures for the enhancement of biodiversity.

Policy DM10: Employment Development in the Countryside

Outside the planning boundaries, as defined on the Policies Map, proposals for small-scale employment development, including tourist and leisure facilities, will be permitted where either:

- (a) it involves the conversion or re-use of an existing agricultural or other rural building, or**
- (b) it comprises the demolition and replacement of an existing agricultural or other rural building where this would result in a more sustainable development than could be achieved through converting the building.**

A building to be converted must be structurally sound and capable of conversion to the proposed use without the need for significant reconstruction, modification or extension. The Council will normally require this to be demonstrated through the submission of a structural survey.

All proposals for the conversion or replacement of an existing agricultural or other rural building must also satisfy all the following criteria:

- (1) the detailed design responds sensitively to its rural setting, in terms of its scale, layout and use of materials;**
- (2) the siting and design respects the local landscape character, both in terms of immediate impact and distant views;**
- (3) the proposed boundary treatment is appropriate to a rural location and helps to integrate the development into the wider landscape;**
- (4) unobtrusive provision can be made for any associated servicing and parking facilities or plant, equipment or storage;**
- (5) External lighting, or light spillage from internal lighting, is kept to the minimum necessary for operational or safety purposes;**
- (6) the proposed use would not adversely affect the residential amenities of nearby properties by reason of the scale and nature of use, noise, dust, fumes or the general level and nature of activities;**
- (7) the proposed use would not create an unacceptable impact on the local road network or require highway improvements that would harm the landscape or ecological value of rural roads in the area.**
- (8) the proposed development would not prejudice any viable agricultural operations.**

Existing Employment Sites in the Countryside

4.40. There are a number of existing industrial and commercial enterprises located outside of the settlement planning boundaries, including garden centres and nurseries. In order to help support the rural economy and, where appropriate, retain key employers, proposals for the redevelopment or intensification of existing employment sites will be supported in the countryside, subject to the criteria set out in Policy DM11. Environmental considerations remain important and such development will only be permitted where it can be demonstrated that the distinctive character of the local countryside will be conserved and that other amenity, traffic, access and layout considerations are satisfactorily addressed in keeping with the rural surroundings.

Policy DM11: Existing Employment Sites in the Countryside

Outside the planning boundaries, as defined on the Policies Map, the redevelopment or intensification of existing employment sites will be permitted for employment purposes where the following criteria are met:-

- (1) the existing development and employment use is lawful;**
- (2) the proposed development would not detract from the distinctive rural character of the locality or local residential amenities by virtue of the nature and intensity of the use, noise, dust, fumes, the siting, design, scale and site coverage of the buildings, or its access requirements or associated traffic generation;**
- (3) proposals which would be likely to create a significant number of jobs are well located in relation to neighbouring towns or villages and readily accessible by public transport.**

Exceptionally, the outward expansion of an existing employment site outside the planning boundaries will be permitted where it can be demonstrated that it would facilitate the retention of an employment use which is important to the local economy, subject to the above criteria and there being no suitable alternative site available. Proposals will be expected to deal comprehensively with the site as a whole and include measures to secure environmental improvements, such as enhanced landscaping and biodiversity gains.

Caravan and camping sites

4.41. The overarching policy approach in Core Policy 5 (*The Visitor Economy*) of the Local Plan Part 1 is to support tourist facilities, giving encouragement to retaining and improving the supply of visitor accommodation, including

caravan and camping sites. It is acknowledged that short stay holiday accommodation provided by caravan and camping sites contributes significantly to the local economy. However, whilst the Council wishes to ensure that there are adequate facilities for caravanning and camping within the district, this aim must be balanced against the need to protect and conserve the environment that attracts visitors in the first place.

- 4.42. Holiday caravan sites can be very intrusive in the landscape and static caravan sites can have a particularly damaging impact, especially on the exposed coastline. Touring caravan and camping sites generally have a lesser impact due to their lower density, seasonal use (mainly during the summer months when vegetation cover is greatest). In view of these considerations, proposals for new static caravan sites are unlikely to be permitted. However, proposals for the further provision of touring caravan and camping sites will be permitted subject to meeting the criteria set out in Policy DM12.
- 4.43. Within 7km of the Ashdown Forest, proposals for new caravan and camping sites, or extensions to existing sites that would increase the number of available pitches, will be required to contribute to the Joint Strategic Access Management and Monitoring (SAMM) Strategy for Ashdown Forest Special Protection Area. The SAMM Strategy will provide the necessary mitigation measures to avoid or reduce the impact of additional recreational pressures on the Forest and will be delivered by the Conservators of the Ashdown Forest in partnership with the relevant local authorities.

Policy DM12: Caravan and Camping Sites

Proposals for new or extended touring caravan and camping sites will be permitted where the following criteria are met:

- (1) there is reasonable accessibility from the primary or secondary route network;**
- (2) the size and scale of the proposal would be compatible in terms of appearance and intensity of use with its location;**
- (3) the proposal would not be visually intrusive in the landscape and would be adequately screened, either by existing vegetation or by a landscape scheme that enables the development to be accommodated without detracting from the character and quality of the countryside;**
- (4) existing buildings or structures are used, where possible, to provide ancillary facilities;**

- (5) the design of any new buildings responds sensitively to its rural setting, in terms of its scale, layout and use of materials**
- (6) in the case of extensions to existing sites, the proposals should result in an improved layout and landscaping.**

Conditions will be applied to limit the use of the site in order to preclude its use as permanent residential accommodation or as winter storage for touring caravans. Proposals for new static caravan sites will not be permitted.

Existing Visitor Accommodation

- 4.44. The availability of a wide range of high quality visitor accommodation is necessary for a successful tourist industry. Visitor accommodation attracts overnight stays, generates income from spending by staying visitors, and provides important employment and business opportunities. It is therefore important to resist the loss of such accommodation unless a sound economic case can be demonstrated in accordance with Policy DM13. Where an application is made that would result in the loss of existing visitor accommodation, it will need to be supported by evidence of at least 12 months active and continuous marketing of the property for visitor accommodation at an appropriate market level. Details of the numbers and types of interested parties and their reasons for not pursuing their interest in the property for visitor accommodation will be expected.

Policy DM13: Existing Visitor Accommodation

Development which would result in the loss of existing visitor accommodation, including touring caravan and camping sites, will only be permitted where it can be demonstrated that either:

- (1) the building or land is no longer suitable to accommodate the current use and it is not economically viable to retain, enhance or reinstate the visitor accommodation through redevelopment of the site; or**
- (2) there is no demand for the accommodation and it can no longer make a positive contribution to the local economy.**

CREATING HEALTHY, SUSTAINABLE COMMUNITIES

- 4.45. The policies in this section supplement Core Policy 7 (*Infrastructure*) and Core Policy 8 (*Green Infrastructure*) of the Local Plan Part 1. They seek to promote healthy, sustainable communities by informing the design and

layout of development proposals and increasing opportunities for recreation, exercise and relaxation. The aim is to achieve an improved network of multi-functional green infrastructure that will open up opportunities for physical activity and social inclusion and provide wider community benefits, such as the conservation and enhancement of landscape character and biodiversity.

- 4.46. Since the adoption of the Local Plan Part 1, 11.8 ha of public open space has been provided at Newick, funded by new housing development in the village. This area comprises meadows, woodland, streams and ponds, providing Suitable Alternative Natural Greenspace (SANG) to help mitigate the impact of new development on the Ashdown Forest Special Protection Area. Significant improvements to outdoor play space provision have also been achieved at Newhaven, Peacehaven, Telscombe, Seaford and Wivelsfield, funded by housing development in these locations.
- 4.47. The Council expects the design of new open spaces in development proposals to take account of the range of technical guidance available through organisations such as Fields in Trust, Sport England and the Landscape Institute.

Green Infrastructure

- 4.48. Core Policy 8 (*Green Infrastructure*) of the Local Plan Part 1 sets out the overall strategic framework for managing and enhancing the green infrastructure network across the plan area. Green infrastructure maintains critical ecological links between town and country and provides us with essential ecosystem services such as flood protection, clean air and water, carbon storage, food and materials. It also provides us with cultural services, such as access to the wider countryside, and health and well-being benefits through opportunities for walking, cycling and other activities, as well as contributing to the economy through the creation of attractive environments which can encourage business investment.
- 4.49. Unless development is carefully managed, there is a risk that it could result in increased pressure on existing green infrastructure resources and contribute to the future fragmentation, loss and deterioration of the district's habitats and species. However, at an individual site level, development can provide an opportunity to enhance the quality and quantity of green infrastructure, as well as improving its accessibility and connectivity, and ecological and social value. Policy DM14 therefore seeks to ensure that green infrastructure is delivered as an integral part of the design of new development proposals and achieves multiple environmental, social and economic benefits where appropriate.

Policy DM14: Multi-functional Green Infrastructure

Development will be permitted where opportunities for the provision of additional green infrastructure have been fully considered and would be provided where justified by the character of the area or the need for outdoor playing space. Green infrastructure provided as part of new development should incorporate features to encourage biodiversity and retain or, where possible, enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and ecological corridors should, where practical and appropriate, form an essential component of green infrastructure provision to ensure habitat connectivity.

Outdoor Playing Space

- 4.50. In line with Government guidance, it is considered essential that adequate provision for outdoor playing space is made in association with new housing developments in order to meet the recreational needs of new residents and to avoid exacerbating existing deficiencies. The existence of outdoor playing space encourages people to adopt an active lifestyle and also helps residents, both young and old, to play and socialise with others.
- 4.51. The Council therefore seeks to ensure that the provision of outdoor play and informal recreation space meets the needs arising from new development. The Council's adopted standards for outdoor playing space are based on benchmark guidelines published by Fields in Trust (FiT) to address issues of quantity, quality and accessibility (*Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, FiT 2015*).
- 4.52. Currently the overall provision of outdoor playing space in the district's towns and villages indicates that most fall below the FiT recommended levels, with a particular deficiency in the provision of children's play space. Consultation with the town councils confirms the overall deficiency at a local level, a situation that is often emphasised by local sports clubs and organisations.
- 4.53. The opportunities for providing additional outdoor sports facilities are limited due to the lack of sites in Council ownership. However, the Community Infrastructure Levy (CIL) provides a source of funding to enhance existing facilities, for example by the improved drainage of pitches, the provision of all-weather pitches, or the upgrading of ancillary facilities, to enable them to be used more intensively.

Policy DM15: Provision for Outdoor Playing Space

The Council will seek to achieve provision of outdoor playing space, which is as a matter of practice and policy available for public use, to the following minimum standards:

- (a) 1.6 ha per 1000 population for outdoor sports, including playing pitches, tennis courts, and bowling greens;**
- (b) 0.25 ha per 1000 population for equipped/designated children's play space;**
- (c) 0.3 ha per 1000 population for other outdoor provision (multiple use games areas and skateboard parks).**

In areas where there is deficiency of outdoor playing space in either quantitative or qualitative terms, the impact of the increase in population from new residential development will be mitigated either by on-site provision or by the use of the Community Infrastructure Levy to secure the provision of new, or the enhancement of existing, outdoor playing space and facilities.

Children's Play Space

- 4.54. Outdoor play is important to children's health and well-being. It helps to develop their physical abilities and their emotional responses. Lack of consideration for children's play in the past has led to them playing in potentially dangerous areas such as roads, railway embankments, or close to homes on spaces not designed for play with consequential disturbance problems. The Council, in partnership with town and parish councils, continues to provide and maintain children's playgrounds and playing fields but considers that a complementary role should be played by house builders in terms of providing opportunities for play within new housing developments.
- 4.55. The provision of on-site children's play space will therefore be required within new housing developments of 20 dwellings or more, as set out in Policy DM16. The scale of provision should relate to the demand generated by the development, calculated by the average household size of the relevant town or parish, and the existing level and quality of children's play space provision in the locality using the FiT benchmark guidelines. An exception to this policy will be made in the case of one bedroom units, sheltered housing or other specialist accommodation for the elderly/retired, and student housing.
- 4.56. Children's play space should be located within a short walking distance of homes, with safe and convenient pedestrian access. It should be designed

to minimize vandalism, avoid nuisance to neighbours and allow easy supervision. There should be a combination of designated equipped play areas and informal play space which should be safe, secure and stimulating. Play equipment should be designed, manufactured, installed and maintained in accordance with European Standards EN1176 and EN1177. Account should also be taken of existing national guidance, including *Design for Play: A guide to creating successful play spaces* (Play England, 2008).

Policy DM16: Children's Play Space in New Housing Development

Residential developments of 20 dwellings or more will only be permitted where children's play space is provided on-site in accordance with the minimum standards set out in criteria (b) of Policy DM15. This space should be:

- (1) integral to the overall design and layout of the development;**
- (2) sited in safe, open and welcoming locations which are overlooked by dwellings and well used pedestrian routes;**
- (3) provided with seating for accompanying adults;**
- (4) additional to any incidental amenity space;**
- (5) properly drained, laid out, landscaped and equipped for use at an agreed stage or stages no later than the completion of the final dwelling of the development.**

The above standard will not be applied in the case of one-bedroom dwellings or specialist accommodation for older people or students.

Former Lewes/ Sheffield Park Railway Line

4.57. It is unrealistic to protect the route of the former Lewes/Sheffield Park Railway Line for future potential use as a public transport corridor because parts of the track have been developed. However, part of the route is currently used as a bridleway and much of the undeveloped part of the route provides a valuable wildlife habitat. The Council will therefore encourage opportunities to increase access to the countryside by enabling the provision of a footpath, cycleway or bridleway along the undeveloped part of the former line.

Policy DM17: Former Lewes/Sheffield Park Railway Line

Informal recreational uses, such as walking, cycling and horse-riding, will be

permitted along the route of the undeveloped part of the Lewes/Sheffield Park railway line where it can be demonstrated that such uses would maintain or enhance the biodiversity value of the route. Development which would prejudice such uses will not be permitted unless proposals are accompanied by alternative route provision.

Recreation and Rivers

4.58. The River Ouse and its hinterland offer potential as a recreational resource, both for water-based activities and for walking, cycling and horse-riding, provided that such activities can be accommodated without adversely affecting the integrity of any river or tidal defence embankment. However, it is important to ensure that the tranquil character of the river corridor and its wildlife and geological features are protected, in particular taking into account the impact of traffic and parking on this sensitive environmental location. Policy DM18 therefore sets out the circumstances in which recreational development affecting the River Ouse and its hinterland would be acceptable.

Policy DM18: Recreation and Rivers

Development proposals for recreational use on the River Ouse, its margins and associated wetlands (as defined on the Policies Map) will be permitted where it can be demonstrated that there would be no adverse impact, either directly or indirectly, on their quiet and natural character, wildlife or geological features or on the natural functioning of the river and associated wetlands.

PROTECTING AND ENHANCING THE DISTINCTIVE QUALITY OF THE ENVIRONMENT

4.59. The high quality of the district's natural and built environment is one of its major assets and valued by residents and visitors alike. Its value for wildlife is recognised by 16 Sites of Special Scientific Interest, including two Special Areas of Conservation designated under the European Habitats Directive. The district also has a rich legacy of heritage assets, including 35 Conservation Areas. It is vital to ensure that these valued environmental resources are protected and enhanced wherever possible. The policies in this section supplement Core Policies 9 (*Air Quality*), 10 (*Natural Environment & Landscape Character*) and 11 (*Built & Historic Environment and High Quality Design*) of the Local Plan Part 1. They seek to provide a framework within which natural and built assets can be effectively protected

and prudently managed through the control and implementation of development proposals.

Protection of Agricultural Land

- 4.60. Farming activity varies across the district according to differing soils, topography, drainage and tradition. Local planning authorities are expected to take into account the economic and other benefits of the best and most versatile agricultural land (land in grades 1, 2 and 3a of the Agricultural Land Classification) and use areas of poorer quality land in preference to that of a higher quality where the significant development of agricultural land is unavoidable. Protecting the best and most versatile agricultural land is not only important for food production but enables further environmental benefits to be realised, such as flood alleviation or aquifer recharge.

Policy DM19: Protection of Agricultural Land

Development that would result in the irreversible loss of the best and most versatile agricultural land (Grades 1, 2, 3a in the DEFRA Agricultural Land Classification System) will not be permitted unless it can be demonstrated that there are no suitable alternative locations and the proposal would have overriding sustainability benefits that outweigh the loss of land from agricultural use.

Pollution Management

- 4.61. The control of pollution is largely regulated by the Environment Agency and the Council's Director of Service Delivery, in consultation with the Health & Safety Executive, through the Environmental Protection Act 1990 and related legislation. However, any unacceptable risk from pollution arising from the development and use of land can be a material planning consideration and should be taken into account in the determination of planning applications. The Council will therefore use its planning powers to ensure that development with the potential to cause pollution or other harmful environmental effects is appropriately located and its impact on other land uses carefully managed. The aim is to provide a safe and healthy environment for those who live and work in the district.

Policy DM20: Pollution Management

Development that may potentially contribute to, or be adversely affected by, unacceptable levels of soil, air, water, noise or light pollution will only be permitted where it can be demonstrated that:

- (1) its location is appropriate in terms of land use in relation to the uses in the surrounding area;**
- (2) the development will not have an unacceptable impact on health, the natural environment or general amenity;**
- (3) the development will not have an adverse impact on the use of other land;**
- (4) where relevant, the appropriate after-use of land can be secured**

Land Contamination

4.62. Any land contaminated with hazardous or toxic materials is potentially a serious cause of pollution. Contamination can result from previous uses of the site, for example, industrial processes involving chemicals or closed waste disposal sites where landfill gas and leachate are still present. The NPPF places the onus with the developer and/or landowner for securing a safe land/development. It also requires a risk assessment of land potentially affected by contamination and expects all investigations to be undertaken in accordance with established practices such as BS10175 (2013) 'Code of Practice for the Investigation of Potentially Contaminated Sites'.

4.63. The Council needs to ensure that the implications of contamination for a new development not addressed by other legislation are properly considered through the planning system. Policy DM21 provides the framework for considering planning applications where land contamination issues are involved. There is further information on land affected by contamination contained in the national Planning Practice Guidance and an overview of contaminated land produced on the GOV.UK website which should also be referred to prior to submitting a planning application.

Policy DM21: Land Contamination

Development proposals on a site is that is known or suspected to be affected by contamination will only be permitted where the Council is satisfied that all works, including investigation of the nature of any contamination, can be undertaken without escape of contaminants that could cause unacceptable risk to health or to the environment. Information should be provided detailing the methodology by which risks will be addressed and ensuring the treatment and/or removal of all contaminants prior to the commencement of development. Development will not be permitted unless practicable and

effective measures are taken to avoid:

- (1) exposing the future occupiers and users of the development to unacceptable risk;**
- (2) threatening the structural integrity of any building or structure built on or adjoining the site**
- (3) causing the contamination of any water course, water body or aquifer;**
- (4) causing the contamination of adjoining land or allowing such contamination to continue;**
- (5) damaging or putting at risk the quality of the natural environment.**

Water Resources and Water Quality

- 4.64. The protection and enhancement of water quality in rivers and other water bodies is important in terms of sustaining the supply of water and the ecology and general amenity of the district. Lewes district has an extensive and varied water environment, including chalk aquifers, chalk streams, the Ouse and Cuckmere rivers, lakes and ponds, springs, and the sea. The Water Framework Directive establishes a statutory framework for the protection of groundwater and inland surface waters, estuaries, and coastal waters.
- 4.65. All new development should ensure that there will be no adverse impact on the water environment, both within the plan area and beyond, through surface or storm water run-off, water abstraction or sewerage discharge in accordance with the Water Framework Directive. The appropriate management of surface water run-off is addressed by Core Policy 12 (*Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability*) of the Local Plan Part 1.
- 4.66. The protection of ground water is particularly important in Sussex, since the majority of the public water supply is abstracted from water-bearing strata or aquifers. These features also provide an important water source for rivers, sustaining flow in dry periods, and for other wildlife habitats. The quality of ground water is easily polluted, directly and indirectly, and can pose a serious risk to public health. It is better to prevent contamination at source rather than treat it afterwards.
- 4.67. The Environment Agency has defined Groundwater Source Protection Zones which indicate where there are likely to be particular risks to the quality or quantity of groundwater. Applicants should consider any possible impact of proposed development on groundwater recharge, flows and levels. If it is anticipated that works may penetrate the natural winter water table then the impact of such works will need to be assessed and discussed with the

Environment Agency. If detrimental consequences for the water environment are likely, agreed mitigation measures will be necessary.

Policy DM22: Water Resources and Water Quality

Development will be only permitted where it can be demonstrated that it would not result in:

- (1) unacceptable risk to the quality and quantity of surface and groundwater (including reservoirs); or**
- (2) changes to groundwater and surface water levels that would have unacceptable adverse impacts on:**
 - (a) adjoining land;**
 - (b) the quality of groundwater resources or potential groundwater resources;**
 - (c) the potential yield of groundwater resources, river flows or natural habitats.**

Work beneath the water table will not be permitted unless there is a comprehensive groundwater management scheme agreed for the construction, operation, restoration and on-going management of the proposal.

Noise

- 4.68. The planning system has a role in seeking to ensure that new noise sensitive development, such as housing and schools, is not located close to existing sources of noise, including industrial uses and noise generated by vehicles and other forms of transport that would lead to nuisance. It should also ensure that potentially noise creating uses such as some industrial processes or some recreational activities are not located where they would be likely to cause nuisance. Where this is not possible, planning conditions will be imposed to secure adequate mitigation. This approach is reflected in Policy DM23. The national Planning Practice Guidance provides further guidance on addressing noise related development and additional information is available in the 'Explanatory Note to the Noise Policy Statement for England' (DEFRA).

Policy DM23: Noise

Residential and other noise sensitive development will be only permitted where it can be demonstrated that users of the development will not be exposed to unacceptable noise disturbance from existing or future uses.

Noise-generating development will only be permitted where it can be demonstrated that nearby noise sensitive uses (existing or planned) will not be exposed to noise impact that will adversely affect the amenity of existing or future users. Where appropriate, proposals will be required to mitigate noise impacts through careful planning, layout and design. In assessing mitigation proposals, account will be taken of;

- 1) the location, layout and design of the proposed development;**
- 2) existing levels of background noise;**
- 3) measures to reduce or contain generated noise**
- 4) hours of operation and servicing**

Where noise sensitive uses are likely to be exposed to significant or unacceptable noise disturbance, the Council will require that applications are supported by a Noise Impact Assessment prepared in accordance with the Planning Noise Advice Document: Sussex (July 2015) or any subsequent updated document. Development that would expose noise sensitive uses to unacceptable noise levels will not be permitted.

Protection of Biodiversity and Geodiversity

4.69. It is important to recognise the value of the natural environment in planning for our future, not least because of the crucial role it plays in sustaining human life. The district's natural environment is one of its greatest assets and supports a range of habitats, species and other features that contribute to biodiversity or geodiversity value, including internationally and nationally important sites. It is essential that these are protected, and where possible enhanced, in accordance with Core Policy 10 (*Natural Environment & Landscape Character*) of the Local Plan Part 1.

4.70. Sites and areas recognised for their biodiversity and geodiversity value in Lewes District include:

- European Sites of International Importance
- Sites of Special Scientific Interest
- National Nature Reserves
- Local Nature Reserves
- Wildlife Trust Reserves
- Local Wildlife Sites

- 4.71. Details of the international and national designations can be obtained from Natural England, whilst information on Local Nature Reserves, Wildlife Trust Reserves and Local Wildlife Sites can be obtained from the Council.

Internationally Designated Sites

- 4.72. Lewes District contains two Special Areas of Conservation (SAC) – Castle Hill and Lewes Downs – which are both located outside of the Plan area. These sites have been designated under the European Habitats Directive that provides for the protection of species of European importance and the habitats that support them through the establishment of a network of protected sites called Natura 2000. The aim of this network is to assure the long-term survival of the most threatened species and habitats, with the emphasis placed on sustainable management, both ecological and economical.
- 4.73. The provisions of the European Habitats Directive have been transposed into UK law through a range of acts and regulations, most recently the Conservation of Habitats and Species Regulations 2010. Any development that may have an impact on a European Site will be required to undertake a Habitat Regulations Assessment. If this Assessment concludes a likely significant effect then an Appropriate Assessment will be required.
- 4.74. The Ashdown Forest SAC and Special Protection Area (SPA) is located wholly outside of Lewes District. However, a Habitats Regulation Assessment undertaken on the Local Plan Part 1 concluded that development in that part of the district within 7km of the Ashdown Forest, in combination with development in neighbouring districts, could have a significant adverse impact on protected species within the SAC and SPA. Additional residential development within 7km of the Ashdown Forest is therefore required to mitigate its potential harm in accordance with criterion 3 of Core Policy 10 of the Local Plan Part 1.
- 4.75. The necessary provision for Suitable Alternative Natural Greenspace (SANG) to help mitigate the impact of new residential development on the Ashdown Forest SAC and SPA has been made on 11.8ha of land at Reedens Meadow on the edge of Newick village. All development proposals that result in a net increase of one or more dwellings within 7km of the Ashdown Forest will be required to contribute towards the future management and monitoring of the SANG, as well as the implementation of the Strategic Access Management and Monitoring Strategy (SAMMS) for the Ashdown Forest. Lewes, Wealden and Tandridge District Councils, in partnership with the Conservators of the Ashdown Forest, have produced a

SAMMS guidance document and tariff for the collection of the necessary contributions.

Nationally Designated Sites

- 4.76. The Plan area includes four Sites of Special Scientific Interest (SSSIs) that have been designated for their national biological or geological interest. SSSIs are given a high level of protection through both the planning and legal systems. The Beachy Head West Marine Conservation Zone (MCZ) was designated in 2013 and runs parallel to the district's coastline between Brighton to the west and Beachy Head to the east.
- 4.77. The Countryside and Rights of Way Act 2000 makes provision for the notification, protection and management of SSSIs, whilst the Wildlife and Countryside Act (1981) places a general duty on local authorities to take reasonable steps to further the conservation and enhancement of the features for which the sites are designated. There is not a requirement for the 'Appropriate Assessment' process for SSSIs, but developments likely to impact on a SSSI will normally require an Environmental Impact Assessment.

Local Sites

- 4.78. There are three Local Nature Reserves, one Wildlife Trust Reserve and 49 Local Wildlife Sites within the Plan area. These local sites do not receive the same legal protection as internationally or nationally designated sites. Nevertheless, they have been identified and selected locally for their substantive nature conservation value, based on important, distinctive and threatened habitats and species and geological features. Collectively they represent an essential part of the district's critical stock of natural capacity.

Habitats of principal importance

- 4.79. Habitats of principal importance for the purpose of conserving biodiversity in England are identified under Section 41 of the Natural Environment and Rural Communities Act 2006. They do not receive statutory protection but potential adverse impacts upon them will be taken into account by the Council in the consideration of development proposals. In partnership with other bodies and organisations, the Council seeks to promote the preservation, restoration and re-creation of priority habitats and the protection and recovery of priority species populations, linked to national and local targets.

Managing sites of nature conservation or geological sites

- 4.80. The Council will give priority to the protection, enhancement and management of the areas listed above, seeking to ensure their integrity and increase their ecological resilience in order to enhance landscape character, protect and increase biodiversity, and establish a coherent ecological network resilient to current and future pressures. Development that has potential to harm these areas listed will not be permitted unless the circumstances set out in Policy DM24 are met.
- 4.81. Protected species, which often exist on designated habitats, are the subject to specific legislation under the European Birds and Habitats Directives and the Wildlife and Countryside Act (1981). Nevertheless, the existence of protected species is a material consideration in the determination of planning applications. Development proposals should therefore assess the likely impact, including cumulative impact, on protected species both on and in close proximity to the development site. Such an assessment should be informed through consultation with the Sussex Biodiversity Record Centre¹⁷.
- 4.82. In the same way, all development proposals affecting designated sites, important habitats, or other biodiversity or geodiversity features should be accompanied by up-to-date information proportionate to their nature conservation value. The type of assessment needed will vary from a biodiversity survey and report through to EIA and Appropriate Assessment if a European Site is involved. Such an assessment should be informed through consultation with the Sussex Biodiversity Record Centre. National guidance is available on how and when to undertake such assessments.
- 4.83. It is important to bear in mind that the survey work needed to inform such assessments will be seasonally restricted. Discussion of biodiversity survey needs at pre-application stage can help reduce the likelihood of delays resulting from requirements for survey being identified at a later stage. All ecological reports should include findings of the survey, details of the survey methodology and assessment of the impacts. They should also contain details of avoidance, mitigation, compensation and enhancement measures to enable report recommendations to be conditioned and enforced in accordance with Policy DM24.
- 4.84. Any harm or loss to a designated site should only occur as a last resort and should be compensated by replacement with a feature of comparable or higher ecological value. Where, very exceptionally, a species population

¹⁷ <https://sxbrc.org.uk/home/>

needs to be moved to make way for development, work should be undertaken to an appropriate professional standard with the aim of improving the local status and security of that population. All off-site work necessary to ensure the survival of the translocated species or habitat should be undertaken prior to the start of the development.

Policy DM24: Protection of Biodiversity and Geodiversity

Development which would be likely to adversely affect a designated Ramsar site, designated or candidate Special Area of Conservation (SAC) or a classified or potential Special Protection Area (SPA) will only be permitted where adverse likely significant effects can be avoided and/or mitigated against. After avoidance and mitigation measures have been considered, where residual adverse likely significant effects arise, development will only be permitted if there is no alternative solution, there are imperative reasons of over-riding public interest that would justify the development and suitable compensation is provided.

Development proposals that result in a net increase of one or more dwellings within 7km of the Ashdown Forest will only be permitted where they comply with Core Policy 10(3) of the Local Plan Part 1. The requirement of Core Policy 10 (3i) can be fulfilled through a contribution towards the management and monitoring of the Suitable Alternative Natural Greenspace (SANG) at Newick, as defined on the Policies Map.

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), either individually or in combination with other developments, will only be permitted where the benefits of the development in the location proposed clearly outweigh the damage to the nationally recognised special interest of the designated site and any adverse impacts on the wider network of SSSIs.

Development which would result in damage or loss to a site of biodiversity or geological value of regional or local importance including Local Nature 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 and/or geodiversity.

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.

Where development is permitted, the Council will use conditions and/or legal agreements in order to minimise the damage, ensure adequate mitigation and site management measures and, where appropriate, compensatory and enhancement measures.

Design

- 4.85. High quality design (including architecture, urban design and landscape architecture) is fundamental to the creation of high quality places. It influences safety and security, encourages economic investment, and contributes to community cohesion and inclusion. The design of the built environment can promote increased levels of walking and cycling to address health and well-being, as well as addressing the causes and effects of our changing climate.
- 4.86. High quality design is crucial if the towns and villages within the plan area are to maintain and enhance their valued local distinctiveness, and emerge as more sustainable and higher quality settlements that thrive economically, socially and culturally. The Council does not wish to stifle innovative design especially in areas where the existing design quality is poor and vernacular design cues are weak or absent. However, contemporary and innovative design will still be required to follow good design principles and achieve satisfactory standards to ensure that new development reinforces a sense of place.
- 4.87. The detailed criteria in Policy DM25 should be read in conjunction with Core Policy 11 (*Built & Historic Environment and High Quality Design*) and other relevant policies in the Local Plan Part 1. The NPPF and Planning Practice Guidance, together with best practice guidance in the *National Design Guide, Manual for Streets (Parts 1 & 2), By Design*, and *Building for Life 12*, also provide advice on the design assessment of development proposals.
- 4.88. Building for Life 12 is endorsed by the government and is the industry standard for the design of new residential development. All development schemes with 10 or more dwellings will therefore be assessed using the Building for Life 12 design assessment tool (or equivalent methodology, as identified by the Council, should this be superseded within the Local Plan period). As a guide, development should seek to achieve a score of no 'reds', design out all 'ambers', and achieve a majority of 'greens'.

Policy DM25: Design

Development which contributes towards local character and distinctiveness through high quality design will be permitted where the following criteria are met:

- (1) Its siting, layout, density, orientation and landscape treatment respond sympathetically to the characteristics of the development site, its**

relationship with its immediate surroundings and, where appropriate, views into, over or out of the site;

- (2) its scale, form, height, massing, and proportions are compatible with existing buildings, building lines, roofscapes and skylines;**
- (3) it incorporates high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that will contribute positively to the character of the area;**
- (4) existing individual trees or tree groups that contribute positively to the area are retained;**
- (5) adequate consideration has been given to the spaces between and around buildings to ensure that they are appropriate to their function, character, capacity and local climatic conditions;**
- (6) any car parking or other servicing areas are appropriate to the context and sensitively located and designed so as not to dominate the public realm;**
- (7) there will be no unacceptable adverse impact on the amenities of neighbouring properties in terms of privacy, outlook, daylight, sunlight, noise, odour, light intrusion, or activity levels;**
- (8) major developments will promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features;**
- (9) residential developments of 10 or more dwellings should demonstrate how the 'Building for Life 12' criteria have been taken into account and would be delivered by the development.**

Development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions will not be permitted.

4.89. The provision of suitable waste management facilities within new developments is fundamental if waste reduction and recycling targets are to be met. Refuse and recycling storage and collection facilities should be designed to be convenient and easily accessible but also be as unobtrusive as possible within the public realm. They should be of a suitable size to accommodate all the refuse containers to meet the needs of residents and the refuse collection service. If sited at the front of the property, such facilities should be screened from public footways or enclosed in a well-ventilated cupboard. If convenient external access to rear gardens is available, bin storage may be accommodated to the rear of the property.

Refuse storage facilities should not result in dark recesses or a cluttered or shabby appearance.

Policy DM26: Refuse and Recycling

Accessible, well-designed and easy to use waste and recycling facilities will be needed in new developments to help the Council meet its recycling targets. Refuse and recycling storage and collection facilities should be considered at the beginning of the design process in new development to ensure that:

- **Adequate refuse and recycling facilities are provided to serve the development.**
- **Storage of wheelie bins, communal waste bins and refuse sacks do not detract from the street-scene, obstruct access or detract from residential amenity.**
- **There is convenient access, both for occupiers of the properties and for the collection vehicles and workers.**

4.90. The importance of trees and green spaces in delivering high quality places is now widely recognised. The Council expects such features to be incorporated in development proposals in order to enhance landscape character and biodiversity and provide other sustainability benefits, such as improved air quality, shelter and shade. Landscape schemes should be an integral part of the design process.

4.91. Trees are an important element of green infrastructure provision, contributing to urban cooling and providing micro-climatic effects that can reduce energy demands in buildings. They therefore represent a key resource in terms of climate change adaptation. Tree planting should be used to help shape the built environment and new development in a way that strengthens the distinctive character and diversity of the district and increase climate change resilience.

4.92. Applicants will be expected to refer to the latest British Standards BS5837 best practice guidance for guidance on assessing the quality and contribution of trees on and adjacent to development sites, their protection during development, and incorporating them into the design of development. It will be necessary to have regard to future problems that can occur due to the proximity of trees and buildings and applicants are encouraged to seek expert advice where appropriate.

4.93. The Council will also seek to ensure that landscaped areas provided as part of new development schemes are properly maintained in the future, in accordance with the latest British Standards BS4428 best practice guidance.

This is particularly important in terms of communal amenity areas for the benefit of occupiers or the wider community. Further tree and landscape advice is available on the Council's website.

Policy DM27: Landscape Design

Where appropriate, development proposals should demonstrate a high quality of landscape design, implementation and management as an integral part of the new development. Landscape schemes will be expected to:

- (1) reflect, conserve or enhance the character and distinctiveness of the local landscape or streetscape and integrate the development into its surroundings, adding visual interest and amenity;**
- (2) encourage adaptation to climate change by, for example, providing areas to assist with flood mitigation or tree planting to assist with carbon capture and urban cooling;**
- (3) retain and incorporate existing healthy mature trees and hedgerows and replace any trees that need to be removed with trees of an appropriate species;**
- (4) where practicable, use material excavated from the site for re-contouring, infilling and top-soiling, ensuring that any land re-modelling respects the local topographic character;**
- (5) where appropriate, take opportunities to connect the development site to the existing green infrastructure network.**

Residential Extensions

4.94. Extensions and alterations to dwellings are often a means of enabling people to better meet their housing needs without moving. Not all such proposals need planning permission (although they generally require approval under the Building Regulations). However, where permission is required they will be considered in terms of:

- relationship with the character and appearance of the principal building
- compatibility with the general character of the locality
- impact on the amenities of neighbouring properties

4.95. In order to demonstrate that a proposal will contribute positively to the character of the site and the surroundings and that due regard is given to how it will relate to both the dwelling and neighbouring development,

planning application drawings (elevations and sections) should show proposals in the context of adjacent buildings.

- 4.96. The retention of sufficient external private space to meet the continuing requirements of the original dwelling is essential in respect of proposals for extensions, including the retention of adequate space for gardens, refuse/recycling facilities and off-street parking. These considerations are covered specifically by Core Policy 11 (*Built & Historic Environment and High Quality Design*) of the Local Plan Part 1 and Policy DM25 (*Design*).
- 4.97. Detailing and materials can be critical to a successful extension or other ancillary building. Every effort should be made to retain and, where appropriate, repeat any distinctive architectural features and materials that contribute positively to the character of the host building, including facing bricks, roof tiles, window frames, doors and rain water pipes.
- 4.98. In relation to side extensions, particular care should be taken to avoid infilling the gaps between detached or semi-detached houses where these are an important characteristic of the locality, as it may result in a cramped, ‘terracing effect’ and detract from the character of the dwelling and the street scene. It is considered good design practice to set side extensions back from the front elevation of the existing dwelling.
- 4.99. Extensions, alterations or new outbuildings can also adversely impact on adjoining properties in terms of:
- having an overbearing presence through their size and position (generally referred to as its “massing”)
 - overlooking or loss of privacy
 - loss of sunlight or daylight through overshadowing of habitable rooms or gardens
- 4.100. In considering these factors, regard will be had as to whether there is a significant change in level between properties, as this may increase the impact of an extension on the amenity of neighbours’ homes.

Policy DM28: Residential Extensions

Extensions and alterations to dwellings will be permitted where the following criteria are met:

- (1) the materials and design, including the pitch, style and span of the roof, complement and enhance the character and appearance of the host building;**

- (2) the design respects and responds positively to the scale, height, site coverage, bulk, massing and character of the adjacent properties and the wider street scene – in streets which have a definite architectural rhythm and similar style of dwelling, front extensions will not normally be acceptable;**
- (3) two storey or second storey extensions at first floor level will normally be required to retain at least a one metre gap to the side boundary to prevent the creation of a ‘terraced’ appearance;**
- (4) extensions would not result in unacceptable overlooking of, or loss of daylight to, the nearest habitable rooms or private amenity space of neighbouring dwellings. They should normally be restricted to within a line drawn from the mid-point of the nearest ground floor window of a habitable room of the neighbouring property. The line should be projected 60° for single storey extensions and 45° degrees for two storey extensions.**

Outside the planning boundaries, as defined on the Policies Map, dwelling extensions will only be permitted where there would be no harmful impact on the surrounding landscape.

Garages and other buildings ancillary to existing dwellings

- 4.101. Ancillary buildings within the curtilages of residential properties can frequently be erected without the need for planning consent. Nevertheless, when permission is required, the siting of garages and other outbuildings needs careful consideration in terms of the relationship with the main dwelling and with the established street-scene. Care should be taken to avoid cramping or cluttering the site, or adversely affecting the amenities of neighbouring properties. In the case of garage proposals, internal floorspace dimensions should comply with approved parking guidance in accordance with Core Policy 13 (*Sustainable Transport*) of the Local Plan Part 1.
- 4.102. Within the countryside, it is important that ancillary buildings are sympathetic to landscape character and quality and do not ‘suburbanise’ their rural surroundings through the use of inappropriate building styles or materials. Converted traditional farm buildings are particularly vulnerable to harm by the addition of poorly designed garages, sheds and other outbuildings that can potentially undermine the intrinsic character of the original building or its rural setting.
- 4.103. Residential annexes have grown in popularity in recent years and are commonly developed to provide additional semi-independent accommodation for members of the same family, particularly older relatives

who may need additional care and support. To qualify as an annexe as opposed to a separate dwelling, it must share the same access, parking and amenity space as the main dwelling house. Annexes should also be smaller or subordinate to the main dwelling and should not be designed to be capable of being sold or let as a separate unit. In principle, annexes are considered acceptable within the settlement planning boundaries but stricter criteria will be applied to proposals outside of the planning boundaries to ensure that the intrinsic beauty and character of the countryside is protected.

Policy DM29: Garages and other buildings ancillary to existing dwellings

Garages and other buildings ancillary to an existing dwelling will be permitted where the following criteria are met:

- (1) the size, scale, siting and design relates satisfactorily to the existing dwelling and its curtilage, the established street scene, and the character of the locality;**
- (2) the use of materials is sympathetic to the character and appearance of the existing dwelling.**

Outside the planning boundaries, as defined on the Policies Map, garages and other ancillary domestic buildings should be subordinate in scale and proportion to, and located in close proximity to, the principal dwelling; the use of ancillary accommodation as a separate dwelling will not be permitted and proposals should not be of a size or design, or be capable of severance, to form an additional dwelling or dwellings.

Backland Development

4.104. The construction of a dwelling or dwellings on parts of large back gardens attached to existing houses is a common form of development within towns and villages and can provide a useful source of new homes. However, such development requires careful planning, particularly in relation to the provision of access and parking, the amenities of neighbouring properties, and the character and quality of the local environment. 'Tandem' development, where a house is constructed immediately behind another house and shares the same access, is rarely satisfactory due to the difficulties of access to the house at the rear and the disturbance and loss of privacy suffered by the house at the front. Nevertheless, the development of small vacant sites within established residential areas may often be appropriate and the criteria set out in Policy DM30 provides the framework for assessing such proposals.

Policy DM30: Backland Development

Within the planning boundaries, as defined on the Policies Map, development in rear domestic gardens and other backland sites will be permitted where the following criteria are met:

- (1) the provision of safe and convenient vehicular access and parking which does not have an unacceptable adverse impact on the amenities of neighbouring properties in terms of noise, light or other disturbance;**
- (2) the mass and scale of development will not have an overbearing impact on, or result in the loss of privacy to, existing homes and gardens;**
- (3) the development does not cause the loss of trees, shrubs or other landscape features which make an important contribution to the character and appearance of the locality or its biodiversity.**

Advertisements

4.105. Well-designed and located advertisements can contribute to the vibrancy and vitality of the street scene and benefit the local economy. However, poorly designed or inappropriately located advertising can create visual discord and clutter, or cause obstruction to pedestrians and other people who may be visually or mobility impaired. Policy DM31 aims to provide a framework that will be used in the determination of planning, advertisement and listed building consent in relation to advertisements, including signage and illumination. Free standing 'A' boards require permission and will only be permitted where they do not impinge upon pedestrian movement or safety. Redundant signs should be removed and opportunities to reduce signage sought where new signage is proposed.

Policy DM31: Advertisements

Advertisements and signs will be permitted where they are sympathetic to the character and appearance of the location and/or the host building, having regard to size, design, colour, materials, construction, siting, level of illumination, and cumulative impact with other advertisements in the vicinity. Advertisements and signs will not be permitted where they would be detrimental to public safety or to the amenities of the area.

Telecommunications Infrastructure

- 4.106. Modern telecommunications have grown rapidly in recent years with mobile phones now forming an essential part of everyday life. Improvements to telecommunications networks can help to promote sustainable communities and lead to economic benefits. However, the siting and design of telecommunications infrastructure is often a concern for local communities and can cause harm to the character and appearance of Conservation Areas or other heritage assets and to the special qualities of the South Downs National Park. The Council therefore seeks to facilitate the growth and improvement of the telecommunications network whilst keeping the environmental impact to a minimum.
- 4.107. Applications will be determined solely on planning grounds. The Council will not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure. However, the use of planning conditions or legal agreements may be considered as appropriate to ensure that any mast, equipment or other apparatus is removed by the operator if they become redundant in the future.

Policy DM32: Telecommunications Infrastructure

The erection of telecommunications apparatus will be permitted where the following criteria are satisfied:

- (1) the apparatus uses an existing mast, building or other structure where practicable, without causing unacceptable harm to the appearance of any building or structure utilised;**
- (2) where an existing mast, building or other structure is not available, the apparatus would be screened as far as practicable by the existing landform and trees, or by landscaping incorporated within the proposal;**
- (3) the apparatus would not have an adverse impact on a designated heritage asset or its setting;**
- (4) the proposal incorporates appropriate materials or treatments for any associated buildings or supporting structures;**
- (5) the potential for physical interference has been minimised in the siting and design of the apparatus.**

All proposals should include a landscape and visual assessment which will,

where appropriate, show the impact of the proposal in the landscape and townscape or upon the setting of heritage assets, either in isolation or cumulatively with other nearby telecommunications related development.

Historic Environment

- 4.108. The NPPF defines heritage asset as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’
- 4.109. The District’s heritage assets are well documented and will continue to be conserved or enhanced in accordance with Core Policy 11 (*Built & Historic Environment and High Quality Design*) of the Local Plan Part 1. Sensitive management of the historic environment is a key component in the delivery of sustainable development and adds value to regeneration, business and the growing tourism sector. Great weight will be given to conserving the significance of designated and non-designated heritage assets and their setting.
- 4.110. The need for locally specific planning policies is very limited, given the wealth of national guidance on heritage assets contained within the NPPF and Planning Practice Guidance, together with the relevant legislation applying to individual heritage designations. However, in order to sympathetically manage heritage assets as part of the development process, there must be a clear understanding of the significance of the asset and the contribution of its setting.
- 4.111. It is the applicant’s responsibility to provide sufficient information and assessment of the impacts of their proposal on heritage assets and/ or their settings, and the wider historic environment. Applications affecting the significance of a heritage asset are therefore required to provide sufficient information to demonstrate the impact of the proposed development upon the asset. Early pre-application work by the developer is encouraged to avoid abortive and costly work at a later stage. Relevant advice is also available from Historic England.
- 4.112. There are 15 Conservation Areas within the Plan area, representing a valuable part of the district’s built and cultural heritage. The special character and appearance of these areas can be derived from many different features including the scale, style and materials of the buildings, the historic street pattern, street frontages and building lines, boundary structures, street furniture, trees and open spaces. These features and other significant

characteristics are identified in individual Conservation Area Appraisals which should be used, where appropriate, to inform development proposals.

Policy DM33: Heritage Assets

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.

All development proposals that affect a heritage asset or its setting will be required to submit supporting information proportionate to the significance of the asset, including:

- (a) an assessment of the archaeological, architectural, historic or other significance of the affected asset, including any contribution made by its setting;**
- (b) an assessment of the impact of the proposed development on the significance of the asset or its setting;**
- (c) a statement of justification for the proposed development, together with details of any measures proposed to avoid, minimise or mitigate any harm to the significance of the asset.**

Where the loss of the whole or part of a heritage asset can be justified, the Council will seek, by a legal agreement and/or condition, to ensure that the new development will proceed within a reasonable timescale after the loss has occurred.

Areas of Established Character

4.113. The district includes a number of well-established residential areas that make a valuable contribution to the distinctive character of the towns or villages in which they are located. These areas do not possess the necessary architectural or historic interest to merit designation as Conservation Areas. However, it is considered that all have a special character and quality that is worthy of retention and therefore warrant particular consideration when planning applications are being determined. These areas are defined on the Policies Map at:

- Cooksbridge
- 38-86 Fort Road, Newhaven
- Cricketfield, Newick
- Harmers Hill, Newick
- High Hurst Close and Allington Road, Newick
- Land between Western Road and West Point, Newick
- North of Village Hall, Newick

- South of Western Road, Newick
- Gote Lane, Ringmer
- Lewes Road, Ringmer
- Firlle Road, Seaford
- St Peters Road, Seaford
- Glebe Drive, Seaford
- Belgrave Road, Westdown Road and Beacon Road, Seaford
- Blatchingdon Road/Richmond Terrace, Seaford
- Chyngton Road and Cuckmere Road, Seaford
- Chyngton Way, Seaford
- Corsica Hall, Seaford
- Sutton Park Road, Seaford
- North of North Common Road, Wivelsfield Green
- South of Wivelsfield Green Road, Wivelsfield Green

Policy DM34: Areas of Established Character

Development within Areas of Established Character, as defined on the Policies Map, will be permitted where it reflects the existing character of the area in terms of the gaps between buildings, building height, building size, site coverage, set-back from the street, boundary treatments, mature trees, hedges and grass verges.

SUSTAINABLE TRAVEL

4.114. The need to encourage people to move around the district in a sustainable manner and to ensure maximum accessibility to new development by walking, cycling and public transport are two of the key issues that the Local Plan seeks to address. The policies in this section supplement Core Policy 13 (*Sustainable Transport*) of the Local Plan Part 1 by seeking to achieve an increase in sustainable travel modes, thereby reducing air pollution and traffic congestion.

Footpath, Cycle and Bridleway Network

4.115. Walking and cycling are the ideal forms of travel for many shorter journeys and provide the most environmentally beneficial and healthiest modes of transport. Both offer significant potential to replace short car trips, particularly daily travel to school or work within the towns and villages. The footpath, cycle and bridleway network also contributes towards the creation of healthy communities by providing safe, attractive and convenient access from towns and villages into the surrounding countryside. The plan area includes a number of long distance paths, e.g. Vanguard Way.

4.116. The Council supports the development of a network of high quality walking and cycling routes throughout the district and all proposals for new development are required to make proper provision for pedestrian and cycle access, as set out in Core Policy 13 of the Local Plan Part 1. However, in order to maintain and further encourage walking and cycling as a means of both transport and recreation, it is important to ensure that the existing, footpath, cycle and bridleway network is adequately protected or enhanced to ensure its convenience, safety and attractiveness for users.

Policy DM35: Footpath, Cycle and Bridleway Network

Development that would have a harmful impact on the convenience, safety or amenity value of the existing or proposed 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.

Station Parking

4.117. Rail travel has an important role in travel demand management by helping to reduce the need for longer distance car journeys. The availability of car parking at railway stations is important to encourage people to travel by train and to reduce the demand for on-street parking in residential streets close to stations. The Council will therefore resist the loss of public car parking spaces to alternative uses and will encourage the provision of increased parking where there is a demonstrable shortage.

Policy DM36: Station Parking

Development that would result in the permanent loss of public car parking spaces on sites adjacent to railway stations will not be permitted.

Former Lewes to Uckfield railway line

4.118. The route of the former Lewes to Uckfield railway line has the potential to provide an additional rail link between Brighton and London. The London and South Coast Rail Corridor Study, published by the Department for Transport in 2017, concluded that a transport case could be made for such a

scheme subject to additional economic growth. East Sussex County Council and Lewes District Council support the reinstatement of the line in order to provide additional rail capacity in the county, in line with the objectives of the Local Transport Plan 2011-2026 and the East Sussex Rail Strategy.

Policy DM37: Former Lewes to Uckfield railway line

Development that would significantly prejudice the reinstatement of the former Lewes to Uckfield railway line, as shown on the Policies Map, will not be permitted.

APPENDICES

APPENDIX 1: GLOSSARY

This glossary is neither a statement of law nor an interpretation of the law and its status; it is only an introductory guide to planning policy terminology and should not be used as a source for statutory definitions. Reference should also be made to the Glossary within the NPPF.

Advertisement

Any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction.

Affordable housing

Housing provided by a council or housing association which is available below the market cost level. This can include homes rented at rent levels at approximately 50% of the local market level (social rented), homes rented at affordable rent levels at approximately 80% of the market rent (affordable rent), homes that are sold as a part buy/ part rent (shared ownership) or homes that are sold as a part equity purchase (shared equity). See also, **Intermediate housing** below.

Agricultural Land Classification (ACL)

Method of assessing the quality of farmland to enable informed decisions to be made about its future use within the planning system. Defra guidelines on the classification are as follows:

- Grade 1 - Excellent
- Grade 2 - Very Good
- Grade 3a - Good
- Grade 3b - Moderate
- Grade 4 - Poor
- Grade 5 - Very Poor

Ambient Noise

Totally encompassing sound in a given situation at a given time composed of sound from all sources near and far.

Amenities

Those qualities of life enjoyed by people that can be influenced by the surrounding environment in which they live or work.

Appropriate Assessment

An assessment that is required to be undertaken under a European Directive in order to assess the impact of a plan, project or proposal on sites designated to

protect flora, fauna and habitats of European-wide interest, such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites.

Archaeological Notification Area (ANA)

An area that indicates the existence, or probable existence, of archaeological heritage assets. The purpose of an ANA is to identify where there is a likelihood of archaeological works being necessary when development of any kind is planned.

Ashdown Forest

The Ashdown Forest is located within Wealden District and forms part of a complex of heathlands that support breeding bird species of European importance, particularly the nightjar and Dartford warbler. It is a designated Special Protection Area, Special Area of Conservation, and Site of Special Scientific Interest.

Authority Monitoring Report (AMR)

Report prepared by a local authority, which assesses the impact of policies and whether targets for these policies are being met. Each Authority Monitoring Report is published at the end of the calendar year and it applies to the previous financial year.

Backland Development

Land located behind a street frontage which is not directly visible from the street and is surrounded by other development, including rear gardens and private yards, as well as larger undeveloped sites.

Biodiversity

The variety of plant and animal species in an environment.

Brownfield Sites/ Previously Developed Land

Land which is or was occupied by a permanent structure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings (including nurseries)
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Change of use

Change in the use of a building or other land for another purpose. In considering a change of use it is normally necessary to establish whether the change is “material”

and whether by virtue of the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), development requiring planning permission is involved.

Community Facilities

Facilities or services which meet the needs of communities, including open space, sport and recreational facilities, community halls, doctor's surgeries, libraries, public houses, places of worship, local shops and post offices, and cultural buildings.

Community Infrastructure Levy (CIL)

A levy that local planning authorities can choose to charge on new developments in their area, in order that the burden of new infrastructure costs is shared by all development in a proportionate manner. Lewes District Council has implemented a CIL charging schedule with a list (known as the 123 List) of infrastructure projects on which the funds can be spent.

Conservation Area

Area designated under the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 on account of its special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance.

Designated Children's Play Space

Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play.

Development

The carrying out of building, engineering, mining or other operations in, on, over and under land, or the making of a material change of use of any building or land.

Developer Contributions

Contributions made by a developer to mitigate the impact of development, either by paying money for the works to be carried out or by directly providing facilities or works either on or off-site

Development Plan Document (DPD)

Spatial planning documents that comprise the development plan for Lewes District. They are subject to independent examination and are geographically presented on the Policies Map.

Environment Agency

Government body responsible for wide-ranging matters, including the management of water resources, surface water drainage, flooding and water quality.

Environmental Assessment

A written evaluation of the effect on the environment of a proposed development (also known as an Environmental Impact Statement).

Evidence Base

The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in the Local Plan, including physical, economic, and social characteristics of an area.

Geodiversity

The variety of different types of geology, landforms, soils and physical processes in a particular region.

Greenfield Site

Land that has not been previously built on.

Gypsies and Travellers

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such." as defined with Annex 1 of Government's Planning policy for traveller sites (August 2015).

Habitats of Principal Importance

Habitats identified as requiring action in the UK Biodiversity Action Plan and listed under Section 41 of the Natural Environment & Rural Communities Act 2006.

Heritage Assets

Designated heritage assets are:

- Scheduled Monuments
- Listed Buildings
- Parks & gardens included on the 'Register of Historic Parks and Gardens of special historic interest in England' (Historic England)
- Conservation Areas designated under the relevant legislation
- Registered Battlefields
- Protected Wrecks

Non-designated heritage assets include, but are not limited to, Archaeological Notification Areas and heritage assets identified on the Historic Environment Record (ESCC) and locally listed heritage assets.

Historic England

Government advisory body responsible for all aspects of protecting and promoting the historic environment

Housing Density

Number of dwellings per hectare.

Housing Stock

Total residential accommodation in the district comprising all housing types and tenure.

Housing tenure

The condition that land or buildings are held or occupied under; predominate tenures include owner-occupied (i.e. freehold, leasehold), privately-rented, socially-rented and shared ownership (part-owned and part-rented).

Infill Development

The development of a vacant site in a substantially developed frontage or area.

Intermediate Housing

Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition in the National Planning Policy Framework. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Reference is often made to 'low cost housing' when the term affordable housing is used. It is important to note that such housing does not usually involve any form of public subsidy (unlike the products highlighted in the previous paragraph) and is often housing such as small starter units and homes with low cost specifications. Such housing would not be classed as affordable housing when implementing the policies of this plan. See also, **Affordable housing** above.

Irreplaceable Habitats

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Listed Building

Building considered worthy of special protection which are included and described in the statutory List of Buildings of Special Architectural and Historic Interest published

by the Department of Culture, Media and Sport. The alteration, demolition or extension of a listed building requires special consent.

Local Development Scheme (LDS)

Document which sets out the programme for the preparation of the Local Development Documents.

Local Plan

Portfolio of documents which plans for the future development of an area. The main purposes are to:

- develop policies and general proposals and relate them to precise areas of land;
- provide a detailed basis for development control;
- provide a detailed basis for co-ordinating the development and other use of land;
- bring local and detailed planning issues before the public.

Local Wildlife Site

Non-statutory area designated at county or regional level.

Material Planning Consideration

Factor to be taken into account when deciding the outcome of a planning application.

National Planning Policy Framework (NPPF)

The Government's national planning policy document which was first published in March 2012 and sets out the key principles for sustainable development.

Natural England

Government body responsible for ensuring that England's natural environment, including its land, flora and fauna, freshwater and marine environments, geology and soils are protected and improved.

Neighbourhood Plan

Plan prepared by a Parish Council, Neighbourhood Forum, or other locally constituted community group, for a particular neighbourhood. A neighbourhood plan comes into force as part of the statutory development plan once it has been approved at a referendum.

Permanent Gypsy and Traveller Pitch

Where caravans can be located all year round, as opposed to transit sites where caravans can be stationed on pitches for up to 3 months, or other specified length of time. Pitches can be provided, and managed, by local authorities or privately owned.

Permitted Development

Certain categories of development, as specified in the General Permitted Development Order, which can be carried out without having to obtain specific planning permission.

Planning Practice Guidance

Web-based resource of national planning guidance covering a range of topics and linked to the National Planning Policy Framework.

Pollution

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise, vibration and light.

Policies Map

Statutory part of the Local Plan showing, in map form, where the policies of the Plan apply.

Registered Social Landlords (RSL)

Independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

Residential Institutions

Uses falling within Class C2 of the Town & Country Planning (Use Classes) Order 1987 (as amended) i.e. residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Shared Housing

Housing in multiple occupation (HMOs), bedsits, hostels, and specialist student accommodation.

Site of Special Scientific Interest (SSSI)

Area designated by Natural England under the Wildlife and Countryside Act 1981.

Special Area of Conservation (SAC)

Special Areas of Conservation are defined in the Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. They are defined to protect the 220 habitats and approximately 1,000 species listed in Annex I and II of the Directive.

Special Protection Area (SPA)

Special Protection Areas are strictly protected in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds (listed in Appendix I of the Directive) and for regularly occurring migratory species.

Statement of Community Involvement (SCI)

Document setting the ways in which the Local Planning Authority will involve the community in the planning system. This includes consultation on the preparation of plans and the determination of planning applications.

Strategic Environmental Assessment (SEA)

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

The purpose of a SHELAA is to identify new housing sites that have a good chance of development. It will include those sites that already have planning permission or are allocated for housing in the Local Plan. In addition, landowners, agents and housebuilders, public and private bodies and members of the public may suggest other sites. Only land in the more sustainable locations will be included in the plan.

Strategic Housing Market Assessment (SHMA)

A study of the way the housing market works in any particular area. It looks into the type of households living in the area, where they work and what sort of housing they live in. It attempts to estimate future housing needs across the area, broken down by tenure and size of housing.

Suburbanise

Suburbanisation occurs when certain elements of property design or ornamentation, which are particularly identified with towns and the urban environment, are imported into the countryside. These imports have little regard for local character and can have a visually harmful effect on the intrinsic quality and local distinctiveness of the surrounding rural landscape.

Supplementary Planning Document (SPD)

Supplementary material which sets out planning requirements or advice at a greater level of detail than the Local Plan, but which does not set out new policy.

Sustainability Appraisal (SA)

The consideration of policies and proposals to assess their impact on economic, social and environmental sustainable development objectives.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Travelling Showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

Water Framework Directive

An EU Directive which requires member states to meet certain objectives including the protection and improvement of the water environment.

APPENDIX 2: SUPERSEDED 2003 LOCAL PLAN POLICIES

The following 'saved' policies in the Lewes District Local Plan 2003 are superseded by the policies in the Local Plan Part 2: Site Allocations and Development Management Policies DPD or by 'made' Neighbourhood Plans.

Policy Ref.	Policy Subject
ST3	Design, Form and Setting of Development
ST4	Backland and Tandem Development
ST5	Access for People with Limited Mobility
ST6	Access for People with Limited Mobility
ST11	Landscaping of Development
ST14	Water Supply
ST20	Recycling and Re-use of Materials
ST21	Recycling and Re-use of Materials
ST25	Pylons and Overhead Lines
ST29	Advertisements
ST30	Protection of Air and Land Quality
RES6	Residential Development in the Countryside
RES7	Residential Conversions in the Countryside
RES8	Replacement Dwellings in the Countryside
RES10	Affordable Homes Exception Sites
RES13	Extensions
RES14	Extensions in the Countryside
RES18	Garages and other Buildings Ancillary to Existing Dwellings
RES19	Provision of Outdoor Playing Space
E14	Bunk House Accommodation
E15	Existing Camping/Touring Caravan Sites
E17	New Camping/Touring Caravan Sites
E19	Static Holiday Caravan Sites
CT1	Planning Boundary and Key Countryside Policy
CT5	Institutional Sites
H2	Listed Buildings
H3	Buildings of Local, Visual or Historic Interest
H4	Conservation Areas
H5	Development within or affecting Conservation Areas
H7	Traffic in Conservation Areas
H12	Areas of Established Character
H13	Parks and Gardens of Special Historic Interest
H14	Parks and Gardens of Local Historic Interest
RE1	Provision of Sport, Recreation and Play
RE6	Lewes/Sheffield Park Railway Line

RE7	Recreation and the Rivers
RE8	Equestrian and Related Activities
T3	Station Parking
T4	The Lewes/Uckfield Railway
T16	Telecommunications
NH2	Downland Park
NH7	Land north east of Kings Avenue
NH10	Eastside Business Area
NH12	Lorry Facilities/Park
NH13	Pedestrian Precinct
NH14	Castle Hill, The Promenade, West Beach
NH15	Castle Hill
NH16	The Fort
NH17	Avis Road Outdoor Sports Facilities
NH18	Lewes Road Recreation and Camping Area
NH19	Primary School Site
NH20	Upgrading and expansion of the Port
NH21	Railway Quay
NH22	Rail Transport Links to the Port
NH23	East Quay
NH24	North Quay
PT5	Business Development
SF5	Land at Blatchington Road
SF8	Cradle Hill Industrial Estate
SF9	Footpath to Church Lane
SF14	The Seafront
SF15	The Seafront
SF16	The Seafront
BA1	Recreational Facilities
BG1	Balcombe Pit
CH1	Chailey Brickworks
FL1	University of Sussex
HY1	Hamsey Brickworks
NW1	Extension to the Playing Field
NW2	Woodgate Dairy
RG1	Caburn Field
RG3	Land adjacent to Ringmer Community College
RG4	Community/Recreation Area, The Broyle

APPENDIX 3: SAVED 2003 LOCAL PLAN POLICIES

The following policies in the Lewes District Local Plan 2003 will continue to be 'saved' until the Neighbourhood Plan for Peacehaven, and Telscombe is approved.

Policy Ref.	Policy Subject
PT6	Meridian and Bolney Avenue Industrial Estates Link
PT9	Meridian Centre
PT10	Access and Permeability at the Meridian Centre
PT11	Joff Youth Club
PT12	Cliff Top and Foreshore
PT13	Cliff Top
PT18	Allotments
PT19	Valley Road
PT20	Valley Road

APPENDIX 4: MONITORING FRAMEWORK

The targets and indicators identified below supplement the Monitoring Framework set out in Local Plan Part 1. Together these will be used to assess the impact and delivery of the policies. Progress against the below indicators will be reported within the Council's Authority Monitoring Report (AMR) which is updated and published on an annual basis.

Housing growth through emerging Neighbourhood Plans		
Target	Indicators	Current Position
To ensure that sufficient progress is being made on the emerging neighbourhood plans which identify housing growth to meet the requirements of Spatial Policy 2 of Local Plan Part 1.	Progress against timetable of key milestones of neighbourhood plan preparation.	2019: See below timetables indicating what stage has been reached.
<i>Peacehaven and Telscombe Neighbourhood Development Plan Timescale</i>		
STAGE		PROGRESSION – DATE ACHIEVED
Designation of Neighbourhood Area		✓ 17 June 2013
Pre-Submission Consultation (Regulation 14)		September 2020
Submission to LDC (Regulation 15)		December 2020
Submission to Independent Examination (Regulation 17)		January 2021
Referendum		May 2021
Formal Adoption		May 2021
Suitable Alternative Natural Greenspace (SANG)		
<ul style="list-style-type: none"> DM24: Protection of biodiversity and geodiversity 		
Target	Indicators	Current Position
To manage and monitor the Reedens Meadow SANG at Newick.	<p>Net number of dwellings mitigated.</p> <p>Cumulative monies collected from new development via section 106 contributing towards the maintenance of Reedens Meadow SANG.</p> <p>Use of the SANG through visitor survey and local monitoring reports.</p>	2018: Reedens Meadow SANG is implemented and open to the public.

APPENDIX 5: HOUSING TRAJECTORY

The Housing Trajectory indicates the anticipated delivery of market and affordable housing for the area of the district outside of the South Downs National Park. The trajectory covers the plan period between 2010/11 and 2029/30. The Local Plan Part 2 reflects the disaggregated housing requirement figure of minimum 5,494 net additional units up to 2029/30.

The trajectory reflects the housing trajectory position as at 1 April 2019. It is informed by the Local Plan Part 1, neighbourhood plans, the monitoring of housing commitments and completions, as well as the 2018 Strategic Housing and Economic Land Availability Assessment (SHELAA). The trajectory consists of several elements: completions (first nine years of the Plan); commitments; strategic and non-strategic allocations; and windfall allowance. The graph below indicates the anticipated delivery of these elements. The anticipated delivery of affordable units is also shown.

