



Seaford Town Council

To Members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held at the **Council Chamber, 37 Church Street, Seaford**, on **Thursday 1st October 2015**, at **7.00pm**, which you are summoned to attend.



James Corrigan
Town Clerk
24 September 2015

1. **Apologies for Absence and Declaration of Substitute Members**
2. **Disclosure of Interests**

To deal with any disclosure by Members of any discloseable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

3. **Public Participation**

In accordance with Standing Order 3 and Seaford Town Council Policy members of the public will be entitled to speak on general issues concerning this Committee on non-planning application matters at this point. People wishing to speak on planning applications may do so immediately before each planning application.

4. **Planning Applications**

Planning Applications week ending 4th September 2015

To consider planning applications in respect of Seaford:

Seaford LW/15/0608	Grafton, Surrey Road Planning Application - Erection of new driveway and side gates for Trails For Tails
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Seaford LW/15/0632	Longdean, 53 Firle Road Planning Application - Extension to existing dwelling to form new double garage and existing garage to be converted to form additional habitable use for Mr & Mrs P Clarke
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Planning Applications week ending 11th September 2015

To consider planning applications in respect of Seaford:

Seaford **7 Grove Road**
LW/15/0685 Planning Application - Erection of a single storey rear extension for Mr D Kneller

Seaford **Land Adjoining 5 Vale Road**
LW/15/0692 Planning Application - Erection of a two bed attached house with two off street parking spaces for Mr S Powney

Planning Applications week ending 18th September 2015

To consider planning applications in respect of Seaford:

Seaford **18 Clinton Place**
LW/15/0591 Planning Application - Change windows and door from wood to acoustic PVC to match existing for Gramm Barrier Systems Ltd

Seaford **77 North Way**
LW/15/0665 Planning Application - First floor extension to front for Mrs H Howlett

Seaford **6 Firle Grange**
LW/15/0689 Planning Application - Single storey rear extension to garage for Mr K Johnson

Seaford **15 Highlands Road**
LW/15/0694 Planning Application - Erection of a two storey side extension for Mr S Rajput

Seaford **62 Cuckmere Road**
LW/15/0695 Planning Application - Erection of first floor extension to the rear for Mr & Mrs Cooper

Seaford **35 Steyne Road**
LW/15/0708 Listed Building Consent Application - Replacement and repair of roof & lintel of bay window at front for Mrs J Deakin

Seaford **6 Buckle Rise**
LW/15/0714 Planning Application - Demolition of existing dwelling and out buildings and replacement with new dwelling and double garage for Mrs Sharif

Seaford **4 West Dean Rise**
LW/15/0716 Planning Application - Erection of conservatory at rear of property for Miss R Carron

Seaford LW/15/0719	3 Blatchington Road Planning Application - Conversion of garage into habitable room with first floor extension over (resubmission of LW/15/0163) for Mrs D Hearnden
Seaford LW/15/0722	11A Rookery Way Bishopstone Planning Application - Erection of conservatory to front of property for Mrs M Cook
Seaford LW/15/0738	16 Manor Road North Planning Application - Erection of a single storey rear extension for Mr R Smith

South Downs National Park Planning Applications week ending 22nd September 2015

To consider planning applications in respect of Seaford:

Seaford SDNP/15/0440 0/HOUS	The Downs, The Street, Bishopstone Village Planning Application - Erection of a two storey rear extension
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Tree Works Applications

Seaford TW/15/0073 /TPO	6 Barn Close 2 x Ash (T19 and T20 of the Order) - Fell
Seaford TW/15/0076/ TCA	1 The Crouch, Crouch Lane 3 x Sycamore – Remove Tree and Stump

5. To inform members of the South Downs Local Plan: Preferred Options document now open for consultation.

To consider report 86/15 asking members to consider any response to the South Downs National Park Authority's consultation on the South Downs Local Plan: Preferred Options and supporting studies and documents (pages 5 to 32).

6. South Downs Community Infrastructure Levy: Draft Charging Schedule Consultation Update Report

To consider report 87/15 to agree any response to the South Downs Community Infrastructure Levy: Draft Charging Schedule that the committee wishes to make (pages 33 to 44).

7. Update Report

To note report 88/15 informing the Committee of Lewes District Council decisions on previous planning applications and road closure requests (pages 45 to 57).

Circulation:

Committee:

Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman).

Councillors D Argent, D Burchett, A Latham, M Lambert, P Lower, A McLean and L Worcester.

For information: Councillors S Adeniji, P Boorman, M Brown, B Burfield, C Campbell, R Chambers, L Freeman, R Hayder, O Honeyman and D Silvey-Adam.



Seaford Town Council

Report 86/15

Agenda Item No:	5
Committee:	Planning & Highways Committee
Date:	1 October 2015
Title:	South Downs Local Plan: Preferred Options Consultation
By:	Georgia Raeburn, PA to the Town Clerk
Purpose of Report:	To allow members to consider any response to the South Downs National Park Authority's consultation on the South Downs Local Plan: Preferred Options and supporting studies and documents.

Recommendations

You are recommended:

- 1. To agree any response to the South Downs Local Plan: Preferred Options Consultation that the Committee wishes to make;**
 - 2. To consider whether the Committee wishes to make any comments on the Sustainability Appraisal and/or the Habitats Regulations Assessment;**
 - 3. To consider whether the Committee wishes to make any suggestions identifying land for three separate studies, which each support the Local Plan; the Strategic Housing Land Availability Assessment (SHLAA), Local Green Space and/or Gypsy, Traveller and Travelling Showpeople Sites Assessment.**
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1. South Downs Local Plan: Preferred Options Consultation

- 1.1** At the last meeting the Committee was made aware of the South Downs Local Plan: Preferred Options consultation and that it would be asked to consider any response to the consultation at this meeting.
- 1.2** To reiterate the background to this consultation, the South Downs National Park needs properly managed development that conserves and enhances the natural beauty, wildlife and cultural heritage for which it was designated. The National Park Authority (NPA) is therefore progressing work on its Local Plan, which is the first time the National Park has been planned as a single entity. It will replace 1,400 inherited policies and will build on the recent work of the joint core strategies.
- 1.3** Following on from the Options consultation held in 2014 the South Downs Local Plan: Preferred Options has now been published for public consultation. The consultation is running from 2nd September to 28th October 2015.
- 1.4** The Local Plan and all supporting documents are available to view in the meeting room within the Council offices. Alternatively, they can be viewed on the South Downs National Park Authority's website at:

<https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/local-plan-preferred-options-public-consultation/>

- 1.5 Since the last meeting on 10 September the councillors have met to go through the consultation documents to enable them to properly consider any response the Committee wishes to make.

Two councillors were also invited to attend the roadshow on Tuesday 22 September, held at Southease YHA by SDNPA. Councillors Richard Honeyman and Les Worcester were able to attend on Seaford Town Council's behalf.

- 1.6 Attached at Appendix A to this report is the consultation form, showing the format in which the Committee can submit comments. Part B relates to the Local Plan and Part C, the Sustainability Appraisal/Habitats Regulations Assessment.
- 1.7 Attached at Appendix B to this report is an extract from the Local Plan showing the site allocation within Seaford; land at Normansal Park Avenue, marked in brown. This is being recommended for a development of approximately 20 dwellings.
- 1.8 Appendix C goes one step back from this and shows the Site Assessments for Seaford as part of the Strategic Housing Land Availability Assessment 2014, as originally there were two sites proposed within Seaford; Normansal Park Avenue and Alfriston Road.

Members will note that both sites have been rejected on specific grounds as part of the assessment. The Alfriston Road site has since been removed from the Local Plan but the Normansal Park Avenue site has remained included but a revised, smaller site.

The Alfriston Road site is the site recently proposed for sale for development by Lewes District Council.

Originally the site allocation was for the entire site (all of Chalvington field) and the land to the west of this; directly north of Seaford Town Council's land (as shown in Appendix D). The site allocation is now being proposed as just the southern part of Chalvington field.

This does include the play area, basketball/football court and skate ramp sites. Appendix B clearly shows the site specific development requirements to include 'improvement, enhancement or replacement of existing open/recreation space' and 're-provision of existing open space in close proximity to the existing open space and the residents it serves'.

- 1.9 The Committee is asked to consider if it wishes to make any response to the Local Plan, in particular the site allocation within Seaford.
- 1.10 The Committee may wish to bear in mind that Council Officers are currently working on a project to look in to the values of Council owned land across the town, including the site as shown in Appendix D, in response to the Council's current and future financial position.

On first estimates the value of this land is put in the region of £1.2-1.5m. If selling this land was an avenue that the Council wanted to explore then it would be in a hard position to raise any objections to the sale of the neighbouring land as per the Local Plan.

2. Sustainability Appraisal and Habitat Regulations Assessment

- 2.1 SDNPA are also asking consultees if they wish to make any comments on the Sustainability Appraisal and Habitats Regulations Assessment documents.
- 2.2 The Sustainability Appraisal is a process that Local Planning Authorities are legally bound to undertake for their Local Plans using an external company, in this case Aecom. This incorporates a Strategic Environmental Assessment process as required by law. The Appraisal assesses the Local Plan against a set of sustainability objectives developed in consultation with interested parties. The purpose of the appraisal is to help avoid negative environmental and socio-economic effects and identify opportunities to improve the environmental quality of the South Downs National Park.
- 2.3 The Habitats Regulations Assessment has been carried out by Aecom also. The purpose of this assessment was to identify any aspects of the Local Plan that would cause an adverse effect on the integrity of the sites included, either in isolation or in combination with other plans and projects, and to advise on appropriate policy mechanisms for delivering mitigation where such effects are identified.
- 2.4 The Committee may wish to make comments on either/both of these documents/processes.

3. Local Green Spaces

- 3.1 SDNPA are also inviting proposals for the designation of Local Green Spaces as part of the consultation on the Local Plan.

Any proposals made would be assessed in line with the criteria as set out in the National Planning Policy Framework.

Suitable sites will be identified in the published version of the Local Plan and upon adoption, would be designated as Local Green Spaces and protected by Policy SD36: Local Green Spaces in the Local Plan.
- 3.2 A brief guide and submission form for proposed Local Green Spaces is included at Appendix E.

4. Strategic Housing Land Availability Assessment (SHLAA)

- 4.1 In addition to the above, SDNPA is inviting site submission for consideration in future SHLAAs.

A SHLAA is an essential piece of evidence for local plans which identifies land and assesses the availability, suitability and deliverability of potential housing sites. This evidence will help SDNPA understand what sites are theoretically available to provide opportunities for housing development.

Further information on SHLAA can be found at www.southdowns.gov.uk/shlaa
- 4.2 The submission form for sites to be included in the SHLAA is at Appendix F.

5. Gypsy, Traveller and Travelling Showpeople

- 5.1 Consultees are also invited to submit proposals for potential land for gypsy and traveller sites to the SDNPA for consideration in the Local Plan process.
- 5.2 The submission form for land to be considered for this purpose is attached at Appendix G.

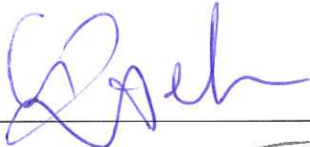
6. Financial Appraisal

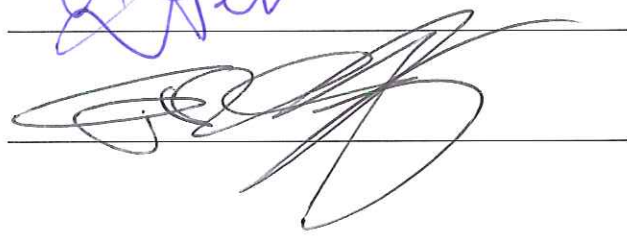
There are no financial implications as a result of this report.

7. Contact Officer

The Contact Officer for this report is Georgia Raeburn, PA to the Town Clerk.

PA to the Town Clerk





Town Clerk

Comment Form



South Downs Local Plan Preferred Options Consultation

The consultation on the Draft Local Plan (known as the Preferred Options) will run from 02 September 2015 to 28 October 2015 (23.59 hours). The document and supporting information can be viewed on our website at www.southdowns.gov.uk/localplanconsultation

There are a number of ways to respond to this consultation:

1. Comment on the document on the internet using our online consultation website at www.consult.southdowns.gov.uk (**recommended**)
2. Complete this form on your computer and email to us at planningpolicy@southdowns.gov.uk
3. Print this form and post to us at:
Planning Policy, South Downs Centre, North Street, Midhurst, West Sussex. GU29 9DH.

How to use this form?

Please complete Part A in full. Please note that anonymous comments cannot be accepted.

Please complete Part B overleaf, using a new form for each chapter or policy you would like to comment on. Please identify which section of the document or policy your comment relates to on this part of the form. If you have comments on the Sustainability Appraisal of the Local Plan (Preferred Options) or Habitats Regulations Assessment of the Local Plan (Preferred Options) please use Part C.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@southdowns.gov.uk or telephone 01730 814810

PART A

	Your Details	Agent Details (if applicable)
Full Name		
Address		
Postcode		
Email		
Telephone		
Organisation (if applicable)		
Position (if applicable)		

Are the views expressed on this consultation an official response from the organisation you represent or your own personal views?

Personal View

Official Response

Office Use Only
Received

Logged

Reference

Please can you also indicate below whether you would like to be notified at the above address of the following:

- i. the submission of the local plan for independent examination under section 20 of the Act,
- ii. the publication of the recommendations of the person appointed to carry out an independent examination of the local plan under section 20 of the Act, and
- iii. the adoption of the local plan.

PART B

Please use a separate form for each chapter or policy you would like to comment on.

Please note that anonymous comments cannot be accepted and Part A of this form must be completed at least once and sent with your comments.

To which part of the document does your comment relate?

Chapter		<i>and/ or</i>	Policy		<i>or</i>	Paragraph, Table or Figure	
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Do you support, object or wish to make comments on this section of the Local Plan?

Support	<input type="checkbox"/>	Object	<input type="checkbox"/>
Support with changes	<input type="checkbox"/>	Comment	<input type="checkbox"/>

Please give details for your support or opposition or make comments:

(continue on a separate sheet if necessary)

What improvements or changes would you suggest?

(continue on a separate sheet if necessary)

Declaration

I understand that these comments:

- will be consider by the South Downs National Park Authority as part of the consultation
- will be made publicly available on the South Downs National Park Authority website.
- may be identifiable by name and organisation provided.

Name (print)	
Date	

PART C

The Local Plan (Preferred Options) Sustainability Appraisal (SA) and Habitat Regulations Assessments (HRA) can be viewed on our website at www.consult.southdowns.gov.uk. Reference can be made to the three questions set out in the Non-Technical Summary and at the end of chapter 11 of the SA.

Please note that anonymous comments cannot be accepted and Part A of this form must be completed at least once and sent with your comments.

Comments on the Sustainability Appraisal

To which part of the document does your comment relate?

Chapter		Paragraph, Table or Figure	
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Please give details of your comments on the Sustainability Appraisal:

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(continue on a separate sheet if necessary)

Comments on the Habitat Regulations Assessment

To which part of the document does your comment relate?

Chapter		Paragraph, Table or Figure	
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Please give details of your comments on the Habitat Regulations Assessment:

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(continue on a separate sheet if necessary)

Declaration

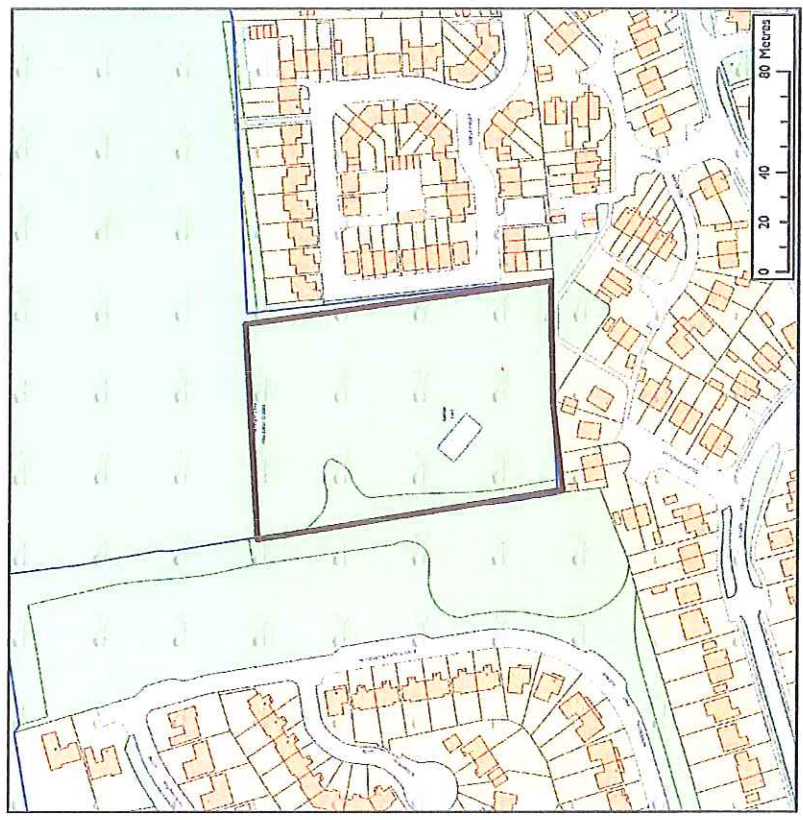
I understand that these comments:

- will be considered by the South Downs National Park Authority as part of the consultation
- will be made publicly available on the South Downs National Park Authority website.
- may be identifiable by name and organisation provided.

Name (print)	
Date	

Policy SD-DS02: Land at Normansal Park Avenue, Seaford		
Quantum of development:	Approx. 20 dwellings	Site Area: Approx. 1 hectare
<p>Land at Normansal Park Avenue, Seaford as shown on the Policies Map is allocated for the development of approximately 20 dwellings. Detailed proposals that comply with other relevant policies, meet the following site-specific development requirements and with a Design Brief to be approved by the local planning authority in advance of an application will be permitted:</p> <ul style="list-style-type: none"> • Improvement, enhancement or replacement of existing open/recreation space. • A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals. • Careful consideration to be given to the boundary treatment of the site. • The retention of existing mature trees and appropriate buffering of protected trees. • Re-provision of existing open space in close proximity to the existing open space and the residents it serves 		
<p>Site description: A greenfield site partly within the National Park, currently in use as open space and recreation ground.</p>		
<p>Constraints:</p> <ul style="list-style-type: none"> • Tree preservation order area along western boundary. • The site is within an SSSI Impact Risk Zone (further advice from Natural England required). 		

Map of site



South Downs National Park

Strategic Housing Land Availability Assessment 2014

Appendix D(viii) - Lewes

Site Assessments by Settlement




Seaford

Settlement Map

Seaford

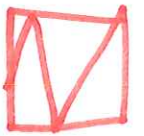


Key

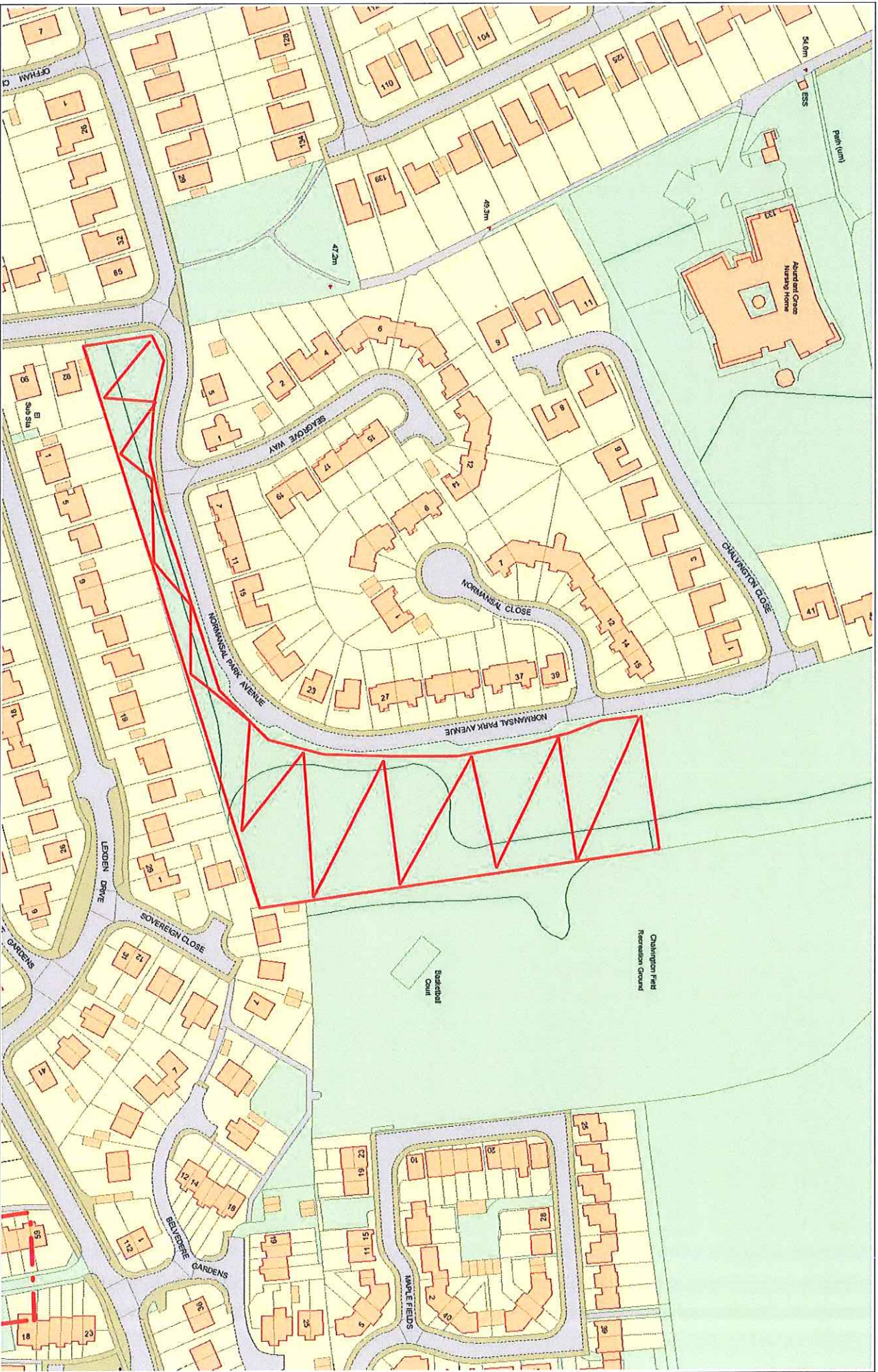
- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Seaford									
LE089	Chalvington Field at Normansal Park Avenue	Seaford	Seaford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE094	Alfriston Road,	Seaford	Seaford	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Seaford									
LE089	Chalvington Field at Normansal Park Avenue	Medium/High Sensitivity Medium/high sensitivity due to site being a valued local open space, the views of woodland, the sea and the downs which are possible on site and connections to public right of way network to the north. Alternative location for open space would be required & comparable site unlikely. Site along Normansal Avenue to the west of the site's western boundary appears to be more suitable.	The part of site within the National Park is not considered suitable due to conclusions of the landscape assessment. There are Tree Preservation Orders areas along the western boundary. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England)	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE094	Alfriston Road,	High Sensitivity High sensitivity due to the high visibility of the site, its impact on the surrounding downland and the poor relationship with the settlement pattern.	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	The site is considered to be available for development and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.



STC owned land.



Report 86/15 Appendix

South Downs Local Plan: Preferred Options Call for Local Green Spaces

In recognition of the importance that the South Downs National Park Authority (SDNPA) attaches to local people being involved in the planning process, the Authority is inviting proposals for the designation of Local Green Spaces as part of the consultation on the South Downs Local Plan: Preferred Options. This brief guide has been published to advise on the submission of potential green spaces as Local Green Spaces. The SDNPA will assess these nominations in line with the criteria set out in paragraph 77 of the National Planning Policy Framework (NPPF). Suitable sites will then be identified in the Publication version of the Local Plan. Upon adoption, these will be designated as Local Green Spaces and protected by Policy SD36: Local Green Spaces in the Local Plan.

What are Local Green spaces?

Local Green Spaces are areas of particular importance to local communities that can be identified and protected through the planning process. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

What is the criteria for designating Local Green Spaces?

The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

What action should you to take to nominate a Local Green Space for designation?

If you know about a green space that you think should be designated then the next step is to complete a submission form. These can be downloaded from the website or paper copies are available on request. The information given should be detailed enough to allow the SDNPA to effectively assess whether it meets the criteria referred to above and set out in detail in the NPPF.

Can I nominate a Local Green Space if my community is the subject of a Neighbourhood Plan?

No, the Authority cannot designate Local Green Spaces in in neighbourhood planning areas. Please contact your Parish or Town Council about potential Local Green Spaces in neighbourhood planning areas.

How are nominated Local Green Spaces assessed and designated?

Upon receipt of the submission form, the SDNPA will review the information and may contact you for further information if necessary. An assessment will then be made of all the submitted sites to decide whether they meet the criteria of being:

- reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

The NPA will consider all the LGS nominations through the Local Plan process and background evidence will be published in a Local Green Space report.

Where to obtain further information?

Further information on Local Green Space designation can be found in paragraphs 76 to 78 of the National Planning Policy Framework:

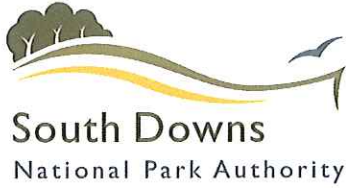
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Further information can also be obtained from:

planningpolicy@southdowns.gov.uk

or

Planning Policy Team
South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH



South Downs National Park Authority

Local Green Space

Submission Form

This form should be used to provide information on a special green area that you would like to be designated and protected as a Local Green Space by the South Downs National Park Authority in the Local Plan. Please note that the Authority cannot designate Local Green Spaces in neighbourhood planning areas. Please check appendix 3 of the Local Plan for a full list of neighbourhood planning areas.

- Please complete as many parts of the form as possible.
- A map is required at a suitable scale, showing the boundary of the site accurately.
- A separate form should be submitted for each piece of land suggested.
- Please note that extensive tracts of land cannot be designated as Local Green Spaces

Your Details	
Name	
Organisation (if applicable)	
Your Status	Local resident <input type="checkbox"/> Community group: <input type="checkbox"/> Parish Council: <input type="checkbox"/> Other (please state):
Your Address	
Telephone No.	
Email	

Site Details	
Name of green area	
Site Address / Location	
Site Area (hectares) if known	

Ownership

Name and address of the landowner if known.

Site Characteristics

The designation of a Local Green Spaces must be based on evidence that demonstrates why the area is special to a local community and holds particular local significance.

What is the current use of the site?

Explain briefly how the green area is demonstrably special to your local community and holds a particular local significance?

For example:

- beauty,
- historic significance,
- recreational value (including as a playing field),
- tranquillity or
- richness of its wildlife

Approximate distance from the green area to your local community (metres)

How does the area contribute to, or reflect, local character?

Further Details

Please provide details on any support for the proposal to designate this piece of land (for example, site owner, parish council)

Please provide any additional information

DISCLAIMER

In seeking the submission of sites for the allocation as Local Green Spaces, the National Park Authority is making no commitment in respect of which sites will be designated. The designation will be determined through the South Downs National Park Local Plan.

DATA PROTECTION STATEMENT


The information collected in this response form will be used by the National Park Authority to inform the Local Plan. By responding you are accepting that your response and the information within it (except for personal information) may be made available to the public.

Please return this form to:

planningpolicy@southdowns.gov.uk

or

Planning Policy Team
South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

 South Downs National Park Authority	South Downs National Park Authority Strategic Housing Land Availability Assessment Site Submission Form
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This form should be used to submit potential residential land to the South Downs National Park Authority for consideration in the Strategic Housing Land Availability Assessment (SHLAA) process. The first SHLAA for South Downs National Park was published in January 2015. This assessed sites submitted to us before 31st October 2014. The SHLAA will be updated on a regular basis, through the Authority Monitoring Report or update reports, as required.

We continue to invite site submissions for consideration in future assessments.

The deadline for sites to be considered in the next update of the SHLAA is 28th October 2015.

More information on the SHLAA is available at <http://www.southdowns.gov.uk/shlaa>

- Please complete as many parts of the form as possible.
- **A map is required at a suitable scale, showing the boundary of the site accurately.**

Your Details	
Name	
Organisation (if applicable)	
On behalf of (if applicable)	
Your Status	Landowner: <input type="checkbox"/> Agent: <input type="checkbox"/> Consultant: <input type="checkbox"/> Developer: <input type="checkbox"/> Other (please state):
Your Address	
Telephone No.	
Email	

Site Details	
Site Address / Location	
Has this site previously been submitted as a SHLAA site? If yes, please provide the site name and site reference number (if known).	

Site Area (hectares)	
Is the site previously developed land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
What is the current use of the site?	
To your knowledge, has the land been subject to any planning applications in the last 3 years?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please provide details and application references.	

Site Development Proposal	
How many dwellings would you envisage on the site?	
What type of dwellings would you envisage? (houses, flats etc)	
Would the proposal be 100% Affordable Housing?	

Ownership	
Are you the landowner?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If no, please name the owner or state if the owner is unknown.	
If you are not the owner please explain your interest in the land.	
Are you the sole or part owner of the land?	Sole owner <input type="checkbox"/> Part owner <input type="checkbox"/>
If you are a part owner, please name the other owners.	

Availability	
When is the site available for potential development?	1 – 5 years: <input type="checkbox"/> 6 – 10 years: <input type="checkbox"/> 11+ years: <input type="checkbox"/>

<p>Are there any constraints to availability that will delay delivery?</p>	
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Possible Constraints to Development

Please consider the following potential issues and advise if you are aware of any that relate to the submitted site and, if possible, outline what could be done to overcome these constraints.

<p>Access difficulties (lack of road frontage or physical obstructions)</p>	
<p>Topography or ground conditions (steep slopes etc)</p>	
<p>Flooding & Drainage issues</p>	
<p>Legal Issues / Covenants (ransom strips, multiple ownership)</p>	
<p>Infrastructure deficiencies</p>	
<p>Contamination / hazards</p>	
<p>Other</p>	

Additional information

<p>Please outline why you consider the site is suitable for housing:</p>	
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<p>Please provide any additional information which may assist in the site assessment:</p>	
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Officer Site Visit	
<p>A planning officer may require access to the site to undertake an assessment for the SHLAA. This site visit does not need to be accompanied by the landowner unless you request here:</p>	
<p>Contact details (if necessary) to arrange a site visit:</p>	
<p>Are there any obstacles to gaining access on a site visit?</p>	

DISCLAIMER

The assessment process or final results of this Strategic Housing Land Availability Assessment does not allocate sites for development. In seeking the submission of sites for development, the National Park Authority is making no commitment in respect of which sites will be allocated. The allocation of sites will be determined through either the South Downs National Park Local Plan or neighbourhood development plans. The identification of potential sites within the Strategic Housing Land Availability Assessment does not imply that planning permission would be granted.

DATA PROTECTION STATEMENT

The information collected in this response form will be used by the National Park Authority to inform the Strategic Housing Land Availability Assessment and subsequent components of the Local Plan. By responding you are accepting that your response and the information within it (except for personal information) may be made available to the public.

Please return this form to:


planningpolicy@southdowns.gov.uk

or

SHLAA
 Planning Policy Team
 South Downs National Park Authority
 South Downs Centre
 North Street
 Midhurst
 West Sussex
 GU29 9DH

For further information, please see the SHLAA webpage at:

<http://www.southdowns.gov.uk/shlaa>

 South Downs National Park Authority	South Downs National Park Authority Gypsy, Traveller and Travelling Showpeople Site Submission Form
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This form should be used to submit potential land for gypsy and traveller sites to the South Downs National Park Authority for consideration in the South Downs National Park Local Plan process.

- Please complete as many parts of the form as possible.
- **A map is required at a suitable scale, showing the boundary of the site accurately.**

Your Details	
Your Name	
Organisation (if applicable)	
Client (if applicable)	
Are You:	Landowner: <input type="checkbox"/> Agent: <input type="checkbox"/> Consultant: <input type="checkbox"/> Developer: <input type="checkbox"/> Other (please state):
Your Address	
Telephone No.	
Email	

Site Details	
Site Address / Location	
Has this site previously been submitted for consideration as a site? If yes, please provide details.	
Site Area (hectares or acres)	
Is the site previously developed land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
What is the current use of the site?	
To your knowledge, has the land been subject to any planning applications in the last 3 years?	Yes <input type="checkbox"/> No <input type="checkbox"/>

If yes, please provide details and application references.	
---	--

Ownership	
Are you the landowner?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If no, please name the owner or state if the owner is unknown.	
If you are not the owner please explain your interest in the land.	
Are you the sole or part owner of the land?	Sole owner <input type="checkbox"/> Part owner <input type="checkbox"/>
If you are a part owner, please name the other owners.	

Availability	
When is the site available for potential development?	1 – 5 years: <input type="checkbox"/> 6 – 10 years: <input type="checkbox"/> 11+ years: <input type="checkbox"/>
Are there any constraints to availability that will delay delivery?	

Possible Constraints to Development	
Please consider the following potential issues and advise if you are aware of any that relate to the submitted site and, if possible, outline what could be done to overcome these constraints.	
Access difficulties (lack of road frontage or physical obstructions)	
Topography or ground conditions (steep slopes etc)	
Flooding & Drainage issues	
Legal Issues / Covenants (ransom strips, multiple ownership)	

Infrastructure deficiencies	
Contamination / hazards	
Other	

Additional information	
How many Gypsy and Traveller pitches or Travelling Showpeople's plots do you think this site could accommodate?	
Please outline why you consider the site is suitable:	
Please provide any additional information:	

Officer Site Visit	
A planning officer may need to visit the site.	
Contact details (if necessary) to arrange a site visit:	

DISCLAIMER

In seeking the submission sites for development, the National Park Authority is making no commitment in respect of which sites will be allocated. The allocation of sites will be determined through either the South Downs National Park Local Plan or neighbourhood plans. The identification of potential sites does not imply that planning permission would be granted.

DATA PROTECTION STATEMENT

The information collected in this response form will be used by the National Park Authority to inform the Local Plan. By responding you are accepting that your response and the information within it (except for personal information) may be made available to the public.

Please return this form to:

planningpolicy@southdowns.gov.uk

or

Planning Policy Team
South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH



Seaford Town Council

Report 87/15

Agenda Item No:	6
Committee:	Planning & Highways Committee
Date:	1 October 2015
Title:	South Downs Community Infrastructure Levy: Draft Charging Schedule Consultation
By:	Georgia Raeburn, PA to the Town Clerk
Purpose of Report:	To allow members to consider any response to the South Downs National Park Authority's consultation on the South Downs Community Infrastructure Levy: Draft Charging Schedule.

Recommendations

You are recommended:

- 1. To agree any response to the South Downs Community Infrastructure Levy: Draft Charging Schedule that the Committee wishes to make.**
-

1. Information

- 1.1** At the last meeting the Committee was made aware of the South Downs Community Infrastructure Levy: Draft Charging Schedule consultation and that it would be asked to consider any response to the consultation at this meeting.
- 1.2** To reiterate the background to this consultation, in April 2015 the Government scaled back Section 106, the system that ensured that developers make a financial contribution to communities when they build new homes and supermarkets. Section 106 can now only be used to secure affordable housing and some on-site mitigation.

To make sure that communities continue to benefit from new development the National Park Authority (NPA) are putting a Community Infrastructure Levy (CIL) in place for the entire National Park, which they will adopt in 2016.

The CIL will provide funding for local communities and infrastructure providers like the police, fire service, care trusts, nature conservation groups and county councils to make sure sustainable growth across the National Park is supported by the right infrastructure. This infrastructure should be identified in the NPA's Infrastructure Delivery Plan (IDP).

As the local planning authority the NPA need to first decide on the charges to levy on development and set this out in a 'Charging Schedule'.

- 1.3 Following on from the initial consultation on the Draft Charging Schedule in 2014, the second formal consultation stage is now open. The consultation is running from 2nd September to 28th October 2015.

Members are now being asked to consider any response or comments as part of the consultation.

- 1.4 Attached to this report is the South Downs Community Levy: Draft Charging Schedule (Appendix A) and Frequently Asked Questions documents (Appendix B), which set out in fairly plain English what the schedule is, the reasons for this and the consultation process.

Alternatively, all the related documents can be viewed on the South Downs National Park Authority's website at:

<https://consult.southdowns.gov.uk/consult.ti/cildcs/consultationHome?done=GRPAIreadyMember>

- 1.5 To provide a real example from the draft charging schedule, with the land proposed for sale for housing development as part of the South Downs Local Plan, the Normansal Park Avenue site, this would generate a £2m levy (£200/m² x 1ha site).

15% of Community Infrastructure Levy charging authority receipts are passed directly to those Parish and Town Councils where development has taken place, meaning Seaford Town Council would receive £300k that should be spent on local priorities, such as addressing the demands that development places on the local area.

2. Financial Appraisal

There are no financial implications as a result of this report.

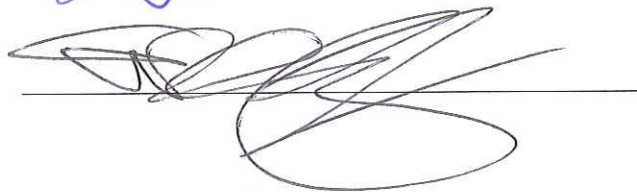
3. Contact Officer

The Contact Officer for this report is Georgia Raeburn, PA to the Town Clerk.

PA to the Town Clerk



Town Clerk





South Downs National Park – Community Infrastructure Levy Draft Charging Schedule

September 2015

1. The South Downs National Park Authority ('SDNPA') has published this Community Infrastructure Levy ('CIL') Draft Charging Schedule as the local planning authority and CIL charging authority for the entire area of the South Downs National Park, under powers provided by Section 206 of the Planning Act 2008.
2. The Draft Charging Schedule is published for consultation in accordance with Regulation 16 of the CIL Regulations 2010. SDNPA will submit a Summary of Representations made on this document alongside the final Draft Charging Schedule for examination.

South Downs National Park CIL

3. CIL was introduced by Part 11 of the [Planning Act 2008](#) and is governed by the [CIL Regulations 2010](#) (as amended) and the Planning Practice Guidanceⁱ published by the Department for Communities and Local Government. SDNPA intends to adopt and implement a CIL Charging Schedule by April 2016. Planning obligations under Section 106 of the Planning Act will continue to be used until CIL is introduced.
4. A 'Preliminary Draft Charging Schedule' was published for consultation in March 2014 in accordance with Regulation 15. All representations have been taken into account in the production of this Draft Charging Schedule.
5. In setting CIL rates, SDNPA must strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.ⁱⁱ

6. The CIL should contribute towards the implementation of the National Park Local Plan by funding the infrastructure necessary to support new development, residents, communities, businesses and visitors to the National Park. As required by the National Planning Policy Frameworkⁱⁱⁱ, CIL charges will therefore support and incentivise delivery of the spatial strategy set out in the Preferred Options Local Plan.
7. The rates proposed in this consultation document have been informed by evidence of infrastructure needs and development viability.

Appropriate available evidence

8. The South Downs National Park CIL rates must be informed by appropriate available evidence.^{iv}
9. The evidence underpinning the CIL rates is:
 - National Park Preferred Options Local Plan
 - Partnership Management Plan
 - Infrastructure Delivery Plan, and
 - Community Infrastructure Levy and Affordable Housing Viability Assessment.
10. This evidence can be found at our website: www.southdowns.gov.uk/CIL.

ⁱ <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>
ⁱⁱ CIL Regulation 14 as amended by Regulation 5(3)(2014).

ⁱⁱⁱ NPPF 2012, paras 173–177.
^{iv} Planning Act 2008 s.211 (7A) as amended by Localism Act 2011 s.114(2) and CIL Amendment Regulation 5 (2014).

Draft Charging Schedule rates

- 11.** The proposed rates set out below are supported by evidence of development viability across the South Downs National Park area. Following independent examination and adoption, the rates set out in the final Charging Schedule will come into force and will be non-negotiable.
- 12.** Different rates are proposed for different intended uses of development, in accordance with Regulation 13. For residential uses, different rates are also proposed for geographical zones with reference to local viability evidence. The boundaries of residential zones are shown on the Draft Charging Schedule Map (at the end of this document). Zone 1 covers Petersfield, Lewes, Petworth and Midhurst; Zone 2 covers Liss; Zone 3 covers all other areas.

Use of Development	Proposed Levy (£/m ²)
Residential – Zone 1	150
Residential – Zone 2	100
Residential – Zone 3	200
Large format retail ^v	120
All other development	0

- 13.** The *chargeable amount* of CIL for any new development is calculated in accordance with Part 5 of the CIL Regulations (2010, as amended). The locally set rates above are multiplied by the *gross internal area*^{vi} of new buildings and enlargements to existing buildings, taking demolished floorspace into account and subject to the exemptions listed in Part 6 of the Regulations.

^v 'Large format retail' means convenience-based supermarkets and superstores and retail warehouses with a net retail selling space of over 280m² providing shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix. Also retail outlets specialising in household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers.

^{vi} The Authority will use the HMRC Valuation Office Agency's definition of **gross internal area**.

- 14.** Part 6 of the CIL Regulations 2010 (as amended) exempts the following types of development from the CIL charges:

- Social (affordable) housing
- Domestic residential extensions
- Self-build development
- Development by charitable institutions
- Changes of use that do not increase floorspace
- Buildings into which people do not normally go or go only intermittently for the purpose of maintaining or inspecting machinery, and
- Buildings with temporary planning permission.

- 15.** The CIL rates will increase with market inflation over time to ensure their effectiveness at funding infrastructure. They are linked to the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.

Implementation choices

- 16.** The CIL Regulations allow SDNPA to make certain choices about how to implement the CIL. These choices can be amended or reversed if they are no longer suitable by giving notice on our website.
- 17.** Representations made during the previous CIL consultation informed the choices proposed below.

Payment by instalments^{vii}

- 18.** Payment of a CIL charge is due from the date a chargeable development commences. SDNPA will accept, at its discretion, the payment of CIL by instalments to provide flexibility and support for more complicated developments. For larger developments, CIL payments can be linked to phased planning permissions over time.
- 19.** An 'instalment policy' stating the number and amount of instalments, timing and qualifying criteria will be published alongside the adopted Charging Schedule.

^{vii} CIL Regulation 69B.

Land- and infrastructure-in-kind^{viii}

- 20.** SDNPA will accept, at its discretion, the CIL charge to be offset in whole or in part by the value of any infrastructure provided or constructed by the applicant. The CIL charge may also be offset in whole or in part by the value of any land transferred to SDNPA, where it would support the provision of necessary infrastructure.
- 21.** This choice will enable developers to directly provide the infrastructure needed to support new development, rather than paying for it indirectly through CIL charges. The value of land- and infrastructure-in-kind will be determined by the District Valuer.

Relief for low-cost market housing^{ix}

- 22.** SDNPA can allow, at its discretion, relief from liability to pay a CIL charge to new market houses that are to be sold at no more than 80 per cent of their market value. We welcome your comments on this type of relief.

Consultation process (Statement of Representations Procedure)

- 23.** Consultation on this document will run from 2nd September to 28th October 2015. Comments and representations are invited from all stakeholders, individuals and groups and should be submitted using the following contact details:

Website:

www.southdowns.gov.uk/CIL

Email:

CIL@southdowns.gov.uk

Postal:

CIL Consultation
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

Phone:

01730 814810

- 24.** Representations may be accompanied by a request to be notified at a specific address when the Draft Charging Schedule has been submitted for examination, the examiner's recommendations are published and the charging schedule is approved.

Accessibility

- 25.** All documents related to this consultation can be viewed on our website (www.southdowns.gov.uk/cil) or at the South Downs Centre in Midhurst (address above). Printed copies, a large-print version and other formats can be requested using the contact details above.

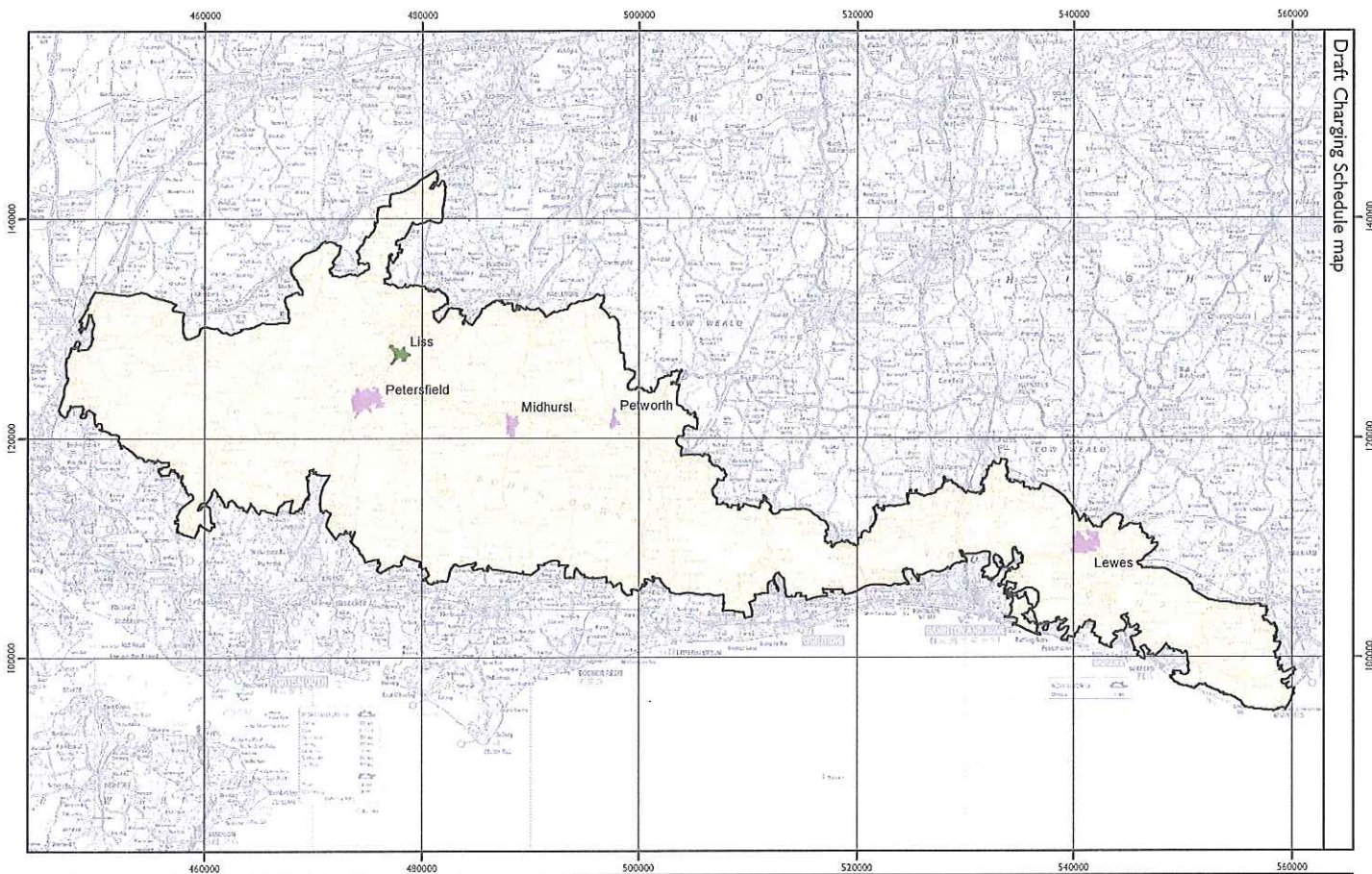
Next steps

- 26.** SDNPA will take into account any representations made on this document before submitting the draft charging schedule for examination. Any changes made to the draft charging schedule following this consultation will be published in a Statement of Modifications.
- 27.** The Draft Charging Schedule, Statement of Modifications and a Summary of Representations will then be submitted for examination.
- 28.** Requests to be heard by the examiner may be submitted to SDNPA within four weeks of submitting the Draft Charging Schedule for examination.
- 29.** An independent examiner must approve the Draft Charging Schedule (subject to amendment if necessary) before SDNPA can adopt the final Charging Schedule. The Charging Schedule will be applied to all liable planning permissions from the date of adoption. The Charging Schedule will be reviewed periodically thereafter.

Cover photo: © SDNPA / A.Purkiss

^{viii} CIL Regulations 59, 73 and 73A.

^{ix} CIL Regulation 49A.



Draft Charging Schedule map

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000200

000300



Residential Rates: Differential Zones

£150/m² – Zone 1

£100/m² – Zone 2

£200/m² – Zone 3

SDNPA Charging Authority area

© Crown copyright and database rights 2015
Ordnance Survey 100050083

Scale at A4 1:450,000



South Downs
National Park Authority



Frequently Asked Questions

Community Infrastructure Levy



September 2015

What is the Community Infrastructure Levy (CIL)?

A new system of charges that local planning authorities can use to raise funds from developers. The National Park will use the charge to raise funding for infrastructure from housing and supermarket development.

Does the South Downs National Park Authority have a CIL?

As the 'CIL charging authority' for the area within its boundary, the South Downs National Park Authority ('the Authority') will introduce a CIL for the whole National Park in April 2016.

What stage is the CIL at now?

The Authority consulted on a **Draft CIL Charging Schedule** in September 2015.

The final CIL Charging Schedule (and Statement of Modifications, if necessary) will be submitted to Government in late 2015 for examination in public in 2016.

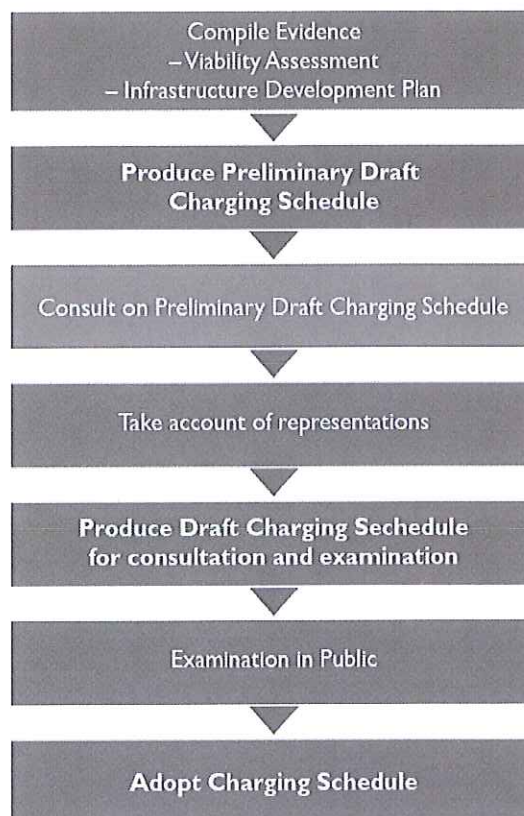
What is the CIL used for?

Funds raised through the CIL must be applied to infrastructure projects that support the development strategy established in the Partnership Management Plan and emerging Local Plan. These infrastructure projects are set out in the Infrastructure Delivery Plan (IDP).

What does the CIL look like?

A list of CIL charges applied to new developments are set out in a document called a Charging Schedule. The Charging Schedule is formally adopted by the Authority and is non-negotiable.

The charges are expressed in pounds-per-square-metre, for example: £200/m², and a map is provided to show where the different charges apply.



How are the charges chosen?

The Authority decides on the appropriate charges, also known as 'rates', based on detailed evidence of economic viability and infrastructure planning. The CIL Charging Schedule (containing the charges) must be examined by an independent examiner before the CIL can be adopted.

How is the CIL examined?

The Authority will appoint an independent examiner to determine if the Draft Charging Schedule complies with the Planning Act and CIL Regulations and if the proposed charges are informed by and consistent with appropriate available evidence. This evidence base includes the Local Plan, Partnership Management Plan, Viability Assessment and Infrastructure Delivery Plan.

A key role for the examiner is to ensure the CIL is fit for purpose, supports the delivery of the Local Plan, and would not negatively affect the viability of development in this area as a whole. The examiner can approve, modify or reject the Draft Charging Schedule with binding recommendations.

What does “viability” mean?

In planning terms, the “viability” of development refers to whether a developer can make a competitive return from building a scheme or not. A viable development is one where a developer will make a competitive return, and therefore deliver the scheme, with all policies and costs taken into account.

The Authority’s Local Plan must be deliverable with careful attention to viability and costsⁱ. Planning policies, combined with the CIL, should not therefore be of such a scale or burden as to threaten the delivery of viable sites across the area as a wholeⁱⁱ.

Can the charges be changed or challenged?

When the Authority adopts the CIL Charging Schedule after independent examination, the CIL charges are fixed and non-negotiable. The charges are reviewed periodically to ensure they remain fit for purpose and reflect any significant changes in the economy or planning policy. Each review requires further consultation and re-examination. CIL charges are linked to the RPI index to protect against inflation over time and maintain their effectiveness to provide infrastructure.

What is infrastructure?

Infrastructure is the basic physical and organizational structure needed for the operation of a society. For the CIL, the definition of infrastructure is broadⁱⁱⁱ and applies to many projects including environmental improvements, new roads, schools, community services, sports equipment and leisure facilities. Projects should be identified on the Infrastructure Delivery Plan (IDP).

CIL can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure.

ⁱ National Planning Policy Framework, 2012 (NPPF) paragraph 173.

ⁱⁱ CIL Guidance, 2013 paragraph 8; CIL Regulation 14, 2010 (as amended).

ⁱⁱⁱ ‘Infrastructure’ is broadly defined in the Planning Act 2008, para.216.

What is the Infrastructure Delivery Plan (IDP)

The [Infrastructure Delivery Plan \(IDP\)](#) lists all infrastructure projects needed to support sustainable growth, as set out in our emerging Local Plan and any Neighbourhood Plan adopted in an area. The IDP will inform future CIL funding decisions.

Who decides on CIL spending?

The SDNPA Policy and Programme Committee has responsible for spending CIL funds. Projects identified on the IDP are not guaranteed funding but will be considered set criteria (currently under consideration).

Fifteen per cent of CIL income is passed directly to the parish council where development takes place, or 25% where an adopted Neighbourhood Plan is in place. The relevant parish council decides which local infrastructure projects to fund.

Can I add a project to the IDP?

Yes. You can discuss potential infrastructure projects with your local parish council who may wish to promote a project on your behalf. Alternatively, you can contact the Authority’s CIL Project Manager by email: cil@southdowns.gov.uk

The IDP is a ‘live document’ and is amended over time as infrastructure needs and circumstances change and as more information becomes available.

What are ‘differential rates’?

The CIL Charging Schedule sets different charges for residential development in three different locations, known as ‘zones’. These charges and locations are shown clearly on an Ordnance Survey map within the CIL Charging Schedule.

Will a lower CIL charge (differential rate) encourage more development in my area?

No. Lower CIL charges reflect relatively lower sales values compared to areas with higher CIL charges.

This proportional cost to developers should not therefore incentivise developers in any particular area.

Who pays the CIL charge?

The Authority has chosen to charge the CIL on new housing and supermarket development. The landowner(s) is liable to pay the CIL charge when development begins. A developer or other interested party can 'assume liability' of the CIL charge from the landowner as required through the development process.

Who doesn't pay the CIL charge?

Only new residential and supermarket development must pay the CIL charge, no other development types are affected. The CIL Regulations expressly exempt the following types of development from paying a CIL charge:

- Social (affordable) housing
- Domestic residential extensions and annexes
- Self-build houses
- Development by charities for their direct benefit
- Changes of use (that do not increase floorspace)
- Buildings without human access, and
- Buildings with temporary planning permissions

Will local communities receive the CIL funds?

Fifteen per cent of CIL receipts will be passed directly to the parish council where chargeable development takes place (capped at a total of £100 per existing house per year in the parish). As an example, if a parish has 50 existing homes and any number of new homes are built, the parish council will receive 15 per cent of CIL income from the new homes up to a total of £5,000 per year (£100 x 50 homes).

This increases to 25% where an adopted Neighbourhood Plan is in place. The funds are to be spent on locally chosen infrastructure projects.

Does the CIL replace the section 106 process?

Mostly. The CIL is the main process for collecting infrastructure funding from developers. However, a scaled-back section 106 system is still used to secure affordable housing and specific on-site mitigation measures for larger developments. The Authority will set out in a Regulation 123 list how it intends to use CIL and Section 106 together to ensure it does not double-charge developers.

Highway improvements, often necessary to make new developments acceptable, will continue to be delivered through section 278 agreements.

What is a "Regulation 123" list?

Regulation 123 of the CIL Regulations requires the Authority to produce a list stating the infrastructure that will be funded by CIL and the infrastructure that will be funded separately by Section 106. This is to ensure the Authority does not 'double-charge' developers from both CIL and Section 106 for the same infrastructure.

The Regulation 123 list does not set spending priorities and can be amended regularly, as appropriate.

How does the CIL compare to the old section 106 process?

The CIL is likely to generate more infrastructure funding on average for each new home than the existing Section 106 process. The CIL is also more transparent and streamlined as charges are set in advance (rather than negotiated like Section 106 contributions).

- The CIL is a fixed, non-negotiable charge relative to the size and type of the chargeable development.
- It is fairer, more transparent and less time-consuming than the current system of section 106 obligations which are negotiated on a site-by-site basis.

- Parish councils will receive a proportion of CIL funds and have more control over the process than through section 106.
- Local communities will have a clearer understanding of how new development contributes to infrastructure.
- The CIL process has more robust enforcement provisions than the section 106 system, to protect against late payment and non-compliance.

Where does the CIL come from?

Powers to charge a Community Infrastructure Levy were conferred to the South Downs National Park Authority in the Planning Act 2008 (Part 11, section 206). These powers were amended by the Localism Act 2011.

The Community Infrastructure Levy Regulations 2010 (and several amendments) govern the process of operating a CIL charge.

Further reading:

The Authority's CIL web page:
<http://southdowns.gov.uk/CIL>

The Government has published an online [CIL Guidance website](#).

The Community Infrastructure Levy [Regulations](#) came into force on 6 April 2010. [Amendment Regulations \(2011\)](#) came into force on 6 April 2011. Further [Amendment Regulations \(2012\)](#) came into force on 28 November 2012. Further [Amendment Regulations \(2013\)](#) came into force on 25 April 2013. Further [Amendment Regulations \(2014\)](#) came into force in January 2014. Further [Amendment Regulations \(2015\)](#) came into force on 1 April 2015.

The Planning Advisory Service has published a [CIL Resource page](#).

Contact us:

Email: CIL@southdowns.gov.uk
 Phone: 0300 303 1053
 Post: CIL Project Manager
 South Downs Centre
 North Street
 Midhurst
 West Sussex
 GU29 9DH

Cover photo: © SDNPA / A.Purkiss



Agenda Item No:	7
Committee:	Planning & Highways Committee.
Date:	1 October 2015
Title:	Update Report
By:	Lucy Clark, Support Services Manager
Purpose of Report:	To inform the Committee of LDC decisions

Recommendations

You are recommended:

1. To note the contents of the report.
-

1. Information

- 1.1 Please see the attached list in Appendix A showing LDC decisions on previous applications put before this Committee which is for reference only. As explained above, the decision notices for each of these applications can be found in the LDC Planning Decisions File placed in the Members' Room.
- 1.2 With regards to recent road closure requests, the following have been approved:
 - (a) Seaford Bonfire Fireworks display as per the attached in Appendix B
 - (b) Seaford Bonfire Celebrations as per the attached in Appendix C
 - (c) Memorial Parade as per the attached in Appendix D
 - (d) French Market as per the attached in Appendix E
 - (e) Remembrance Day Parade as attached in Appendix F

2. Financial Appraisal

There are no financial implications to the Council as a result of this report.

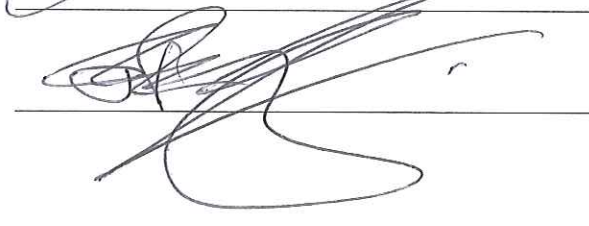
3. Contact Officer

The Contact Officer for this report is Lucy Clark, Support Services Manager.

Support Services Manger

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

Town Clerk

A handwritten signature in black ink, featuring a large, stylized initial 'S' and a long horizontal stroke, positioned above a horizontal line.

Update Report 1st October 2015

Reference	Address	Description	Registered W/E	STC Meeting Date	STC Decision	LDC Decision
TW/15/0054/TPO	4 Sycamore Close Seaford East Sussex BN25 4BY	1 x Holm Oaks (T24 of the Order) - reduce and reshape crowns by 2.5 - 3m 1 x Holm Oaks (T23 of the Order) - reduce and reshape crowns by 2.5 - 3m 1 x Holm Oak (T22 of the Order) - reduce and reshape crowns by 2.5 - 3m and reduce canopy over road by up to 4m 1 x Holm Oak (T21 of the Order) - reduce and reshape crowns by 2.5 - 3m and reduce canopy over road by 2.5 - 3m 1 x Holm Oak (T20 of the Order) - reduce and reshape crowns by 2.5 - 3m and reduce canopy over road by 2.5 - 3m 1 x Holm Oak (T19 of the Order) - reduce and reshape crowns by 2.5 - 3m and reduce canopy over road by 2.5 - 3m	14.07.2015	30.07.2015	No Objection	Approved
TW/15/0056/TPO	4 Manor Road North Seaford East Sussex BN25 3RB	2 x Sycamore (T2 and T3 of the Order) - re-pollard as part of on going pruning scheme	21.07.2015	30.07.2015	No Objection	Approved
LW/15/0604	24 Lucinda Way	Planning Application - Removal of existing summer house and erection of a single storey side extension for Mrs J McCormick	24.07.2015	20.08.2015	No Objection	Approved
LW/15/0614	1 Vale Close	Planning Application - Erection of two bedroom end of terrace house (re-07.08.2015 submission of application LW/12/0644) for Mr & Mrs Barnes	07.08.2015	20.08.2015	No Objection	Approved
TW/15/0064/TPO	9 Seafield Close Seaford East Sussex BN25 3JP	2 x Sycamore (T10 and T11 of the Order) - reduce crown by 1 - 1.5m	05.08.2015	20.08.2015	No Objection	Approved



Lewes District Council

Southover House
Southover Road
Lewes BN7 1AB
01273 471600
01273 484488 minicom
www.lewes.gov.uk

22 September 2015

Mr Adam Briggs

Dear Mr Briggs

**Town Police Clauses Act 1847 - Section 21
The District of Lewes (Temporary Street Closure) (No 48) Order 2015**

Event: Seaford Bonfire Fireworks display set up

Date: Saturday, 17 October 2015

Organiser: Seaford Bonfire Society

Streets Affected: Esplanade from Cricketfield Road to Splash Point, Pedestrian Promenade from Cricketfield Road to Splash Point, Seaford

With reference to our previous correspondence, I now enclose copies of the Order made by the Council for displaying in the streets prior to the function. Please be advised that it is your responsibility to ensure that affected residents and/or businesses are informed of the road closure prior to the event and that any signs, notices or posters put up regarding this event are removed once it is over.

The Highway Authority has not prescribed an alternative route to be taken by traffic.

You are responsible for ensuring that all necessary road signs and barriers are placed out on the highway to warn other traffic and these must conform to those shown in the Traffic Signs Manual 1994. All signing and barriers must also be illuminated during any hours of darkness or inclement weather conditions. If you require signs then you can obtain them at a cost from Kier Group by phoning ESCC Highways on telephone 0345 60 80 193.

Please liaise with the Police and Highway Authority regarding their requirements in connection with this event and **ensure that access is maintained for emergency vehicles at all times.**

Yours sincerely

Judy Mackerras
Administration Assistant (Regeneration & Investment)

Tel: 01273 471600
DX No. 3118 Lewes-1
lewesdc@lewes.gov.uk

LEWES DISTRICT COUNCIL

THE DISTRICT OF LEWES (TEMPORARY STREET CLOSURE) (NO 48) ORDER 2015

TOWN POLICE CLAUSES ACT 1847 (AS AMENDED)

The Council of the District of Lewes in exercise of their powers under Section 21 of the Town Police Clauses Act 1847, as amended by Section 28 of the East Sussex Act 1981 and all other enabling powers, and after consultation with, or with the consent of, as may be required by statute, the County Council of East Sussex and the Chief Officer of Police, hereby make the following Order:

1. For the purposes of facilitating the holding of a Seaford Bonfire Fireworks display set up the lengths of Roads set out in the Schedule to this Order shall be closed to vehicular traffic between the hours of **06:00** and **23:30** on **Saturday, 17 October 2015** as provided by the above-mentioned provisions.
2. Nothing in this Order shall prevent a Police Officer from suspending for any period the provisions of this Order in respect of any highway closed by virtue of this Order or prohibit any act done at the discretion or with the consent of a Police Officer.
3. Should the event be cancelled then the provisions of this Order shall not take effect.
4. The making of this Order does not authorise or otherwise make lawful the obstruction of the highway nor shall it be interpreted as giving such authorisation.
5. This Order may be cited as "the District of Lewes (Temporary Street Closure) (No 48) Order 2015".
6. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament, as if this Order were an Act of Parliament.

SCHEDULE

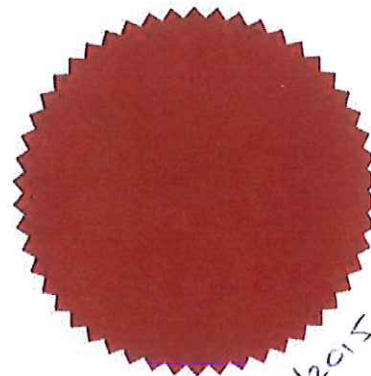
Details of Roads and length of Roads to be affected by the Order

Esplanade from Cricketfield Road to Splash Point, Pedestrian Promenade from Cricketfield Road to Splash Point, Seaford

GIVEN under the Common Seal of the)
LEWES DISTRICT COUNCIL this)
15th day of September 2015)

Catherine Kunton

Assistant Director of Corporate Services





Lewes District Council

Southover House
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01273 484488 minicom
www.lewes.gov.uk

22 September 2015

Mr Adam Briggs

Dear Mr Briggs

**Town Police Clauses Act 1847 - Section 21
The District of Lewes (Temporary Street Closure) (No 47) Order 2015**

Event: Seaford Bonfire Celebrations

Date: Saturday, 17 October 2015

Organiser: Seaford Bonfire Society

Streets Affected: Esplanade from The Causeway to Cricketfield Road, College Road from Steyne Road to Corsica Road, Martello Road, Cricketfield Road from Esplanade to Steyne Road, Corsica Road from College Road to Fitzgerald Avenue, Cliff Gardens from College Road to Cliff Close, Westdown Road from Belgrave Road to Wilmington Road, Claremont Road from Beacon Road to Station Approach, Station Approach, Clinton Place, Sutton Park Road, Avondale Road from Stafford Road to Sutton Road, Broad Street, High Street from Broad Street to Steyne Road, Steyne Road from The Causeway to Crouch Lane, Seaford

With reference to our previous correspondence, I now enclose copies of the Order made by the Council for displaying in the streets prior to the function. Please be advised that it is your responsibility to ensure that affected residents and/or businesses are informed of the road closure prior to the event and that any signs, notices or posters put up regarding this event are removed once it is over.

The Highway Authority has not prescribed an alternative route to be taken by traffic.

You are responsible for ensuring that all necessary road signs and barriers are placed out on the highway to warn other traffic and these must conform to those shown in the Traffic Signs Manual 1994. All signing and barriers must also be illuminated during any hours of darkness or inclement weather conditions. If you require signs then you can obtain them at a cost from Kier Group by phoning ESCC Highways on telephone 0345 60 80 193.

Please liaise with the Police and Highway Authority regarding their requirements in connection with this event and **ensure that access is maintained for emergency vehicles at all times.**

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LEWES DISTRICT COUNCIL

THE DISTRICT OF LEWES (TEMPORARY STREET CLOSURE) (NO 47) ORDER 2015

TOWN POLICE CLAUSES ACT 1847 (AS AMENDED)

The Council of the District of Lewes in exercise of their powers under Section 21 of the Town Police Clauses Act 1847, as amended by Section 28 of the East Sussex Act 1981 and all other enabling powers, and after consultation with, or with the consent of, as may be required by statute, the County Council of East Sussex and the Chief Officer of Police, hereby make the following Order:

1. For the purposes of facilitating the holding of a Seaford Bonfire Celebrations the lengths of Roads set out in the Schedule to this Order shall be closed to vehicular traffic between the hours of **16:30** and **23:30** on **Saturday, 17 October 2015** as provided by the above-mentioned provisions.
2. Nothing in this Order shall prevent a Police Officer from suspending for any period the provisions of this Order in respect of any highway closed by virtue of this Order or prohibit any act done at the discretion or with the consent of a Police Officer.
3. Should the event be cancelled then the provisions of this Order shall not take effect.
4. The making of this Order does not authorise or otherwise make lawful the obstruction of the highway nor shall it be interpreted as giving such authorisation.
5. This Order may be cited as "the District of Lewes (Temporary Street Closure) (No 47) Order 2015".
6. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament, as if this Order were an Act of Parliament.

SCHEDULE

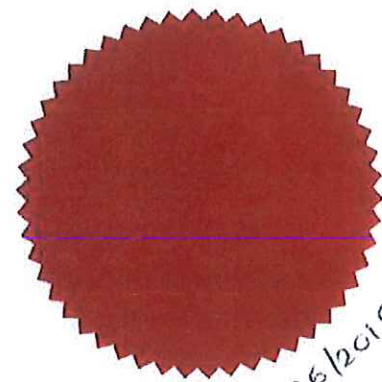
Details of Roads and length of Roads to be affected by the Order

Esplanade from The Causeway to Cricketfield Road, College Road from Steyne Road to Corsica Road, Martello Road, Cricketfield Road from Esplanade to Steyne Road, Corsica Road from College Road to Fitzgerald Avenue, Cliff Gardens from College Road to Cliff Close, Westdown Road from Belgrave Road to Wilmington Road, Claremont Road from Beacon Road to Station Approach, Station Approach, Clinton Place, Sutton Park Road, Avondale Road from Stafford Road to Sutton Road, Broad Street, High Street from Broad Street to Steyne Road, Steyne Road from The Causeway to Crouch Lane, Seaford

GIVEN under the Common Seal of the)
LEWES DISTRICT COUNCIL this)
15th day of September 2015)

Catherine Kinton

Assistant Director of Corporate Services





Lewes District Council

Southover House
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Lewes BN7 1AB
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22 September 2015

Mr Andrew Baldwin

Dear Mr Baldwin

**Town Police Clauses Act 1847 - Section 21
The District of Lewes (Temporary Street Closure) (No 46) Order 2015**

Event: Memorial Parade

Date: Saturday, 3 October 2015

Organiser: Sussex Division Loyal Orange Lodge

Streets Affected: Esplanade from Cliff Gardens to Dane Road, Marine Parade from Dane Road to Claremont Road, West View, Pelham Road from Steyne Road to West Street, West Street from Pelham Road to Church Street, Church Street from Pelham Road to entrance to St Leonard's Parish Church, Seaford

With reference to our previous correspondence, I now enclose copies of the Order made by the Council for displaying in the streets prior to the function. Please be advised that it is your responsibility to ensure that affected residents and/or businesses are informed of the road closure prior to the event and that any signs, notices or posters put up regarding this event are removed once it is over.

The Highway Authority has not prescribed an alternative route to be taken by traffic.

You are responsible for ensuring that all necessary road signs and barriers are placed out on the highway to warn other traffic and these must conform to those shown in the Traffic Signs Manual 1994. All signing and barriers must also be illuminated during any hours of darkness or inclement weather conditions. If you require signs then you can obtain them at a cost from Kier Group by phoning ESCC Highways on telephone 0345 60 80 193.

Please liaise with the Police and Highway Authority regarding their requirements in connection with this event and **ensure that access is maintained for emergency vehicles at all times.**

Yours sincerely

Judy Mackerras
Administration Assistant (Regeneration & Investment)

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lewesdc@lewes.gov.uk

LEWES DISTRICT COUNCIL

THE DISTRICT OF LEWES (TEMPORARY STREET CLOSURE) (NO 46) ORDER 2015

TOWN POLICE CLAUSES ACT 1847 (AS AMENDED)

The Council of the District of Lewes in exercise of their powers under Section 21 of the Town Police Clauses Act 1847, as amended by Section 28 of the East Sussex Act 1981 and all other enabling powers, and after consultation with, or with the consent of, as may be required by statute, the County Council of East Sussex and the Chief Officer of Police, hereby make the following Order:

1. For the purposes of facilitating the holding of a Memorial Parade the lengths of Roads set out in the Schedule to this Order shall be closed to vehicular traffic between the hours of **13:20** and **14:45** on **Saturday, 3 October 2015** as provided by the above-mentioned provisions.
2. Nothing in this Order shall prevent a Police Officer from suspending for any period the provisions of this Order in respect of any highway closed by virtue of this Order or prohibit any act done at the discretion or with the consent of a Police Officer.
3. Should the event be cancelled then the provisions of this Order shall not take effect.
4. The making of this Order does not authorise or otherwise make lawful the obstruction of the highway nor shall it be interpreted as giving such authorisation.
5. This Order may be cited as "the District of Lewes (Temporary Street Closure) (No 46) Order 2015".
6. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament, as if this Order were an Act of Parliament.

SCHEDULE

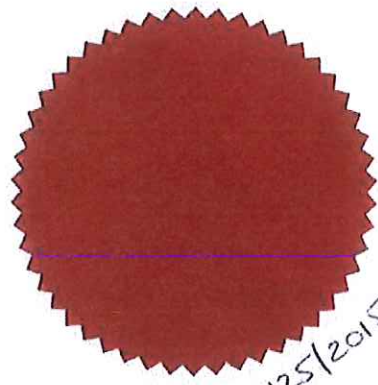
Details of Roads and length of Roads to be affected by the Order

Esplanade from Cliff Gardens to Dane Road, Marine Parade from Dane Road to Claremont Road, West View, Pelham Road from Steyne Road to West Street, West Street from Pelham Road to Church Street, Church Street from Pelham Road to entrance to St Leonard's Parish Church, Seaford

GIVEN under the Common Seal of the)
LEWES DISTRICT COUNCIL this)
8th day of September 2015)

Catherine King

Assistant Director of Corporate Services



**Lewes District Council**

Southover House
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01273 471600
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7 August 2015

Mr Robert Bull

Dear Mr Bull

Town Police Clauses Act 1847 - Section 21**The District of Lewes (Temporary Street Closure) (No 40) Order 2015**

Event: French Market

Date: Friday, 18 September 2015 **Organiser:** Seaford Chamber of Commerce

Streets Affected: Sutton Road, from the junction of Broad Street to the junction of Warwick Road and East Street, Seaford

With reference to our previous correspondence, I now enclose copies of the Order made by the Council for displaying in the streets prior to the function. Please be advised that it is your responsibility to ensure that affected residents and/or businesses are informed of the road closure prior to the event and that any signs, notices or posters put up regarding this event are removed once it is over.

The Highway Authority has not prescribed an alternative route to be taken by traffic.

You are responsible for ensuring that all necessary road signs and barriers are placed out on the highway to warn other traffic and these must conform to those shown in the Traffic Signs Manual 1994. All signing and barriers must also be illuminated during any hours of darkness or inclement weather conditions. If you require signs then you can obtain them at a cost from Kier Group by phoning ESCC Highways on telephone 0345 60 80 193.

Please liaise with the Police and Highway Authority regarding their requirements in connection with this event and **ensure that access is maintained for emergency vehicles at all times.**

Yours sincerely

Judy Mackerras

Administration Assistant (Regeneration & Investment)

Tel: 01273 471600
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lewesdc@lewes.gov.uk

LEWES DISTRICT COUNCIL

THE DISTRICT OF LEWES (TEMPORARY STREET CLOSURE) (NO 40) ORDER 2015

TOWN POLICE CLAUSES ACT 1847 (AS AMENDED)

The Council of the District of Lewes in exercise of their powers under Section 21 of the Town Police Clauses Act 1847, as amended by Section 28 of the East Sussex Act 1981 and all other enabling powers, and after consultation with, or with the consent of, as may be required by statute, the County Council of East Sussex and the Chief Officer of Police, hereby make the following Order:

1. For the purposes of facilitating the holding of a French Market the lengths of Roads set out in the Schedule to this Order shall be closed to vehicular traffic between the hours of **06:00** and **18:00** on **Friday, 18 September 2015** as provided by the above-mentioned provisions.
2. Nothing in this Order shall prevent a Police Officer from suspending for any period the provisions of this Order in respect of any highway closed by virtue of this Order or prohibit any act done at the discretion or with the consent of a Police Officer.
3. Should the event be cancelled then the provisions of this Order shall not take effect.
4. The making of this Order does not authorise or otherwise make lawful the obstruction of the highway nor shall it be interpreted as giving such authorisation.
5. This Order may be cited as "the District of Lewes (Temporary Street Closure) (No 40) Order 2015".
6. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament, as if this Order were an Act of Parliament.

SCHEDULE

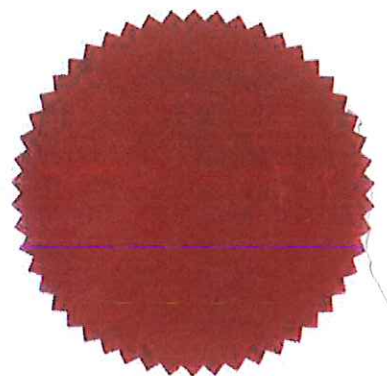
Details of Roads and length of Roads to be affected by the Order

Sutton Road, from the junction of Broad Street to the junction of Warwick Road and East Street, Seaford

GIVEN under the Common Seal of the)
LEWES DISTRICT COUNCIL this)
31st day of July 2015)

Cathemi King

Assistant Director of Corporate Services





Lewes District Council

Southover House
Southover Road
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01273 471600
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www.lewes.gov.uk

7 August 2015

Mr Ian Fears

Dear Mr Fears

**Town Police Clauses Act 1847 - Section 21
The District of Lewes (Temporary Street Closure) (No 41) Order 2015**

Event: Remembrance Day Parade

Date: Sunday, 8 November 2015

Organiser: Seaford Royal British Legion

Streets Affected: Avondale Road surrounding War Memorial, Sutton Park Road from junction with Avondale Road to Broad Street, Broad Street from Sutton Park Road to junction with Place Lane, Place Lane, Seaford

With reference to our previous correspondence, I now enclose copies of the Order made by the Council for displaying in the streets prior to the function. Please be advised that it is your responsibility to ensure that affected residents and/or businesses are informed of the road closure prior to the event and that any signs, notices or posters put up regarding this event are removed once it is over.

The Highway Authority has not prescribed an alternative route to be taken by traffic.

You are responsible for ensuring that all necessary road signs and barriers are placed out on the highway to warn other traffic and these must conform to those shown in the Traffic Signs Manual 1994. All signing and barriers must also be illuminated during any hours of darkness or inclement weather conditions. If you require signs then you can obtain them at a cost from Kier Group by phoning ESCC Highways on telephone 0345 60 80 193.

Please liaise with the Police and Highway Authority regarding their requirements in connection with this event and **ensure that access is maintained for emergency vehicles at all times.**

Yours sincerely

Judy Mackerras
Administration Assistant (Regeneration & Investment)

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LEWES DISTRICT COUNCIL

THE DISTRICT OF LEWES (TEMPORARY STREET CLOSURE) (NO 41) ORDER 2015

TOWN POLICE CLAUSES ACT 1847 (AS AMENDED)

The Council of the District of Lewes in exercise of their powers under Section 21 of the Town Police Clauses Act 1847, as amended by Section 28 of the East Sussex Act 1981 and all other enabling powers, and after consultation with, or with the consent of, as may be required by statute, the County Council of East Sussex and the Chief Officer of Police, hereby make the following Order:

1. For the purposes of facilitating the holding of a Remembrance Day Parade the lengths of Roads set out in the Schedule to this Order shall be closed to vehicular traffic between the hours of **10:30** and **11:20** on **Sunday, 8 November 2015** as provided by the above-mentioned provisions.
2. Nothing in this Order shall prevent a Police Officer from suspending for any period the provisions of this Order in respect of any highway closed by virtue of this Order or prohibit any act done at the discretion or with the consent of a Police Officer.
3. Should the event be cancelled then the provisions of this Order shall not take effect.
4. The making of this Order does not authorise or otherwise make lawful the obstruction of the highway nor shall it be interpreted as giving such authorisation.
5. This Order may be cited as "the District of Lewes (Temporary Street Closure) (No 41) Order 2015".
6. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament, as if this Order were an Act of Parliament.

SCHEDULE

Details of Roads and length of Roads to be affected by the Order

Avondale Road surrounding War Memorial, Sutton Park Road from junction with Avondale Road to Broad Street, Broad Street from Sutton Park Road to junction with Place Lane, Place Lane, Seaford

GIVEN under the Common Seal of the)
LEWES DISTRICT COUNCIL this)
31st day of July 2015)

Catherine Kinnon

Assistant Director of Corporate Services

