



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 11<sup>th</sup> December 2014**, at **7.00pm**, which you are summoned to attend.

James Corrigan  
Interim Town Clerk  
5<sup>th</sup> December 2014

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 1 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**

To consider planning applications in respect of Seaford.

Planning Applications week ending 15<sup>th</sup> November 2014

|                              |  |
|------------------------------|--|
| <b>Seaford</b><br>LW/14/0762 | <b>8 Clinton Place</b><br>Planning Application - Demolition of a single storey storage building and the erection of a two storey building containing two self-contained flats for Ms S Slade & Mr M Nicholas |
|------------------------------|--|

|                              |  |
|------------------------------|--|
| <b>Seaford</b><br>LW/14/0844 | <b>6 Beacon Drive</b><br>Planning Application - Section 73A retrospective application for retention of two balcony style rooflights on south west roof slope for Mrs A McCormick |
|------------------------------|--|

|                              |  |
|------------------------------|--|
| <b>Seaford</b><br>LW/14/0852 | <b>55 Grove Road</b><br>Planning Application - Erection of a single storey rear extension and rear extension at first floor level for Mrs S Elford |
|------------------------------|--|

**Seaford**                    **37 Broad Street**  
LW/14/0858                Advertisement Consent Application - Installation of a banner sign for  
Lewes District Council

Planning Applications week ending 22<sup>nd</sup> November 2014

No planning applications for Seaford.

Planning Applications week ending 2014

**Seaford**                    **15 Highlands Road**  
LW/14/0875                Planning Application - Erection of a two storey side extension and  
installation of four detached pods of supported housing in the rear garden  
for Mr S Rajput

**Seaford**                    **1 Millfield Close**  
LW/14/0876                Planning Application - Erection of a conservatory to the rear of the  
annexe for Mr & Mrs Newell

**Seaford**                    **Annecy Catholic Primary School Sutton Avenue**  
LW/14/0883                Planning Application - Variation of Condition 8 relating to planning  
approval LW/13/0039 to amend the size of the nursery building for  
Places for Children Ltd.

Tree Works Applications

TW/14/0107/                **5 Roedean Close**  
TPO  
1 x Sycamore (A on Plan) – Removal  
1 x Sycamore (B on Plan) – Removal  
1 x Sycamore (C on Plan) – Attention / Dead Parts Removal  
1 x Sycamore (D on Plan) – Attention / Dead Parts Removal of effected  
branches  
1 x Sycamore (E on Plan) – Prune back branches

SDNP/14/0594/            **Middle House, Bishopstone**  
TCA  
1 x Beech – Fell and Remove

**5. Written Permission Request**

To consider report 173/14 requesting permission for a line to be marked outside a residents property to stop cars blocking access to their garage (pages 4 to 6).

**6. Update on Proposed Changes to Parking & Waiting Restrictions in Station Road, Hawth Hill and Hawth Park Road, Bishopstone.**

To note report 174/14 informing the Committee of ESCC's decision to the proposed changes to parking & waiting restrictions (pages 7 to 9).

**7. Lewes District Council Joint Core Strategy – Independent Examination**

To consider report 175/14 advising the Committee of the Independent Examination of the LDC Joint Core Strategy, January 2015 (pages 10 to 23).

**8. Proposed Stopping-up Order – 1 Tudor Manor Gardens**

To consider report 177/14 informing the Committee of an application for a Stopping-up Order (pages 24 to 28).

**9. Update Report**

To note report 176/14 updating the Committee of previous planning applications (pages 29 to 31).

**Circulation:**

**Committee:**

Councillor L Wallraven (Chairman)

Councillor R Allen (Vice Chairman)

Councillors; S Adeniji, G Cork, T Goodman, B Groves, A Latham, S McStravick.

**For information:** Councillors, M Brown, B Burfield, S Dunn, P Franklin, S Gauntlett, A Hayder, P Heseltine, L Lord, R Needham, B Warren, A White and I White.



## Seaford Town Council

### Report 173/14

|                           |  |
|---------------------------|--|
| <b>Agenda Item No:</b>    | <b>5</b>   |
| <b>Committee:</b>         | <b>Planning &amp; Highways Committee.</b>  |
| <b>Date:</b>              | <b>11 December 2014</b>  |
| <b>Title:</b>             | <b>Written Permission Request</b>  |
| <b>By:</b>                | <b>Lucy Clark, Support Services Manager</b>  |
| <b>Purpose of Report:</b> | <b>To inform the Committee of a residents parking issue and the request of permission for a marked line.</b> |

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#### Recommendations

**You are recommended:**

- 1. To consider giving permission to ESCC of a line to be marked outside a residents property to stop cars blocking access to their garage.**
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#### 1. Information

- 1.1** An email from Mr & Mrs Flemming of Bramber Road, Seaford has been received explaining the difficulties they have accessing their drive due to parked cars attending football matches.
- 1.2** Mr & Mrs Fleming live next to the entrance gates to the Crouch and quite often cars are parked over their drive whilst matches are being played. The cars also block the Crouch gates and would prevent any emergency services gaining entry. A photo of the area is attached in Appendix A for information.
- 1.3** Mr & Mrs Fleming have contacted East Sussex County Council (ESCC) about having a line marked outside their drive way to stop cars from parking but ESCC have requested that permission is sought from this Committee.
- 1.4** It is recommended that this Committee decide if they would like to give their permission and allow the Supports Services Manager to write to Mr & Mrs Fleming on the Committee's behalf.

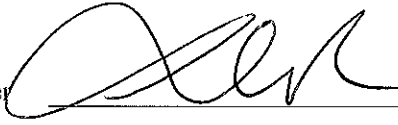
#### Financial Appraisal

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

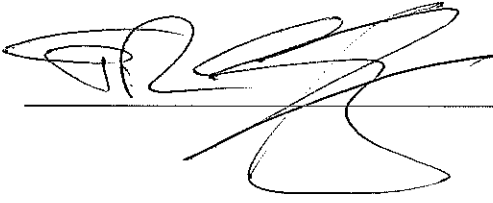
**2. Contact Officer**

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

Support Services Manger

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Interim Town Clerk

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David Flemming



## Seaford Town Council

Report 174/14

|                           |   |
|---------------------------|---|
| <b>Agenda Item No:</b>    | <b>6</b>  |
| <b>Committee:</b>         | <b>Planning &amp; Highways Committee.</b>   |
| <b>Date:</b>              | <b>11 December 2014</b>   |
| <b>Title:</b>             | <b>Update on Proposed Changes to Parking &amp; Waiting Restrictions in Station Road, Hawth Hill and Hawth Park Road, Bishopstone</b>  |
| <b>By:</b>                | <b>Lucy Clark, Support Services Manager</b>   |
| <b>Purpose of Report:</b> | <b>To inform the Committee of East Sussex County Council's decision to the proposed changes to parking &amp; waiting restrictions</b> |

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### Recommendations

**You are recommended:**

- 1. To note the decision by East Sussex County Council on the proposed changes to parking & waiting restrictions in the roads mentioned.**
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### 1. Information

- 1.1** At the meeting of 7 August 2014, report 75/14 informed this Committee of the proposed changes to parking & waiting restrictions in Station Road, Hawth Hill and Hawth Park Road in Bishopstone and that the Committee respond with any comments.
- 1.2** The Committee's response to ESCC was that whilst this Committee supported the proposal, there are concerns about the location of disabled parking as it may hinder access for emergency vehicles.
- 1.3** Seaford Town Council has now received an update from Mr David Weeks informing of the decision taken at the meeting of the Council Planning Committee on 15 October 2014 which is attached for your reference in Appendix A.

**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



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Interim Town Clerk



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Ref: PkM343

Dear Ms Harvey

**Re: Changes to parking restrictions in Bishopstone**

Following your previous correspondence about the changes to parking restrictions in Bishopstone, I write to inform you of the decision taken at the meeting of the Council Planning Committee on 15 October 2014.

The Committee recommended installing the proposals as advertised. It is anticipated that implementation of the changes will take place early next year.

Once installed we will monitor the area over a period of 12 months. At the end of this if the restrictions need to be amended we will consult again with local residents.

The report and minutes from the meeting can be found on our website at:  
[www.eastsussex.gov.uk/yourcouncil/about/committees/meetings/planningandhighways.htm](http://www.eastsussex.gov.uk/yourcouncil/about/committees/meetings/planningandhighways.htm)

Thank you for your interest in this matter.

Yours sincerely



**David Weeks**  
Team Manager, Parking  
Communities, Economy and Transport  
East Sussex County Council  
T: 01323 466244  
E: [parking.consultations@eastsussex.gov.uk](mailto:parking.consultations@eastsussex.gov.uk)



## Seaford Town Council

### Report 175/14

|                           |   |
|---------------------------|---|
| <b>Agenda Item No:</b>    | <b>7</b>  |
| <b>Committee:</b>         | <b>Planning &amp; Highways Committee</b>                                    |
| <b>Date:</b>              | <b>11 December 2014</b>   |
| <b>Title:</b>             | <b>Lewes District Council Joint Core Strategy – Independent Examination</b> |
| <b>By:</b>                | <b>Lucy Clark, Support Services Manager</b>                                 |
| <b>Purpose of Report:</b> | <b>To advise the Committee of the Independent Examination January 2015</b>  |

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#### Recommendations

- 1. To consider forwarding any further comments on the Joint Core Strategy and to consider one member of the Committee attending the examination hearings held in January 2015.**
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#### 1. Information

- 1.1** As previously reported, Lewes District Council, in partnership with the South Downs National Park Authority, has been preparing a plan that will, when adopted, set out the strategic policies to guide new development and change in the district for the period up to 2030. This plan will form Part 1 of the LDC Local Plan and is known as the Joint Core Strategy.
- 1.2** A letter was received dated 30 October 2014 explaining that the Secretary of State has appointed an independent Inspector, Mr Nigel Payne of Banks Solutions to carry out an examination of the plan. The examination is for soundness, not the objections and will hold informal hearing sessions to address particular topics raised as issues (identified from all comments sent back, as this Committee did on 14.03.13 and 26.06.14). The letter and briefing notes are attached in Appendix A.
- 1.3** A Pre-Hearing Meeting was held in Lewes with LDC and NPA to set out the process and clarify any points raised.
- 1.4** If this Committee would like to make any further comments to those already submitted, the deadline is 5 January 2015. Comments will have to be made in the form of statements following the format that is laid out at the back of the briefing notes which are attached in Appendix A.

1.5 The Committee may wish to appoint one representative to attend any of the hearings held at the Amex Stadium as attached in Appendix B. The representative should attend with a view to aiding debate and discussion.

1.6 If the Committee does not wish to make any further comments or to appoint a representative to attend any of the hearings, then no further action need be taken

**2. Financial Appraisal**

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

**3. Contact Officer**

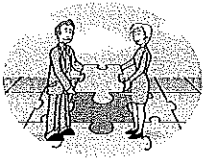
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Support Services Manager

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Interim Town Clerk

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**BANKS SOLUTIONS**

|   |   |
|---|---|
| <p><b><u>Lewes District Council and South Downs National Park Authority - Joint Core Strategy Examination</u></b></p> <p>October 30, 2014</p> | <p style="text-align: right;"><b>INSPECTOR:</b><br/>Mr Nigel Payne BSc (Hons), Dip TP, MRTPI, MCMI</p> <p style="text-align: right;"><b>PROGRAMME OFFICER:</b><br/>Mrs Claire Jones-Hughes<br/>c/o 6 Brading Road<br/>Brighton<br/>East Sussex<br/>Tel: 01273 381518<br/>Mobile: 07737 786425<br/>Email: <a href="mailto:bankssolutionsuk@gmail.com">bankssolutionsuk@gmail.com</a></p> <p style="text-align: right;">• Our Ref: 2146<br/>Your Ref: REP</p> |
|---|---|

Dear Sir or Madam:

**Lewes District Council and South Downs National Park Authority**

**Joint Core Strategy Examination**

I am contacting you as a duly made representor to the Lewes Joint Core Strategy Examination. As you are aware, examination will be held to consider the soundness of the plan. The Secretary of State has appointed an independent Inspector, Mr Nigel Payne BSc (Hons), Dip TP, MRTPI, MCMI, to conduct the Examination.

**Programme Officer Role**

I have been appointed as the independent Programme Officer working under the Inspector's direction. The Programme Officer is responsible for managing the day to day arrangements of the examination process before and during the period of the examination, recording all documents submitted, arranging for the inspection of sites by the Inspector and dealing with correspondence on his behalf to those have made representations, including requests for and exchange of all statements. This will include any communication or correspondence between the Inspector and the Local Planning Authorities, in this case Lewes District Council and South Downs National Park Authority.

For more guidance on the process, procedure and my role, The Planning Inspectorate has produced a booklet 'Examining Local Plans Procedural Practice'. A copy of this document is available for viewing or downloads on the Planning Inspectorate's Planning Portal web site:

**[http://www.planningportal.gov.uk/uploads/pins/dpd\\_procedure\\_guide.pdf](http://www.planningportal.gov.uk/uploads/pins/dpd_procedure_guide.pdf)**



## **BANKS SOLUTIONS**

However, if you require a paper version please let me know. If you require a large print version of documents or have any other special requirements, please contact me and I will arrange copies or access to documents.

All examination updates will be posted on the Examination [webpage](#):

[www.lewes.gov.uk/corestrategyexamination](http://www.lewes.gov.uk/corestrategyexamination)

Please check here for new documents and updates to the programme. E-mail is my preferred method of communication and an accepted form of written correspondence in this process. My usual working hours are between 9am and 5pm but happy to deal with a reasonable level of queries outside of those times, I understand many people may not have the opportunity to contact me during work hours.

### **Enclosed documents**

Please find enclosed the Inspector's Guidance Notes and I urge you to take time to read as there are important points about the hearings, notifying your attendance and deadlines for further statements plus how to present them.

I also enclose a copy of the forthcoming Pre-Hearing Meeting Agenda which will be held on Friday 14th November 2014 at 09.30 at The Chamber Suite, Pelham House Hotel, St Andrews Lane, Lewes, BN7 1UW.

My details are at the top of this letter and on the council's examination webpage, should you need to contact me.

Yours faithfully

Claire Jones-Hughes

**Programme Officer**

## BRIEFING NOTE FROM THE INSPECTOR

### Introduction

1. The Hearing sessions, which are part of the overall Examination into the Lewes District Joint Core Strategy, will open on Tuesday 20 January 2015 at 09.45am in the East Platinum Lounge, East Stand of the Amex Stadium, Falmer, Brighton.

### The Inspector's role

2. This is to consider whether the Lewes District Joint Core Strategy meets the requirements of the Act and associated Regulations against the **tests of legal compliance, duty to co-operate and soundness**. The examination is likely to focus on the tests of soundness as set out in paragraph 182 of the National Planning Policy Framework (the Framework) published on 27 March 2012. The relevant soundness criteria are whether the Local Plan is:
  - 1) *positively prepared* (based on a strategy that seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development);
  - 2) *justified* (the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence);
  - 3) *effective* (deliverable over its period and based on effective joint working on cross-boundary strategic priorities); and
  - 4) *consistent with national policy* (enabling the delivery of sustainable development in accordance with the policies in the Framework). Appendix A contains a list of useful publications and web sites for advice.
3. Examining plans under the current system is based on:
  - First, the **focus is on the plan** rather than the objections. My role is to examine the soundness of the plan having regard to the representations submitted and issues identified, rather than considering individual objections as such.
  - The Hearings are akin to an Examination in Public with round table or informal hearing sessions addressing particular topics, rather than a public inquiry which is more adversarial in nature.
4. Through the Programme Officer, I shall work with the Council, National Park Authority (NPA) and the Examination participants in a proactive, pragmatic and solution-orientated manner. Those taking part should aim to be cooperative and respectful. I cannot recommend as 'main modifications' changes that are merely "improvements" that do not affect the soundness of the Local Plan. Nevertheless, it would be unusual if the District Council and NPA did not wish to respond positively to the concerns of participants, where possible, and I shall encourage that, if appropriate.
5. **The Council and NPA is likely to prepare schedules of main and minor modifications, to be available on the website, and ask that I deal with them in the Report, which I will do, but only after everyone has had an opportunity to comment in writing on both those sets of modifications, if any are proposed.**
6. **If, exceptionally, more fundamental changes are proposed, such as the addition or deletion of a strategic site, the Council and NPA must fully explain and justify the reasons for the changes, with supporting evidence. It should also indicate the implications in terms of the soundness of the document and ensure that**

**they have been subject to the same process of sustainability appraisal, publicity and opportunity to make representations as with the submitted version.**

7. After the Hearing sessions I shall prepare a Report **to the Council and NPA**, with my conclusions and recommendations as to the action(s) it needs to take with regard to the soundness of the document. My report is **not binding** on the Council and NPA but it should amend the documents in the light of my recommendations and move swiftly to formal adoption. The report will deal with broad issues and not with each individual representation.

#### **The Programme Officer**

8. The Programme Officer (PO) for the Examination is Claire Jones-Hughes. She is entirely independent of the Council and NPA, has not been involved in the preparation of the Local Plan and works under my direction. She can be contacted on 01273 381518, mobile 07737 786425, by email at [bankssolutionsuk@gmail.com](mailto:bankssolutionsuk@gmail.com) or by post at Banks Solutions, c/o 6 Brading Road, Brighton, East Sussex, BN2 3PD.
9. The main tasks of the PO are to act as a channel of communication between myself and everyone involved; liaising with all parties to ensure the smooth running of the examination; to ensure that all documents received are recorded and distributed; and to keep the Examination library. Copies of the Examination documents are mainly on the Council's web site (see below). A hard copy record will be held at the Council Offices prior to the Hearings and at the Hearing Session venue whilst they are in progress. Anyone interested in viewing any of the documents in person should contact Mrs Jones-Hughes beforehand in order to ensure availability.
10. During the Examination the PO will be able to tell you how closely the Hearing sessions are following the circulated programme. Alternatively, you will be able to view a regularly updated programme on the web site at: [www.lewes.gov.uk/corestrategyexamination](http://www.lewes.gov.uk/corestrategyexamination)
11. Any participant who has a disability that could affect their contribution to the examination should contact the PO as soon as possible so that any necessary assistance can be provided. All other procedural questions or other matters that you wish to raise prior to the Hearings should be made through the PO.

#### **Pre-Hearing Meeting (PHM)**

12. A Pre-Hearing Meeting will take place on Friday 14<sup>th</sup> November 2014 at 0930 in the Chamber Suite at Pelham House Hotel, St Andrews Lane, Lewes BN7 1UW. The purpose of the PHM is to explain and discuss procedural and administrative matters relating to the examination. This will include details about the programme, further submissions and the procedure to be followed. The content and merits of the Local Plan and the representations previously made will **not** be discussed at this meeting. **Those who wish to be involved in the subsequent hearing sessions of the examination should attend but it is not compulsory.**
13. At the PHM I will confirm the Council and NPA's response to a series of procedural questions in order to ascertain whether the Local Plan has been prepared in accordance with the statutory procedures and that regard has been had to relevant documents. An agenda accompanies these notes. I will prepare a list of 'Issues and Questions', to help direct the subsequent Hearing sessions and will invite the submission of further written statements from participants directly related to the issues that I have identified. A note of the PHM, along with any revisions to the hearing sessions will be made available after the meeting.

## Representations

14. All representations made during the consultations will be taken into account in the examination insofar as they relate to my consideration of soundness.
15. **The starting point for the examination is the assumption that the Council and NPA have submitted what it considers to be a sound plan. Those seeking changes should demonstrate why the Local Plan is unsound by reference to one or more of the soundness criteria set out in paragraph 2 above.**
16. The Council and NPA should rely on evidence collected whilst preparing the documents to demonstrate that the Local Plan is sound.
17. Those who have made representations on the Local Plan should have already indicated whether those views can be dealt with in a **written form** or whether they want to come and discuss them **orally** at a hearing session. Both methods will carry the same weight and I will have equal regard to views put orally or in writing.
18. Attendance at a Hearing session will only be useful and helpful to me if you wish to participate in a debate. You will all be there to help me, so you may be asked to comment on things that are not directly related to your own written submissions.
19. I may also specifically invite participants to particular sessions if I think that would assist the examination.
20. The Hearing sessions will only discuss the issues and questions that I have raised. If you feel that there are important matters that have not been identified for discussion, or wish to participate in a hearing but are not listed to do so, or vice versa, please let the PO know by no later than Friday 28<sup>th</sup> November 2014.
21. I stress the need for everyone to work together during the examination process on any changes that could be made to the Local Plan, whilst avoiding producing so many alterations that they together might render the Local Plan cumulatively unsound.

## The hearing sessions

22. Each Issue will be the subject of a separate session. The format will provide a relaxed and informal setting for a discussion led by me. It is not necessary for those attending to be professionally represented but a professional expert may act for you if you so wish. However, at all Round Table sessions there will normally only be space at the table for one representative of each group or organisation (apart from the Council and NPA, who have two seats), though there is no objection to the representative changing, providing this is notified at the time.
23. Legal representatives take part as a member of the team, not in a traditional advocate's role, as no cross-examination or opening/closing statements will normally be permitted.
24. I will draw those present into the discussion in such a way as to enable me to gain the information necessary to come to a firm conclusion on the matters before me. All statements should have been read beforehand by all participants and discussions will proceed on the assumption that they have been; there will therefore be no formal presentation of evidence. There may be an opportunity within the discussion to ask questions of the other participants, if appropriate. **No more evidence can be submitted once the hearing session has closed unless I expressly request it. The PO will almost certainly return any that is.**
25. The Hearings will be inquisitorial rather than adversarial. I shall endeavour to progress them in an effective and efficient manner. As part of that process, it is my aim to minimise the amount of material necessary to come to informed conclusions on the



issues of soundness. In that way I will conduct a short, focused series of Hearings and, in turn, produce a short, focused report.

### **The hearing programme**

26. A draft Programme for the Hearings, putting dates and times to the Issues and Questions will be circulated as soon as possible. If you have any queries, please raise them with the PO without delay.
27. Should changes be required to the Programme, it will be updated on the Examination web site. The PO will also be able to provide information on any changes. However, it will be for individual participants to check on the progress of the Hearings, either on the web site or with the PO, and to ensure that they are present at the right time.
28. After the first day (09.45am), the Hearings sessions will start at 09:30 each day and normally finish no later than 17:30. No new session (Issue) will begin before its stated start time but a later start may be unavoidable if a previous session (Issue) has overrun. A short break will be taken mid-morning and mid-afternoon. Lunch will be taken for about an hour at around 13:00hrs.

### **The Evidence Base and Examination Library**

29. The Council and NPA have prepared an evidence base list that will be available in the Examination Library (available online and to view in hard copy on request via the PO). The evidence base includes documents to which the parties are likely to need to refer. Most of these will be available on the web site, which will be regularly updated. Accordingly, parties should not attach extracts of these documents to their Statements as they are already Examination documents. However, where reference is made to an Examination document the reference number should be given as should the section or paragraph where the point referred to can be found. This will allow other participants to see for themselves the context in which the point is made.

### **Statements of Common Ground**

30. Statements of Common Ground are welcome where these would be helpful in identifying points not in dispute, thereby assisting the hearings to concentrate on the key issues that still need public discussion. They could for example include: agreed wording of a suggested change to a policy, agreed factual information or areas or points of disagreement.
31. **Work on such statements should commence now with the aim of completing them in time to influence relevant hearing Statements.**

### **Statements**

32. All further representor statements, for both the Hearing and further written representations, **must** be sent to the PO by **Tuesday 6 January 2015**. This deadline relates to the receipt of both **paper copies and electronic copies. Three Paper Copies of all statements will be required.** All further written submissions/statements should only address the Issues and Questions. The Council and NPA's Statements may also include responses to the matters in the original representations and should refer to any proposals for changes to the policies, text or plans (see also paragraph's 5 & 6 above). These must be submitted by **Tuesday 13 January 2015**. All statements will be placed on the Examination web site as soon as possible.

### Form of Statements

33. Appendix B of this document sets out the requirements for the presentation of all Statements. Its provisions should be thoroughly read and implemented. Statements that do not comply with these requirements will be returned. Please note the 3,000 word limit.
34. **Essentially, I need to know the following** from those submitting further statements:
- What particular part of the document is unsound?
  - Which soundness test(s) does it fail?
  - Why does it fail?
  - How could the document be made sound?
  - What is the precise change that is sought?
37. **From the Council and NPA I look for a brief response statement on each question**, setting out why they consider the Local Plan to be sound in that respect.

### Site visits

38. I will have **toured the area** to familiarise myself and I will visit the main sites referred to in the representations before, during, and/or after the Hearing sessions. This will mostly be done unaccompanied but an accompanied visit may be needed for some sites after the Hearings, albeit there will be no discussion of the merits of proposals at any such visits.

### Close of the Examination

39. Once I have gathered all the information necessary to come to reasoned conclusions on the main issues, I will write the Report. The examination **remains open** until the Report is submitted to the Council and NPA; however, once the Hearing sessions are over I can receive **no further information** from any party, unless it is a matter on which I have specifically requested it. Any unsolicited items sent in will be returned to the sender.

### Submission of the Reports to the Council and NPA

40. The timing of the report submission is dependent on progress. I would expect to provide an indication of potential timeframes at the close of the hearing sessions.

NAP – October 2014

## **Appendix A - List of relevant legislation and guidance**

### **Legislation**

These documents can be searched for and found on: <http://www.legislation.gov.uk/>

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Development) (England) Regulations 2012

The Localism Act 2011

### **Government Policy and Guidance**

National Planning Policy Framework (NPPF)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### **Guidance from the Planning Inspectorate**

[http://www.planningportal.gov.uk/uploads/pins/dpd\\_procedure\\_guide.pdf](http://www.planningportal.gov.uk/uploads/pins/dpd_procedure_guide.pdf)

### **Examination and Evidence Base Documents**

The Examination web site can be found at:

<http://www.lewes.gov.uk/planning/22277.asp>

Many of the above documents and most of the evidence base documents are available on-line through the web site.

## **Appendix B - Format for statements**

- A. Please send, where possible, e-mailed electronic versions of all Statements and Appendices to the PO (in Word or PDF format) for the Examination web site as well as **Three Paper copies** as detailed below.
- B. I emphasise the need for succinct submissions with the avoidance of unnecessary detail and repetition of the original representation.
- C. It is the quality of the reasoning that carries weight not the bulk of the documents. There is no need for verbatim quotations from the Local Plan or other sources of policy guidance. It is vital that the fundamental elements are set out clearly and succinctly – the hearing sessions are not the place for surprise contributions!
- D. None of the statements should be longer than **3,000 words**. For the avoidance of doubt, this limit applies to statements for the overall issue and not the individual questions. Statements should be prepared on A4 paper and **not bound** in any way but just stapled and hole punched. **No photographs** should be submitted. Any plans or diagrams should also be folded to A4 size and listed as Appendices.
- E. Supporting material in the form of appendices to statements should be limited to that which is essential and should not contain extracts from any publication that is already before the Examination, such as evidence base documents and nationally available Government guidance – a paragraph or page reference will suffice. Any appendices should have a contents page and be paginated throughout. Whilst the word limit does not include text in appendices, the aim of succinctness should be respected. Anyone submitting appendices should indicate in their statement which parts they are especially relying upon.
- F. Please submit a separate statement for each issue covered, if your statement covers multiple issues please do not combine the content into a single statement, each statement should specifically address questions covered within an individual issue. This will assist distribution, publication and understanding during the hearing sessions.
- G. All participants must adhere to the timetable for submitting statements. Late submissions and additional material will **not be accepted** under any circumstances, since this can cause disruption and result in unfairness. If material is not received by the deadlines, the PO will assume that you are relying on your original representation:
- H. Statements to be received by the PO by **5pm Tuesday 6 January 2015**.
- I. **It is stressed that these deadlines refers to the receipt of both electronic and paper copies of statements. It is not sufficient to send an electronic copy by this deadline to be followed by paper copies at a later time.**
- J. **All paper copies of statements should be addressed to the Programme Officer at the following address:**

**Mrs Claire Jones-Hughes,  
Banks Solutions,  
c/o 6 Brading Road,  
Brighton,  
BN2 3PD**

Lewes District Council and South Downs National Park Authority  
Lewes District Joint Core Strategy

# **LEWES JOINT CORE STRATEGY 2010 - 2030**

## **INDEPENDENT EXAMINATION January 2015**

### **EXAMINATION HEARINGS PROGRAMME & INSPECTOR'S ISSUES AND QUESTIONS**

## LEWES LOCAL PLAN PART 1 EXAMINATION

**Venue:** The hearing sessions will be held in the East Platinum Lounge, East Stand of the Amex Stadium, Falmer, Brighton. Sessions will commence on Tuesday 20<sup>th</sup> January 2015 at 0945 and normally finish no later than 1730.

The District Council will be participating in all hearing sessions.

**The Examination Programme may be subject to change. Please ensure you check the latest position if you are due to attend a particular hearing by contacting the Programme Officer or viewing it on the website at: [www.lewes.gov.uk/corestrategyexamination](http://www.lewes.gov.uk/corestrategyexamination)**

### HEARINGS

**Please remind yourself of the Inspector's guidance concerning the format of hearings at this Examination, contained in the Briefing Notes.**

| <b>WEEK 1</b>   |   |
|---|---|
| Tuesday 20th<br>January 2015 -<br>Day 1<br><br><b>0945 – 1000</b><br><br><b>1000 – 1300</b><br><br><b>1400 - 1730</b> | <b>Opening Statements</b><br>Inspector – 0945, District Council - 0950<br><br><b>Issues 1/2 – Duty to Co-Operate/Legal Compliance/Strategy/Vision/Objectives</b><br><br><b>Issue 3 – Employment Scale/Distribution (Policies SP1/CP4)</b> |
| Wednesday 21st<br>January 2015 -<br>Day 2<br><br><b>0930 – 1730</b>   | <b>Issue 4 – Housing Scale and Distribution (Policies SP1/SP2)</b>  |
| Thursday 22nd<br>January 2015 -<br>Day 3<br><br><b>0930 – 1730</b>  | <b>Issue 5/6 – Strategic Sites (Policies SP3/SP4)</b>   |
| Friday 23 <sup>rd</sup><br>January 2015 -<br>Day 4<br><br><b>0930 –1730</b>   | <b>Issues 7/8 – Strategic Sites (Policies SP5/SP6)</b>  |

Lewes District Council and South Downs National Park Authority  
Lewes District Joint Core Strategy

| <b>WEEK 2</b>  |  |
|--|--|
| <p>Tuesday 27th<br/>January 2015 –<br/>Day 5</p> <p><b>0930 – 1300</b></p> <p><b>1400 – 1730</b></p>           | <p><b>Issue 9 – Housing Policies (Policies CP1/CP2/CP3)</b></p> <p><b>Issue 10 – Tourism/Retail (Policies CP5/CP6 and App 5)</b></p>                         |
| <p>Wednesday 28th<br/>January 2015 –<br/>Day 6</p> <p><b>0930 – 1300</b></p> <p><b>1400 – 1730</b></p>         | <p><b>Issue 11 – Infrastructure/Air Quality (Policies CP7/CP8/CP9)</b></p> <p><b>Issue 12 – Environment/Landscape/Heritage (Policies CP10/CP11/CP12)</b></p> |
| <p>Thursday 29th<br/>January 2015 –<br/>Day 7</p> <p><b>0930 – 1300</b></p> <p><b>1400 – 1730</b></p>          | <p><b>Issue 13 – Transport (Policy CP13)</b></p> <p><b>Issue 14 – Energy/Flood Risk/Drainage/Erosion (Policies CP12/CP14)</b></p>                            |
| <p>Friday 30<sup>th</sup><br/>January 2015 –<br/>Day 8</p> <p><b>0930 – 1300</b></p> <p><b>1400 – 1730</b></p> | <p><b>Issue 15 – Omission Sites</b></p> <p><b>Issue 16 – Flexibility/Delivery/Monitoring (Apps 3/4)</b></p>  |



## Seaford Town Council

**Report 177/14**

|                           |   |
|---------------------------|---|
| <b>Agenda Item No:</b>    | <b>8</b>  |
| <b>Committee:</b>         | <b>Planning &amp; Highways Committee.</b>                                 |
| <b>Date:</b>              | <b>11 December 2014</b>   |
| <b>Title:</b>             | <b>Proposed Stopping-up Order – 1 Tudor Manor Gardens</b>                 |
| <b>By:</b>                | <b>Lucy Clark, Support Services Manager</b>                               |
| <b>Purpose of Report:</b> | <b>To inform the Committee of an application for a Stopping-up Order.</b> |

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### **Recommendations**

**You are recommended:**

- 1. To consider the Committee's response to the proposed Stopping-up Order.**
- 

### **1. Information**

- 1.1** We have received an email from the Department for Transport giving notice of the proposal to make an Order under section 247 of the Town and Country Planning Act 1990 to authorise the stopping up of an irregular shaped northern part width of Eastbourne Road comprising highway verge which lies adjacent to the southern boundary of No. 1 Tudor Manor Gardens at Seaford.
- 1.2** Further details including a map of the area affected by the application are attached as Appendix A.
- 1.3** If the Committee does not have an issue with this proposal then no response is required.
- 1.4** If however the Committee does have issues surrounding this proposal, then comments and / or objections should be received before the end of the 28 day objection period being 2<sup>nd</sup> January 2015.

### **2. Financial Appraisal**

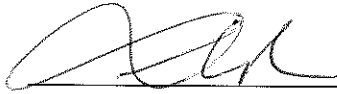
There are no financial implications to the Council as a result of this report.



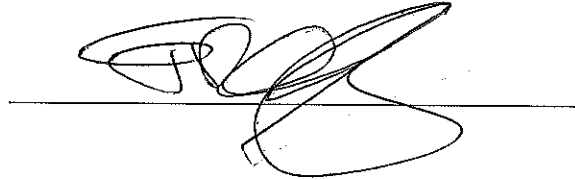
**3. Contact Officer**

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

Support Services Manager

A handwritten signature in black ink, appearing to be 'Lucy Clark', written over a horizontal line.

Interim Town Clerk

A handwritten signature in black ink, written over a horizontal line. The signature is highly stylized and difficult to decipher.

**DEPARTMENT FOR TRANSPORT**

**TOWN AND COUNTRY PLANNING ACT 1990**

THE SECRETARY OF STATE hereby gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of an irregular shaped northern part width of Eastbourne Road comprising highway verge which lies adjacent to the southern boundary of No. 1 Tudor Manor Gardens at Seaford, in the District of Lewes.

IF THE ORDER IS MADE, the stopping up will be authorised only in order to enable development as permitted by Lewes District Council, under references LW/07/1584 and LW/11/0343.

COPIES OF THE DRAFT ORDER AND RELEVANT PLAN will be available for inspection during normal opening hours at Seaford Library, 15 – 17 Sutton Park Road, Seaford, BN25 1QX in the 28 days commencing on 05 December 2014, and may be obtained, free of charge, from the Secretary of State (quoting NATTRAN/SE/S247/1640) at the address stated below.

ANY PERSON MAY OBJECT to the making of the proposed order within the above period, stating their reasons for doing so, by writing to the Secretary of State, National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR or [nationalcasework@dft.gsi.gov.uk](mailto:nationalcasework@dft.gsi.gov.uk), quoting the above reference. In submitting an objection it should be noted that your personal data and correspondence will be passed to the applicant to enable your objection to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your objection.



Dave Candlish, Department for Transport

**TOWN AND COUNTRY PLANNING ACT 1990**

**THE STOPPING UP OF HIGHWAY**

**(SOUTH EAST) (NO. ) ORDER 201**

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown on the plan, in order to enable development to be carried out in accordance with the planning permission granted under Part III of the Act by Lewes District Council under references LW/07/1584 and LW/11/0343.

2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.

3. In this Order

"the plan"

means the plan numbered NATTRAN/SE/S247/1640, marked "Highway at Seaford in the District of Lewes", signed by authority of the Secretary of State and deposited at the Department for Transport, Deposit Document Service, F Floor, Ashdown House, St Leonards on Sea, Hastings, East Sussex, TN37 7GA.

4. This Order shall come into force on the date on which notice that it has been made is first published in accordance with section 252(10) of the Act, and may be cited as the Stopping Up of Highway (South East) (No. ) Order 201 .

Signed by authority of  
the Secretary of State  
201

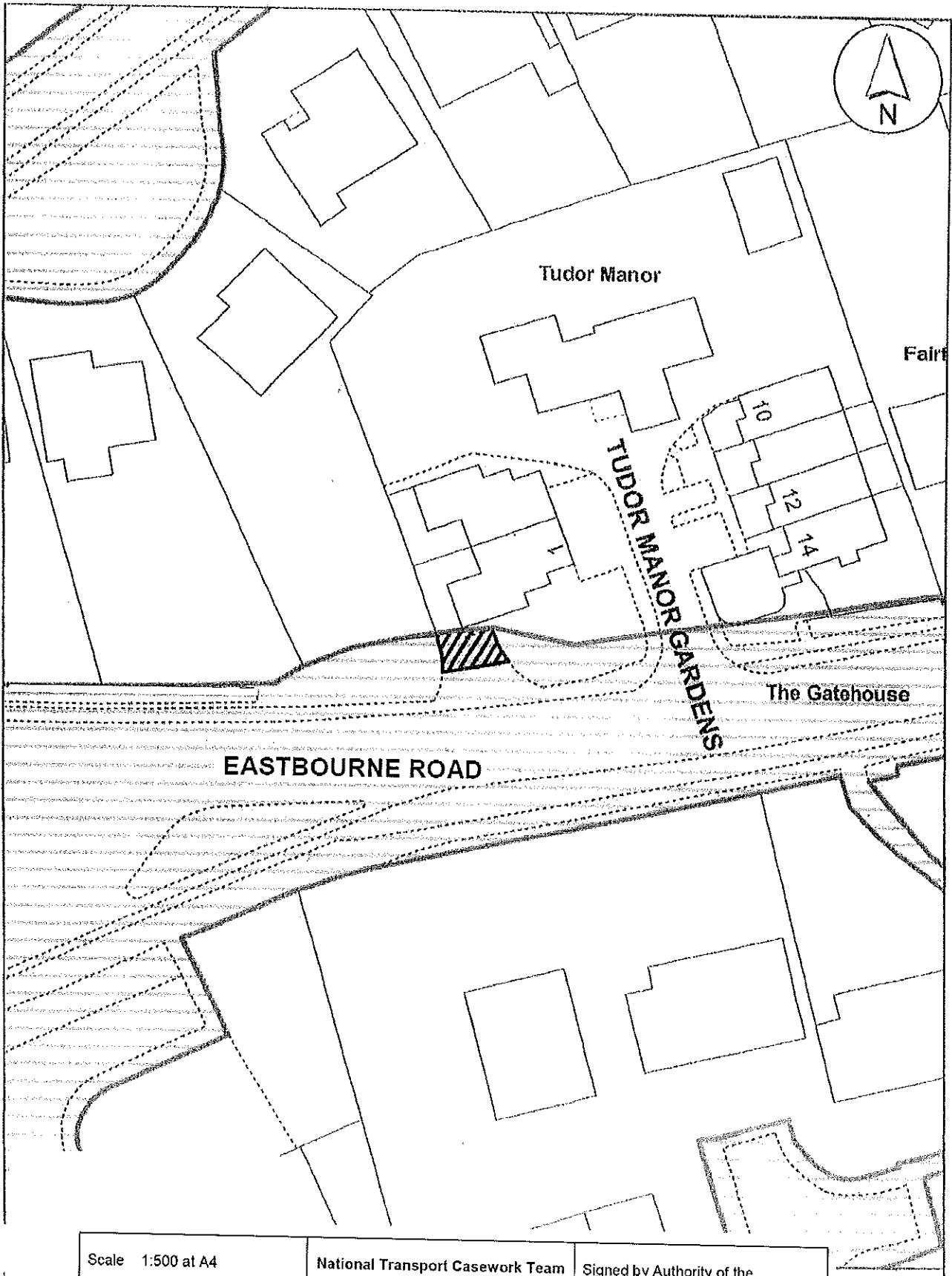
VICTORIA POINTER  
An Official in the  
National Transport Casework Team  
Department for Transport


**THE SCHEDULE**

**Description of highway to be stopped up**

The highway to be stopped up is at Seaford in the District of Lewes, shown on the plan as an irregular shaped northern part width of Eastbourne Road. It commences from the south western boundary of No. 1 Tudor Manor Gardens, extends southwards for a maximum distance of 3.9 metres and eastwards for a maximum distance of 6.6 metres.

# HIGHWAY AT SEAFORD IN THE DISTRICT OF LEWES



|  |  |   |
|--|--|---|
| <p>Scale 1:500 at A4</p> <p>Highway to be stopped up </p> | <p>National Transport Casework Team<br/>                 Department for Transport<br/>                 Plan No: NATTRAN/SE/S247/1640</p> | <p>Signed by Authority of the Secretary of State<br/>                 on.....<br/>                 Signature.....<br/>                 VICTORIA POINTER<br/>                 An Official in the<br/>                 National Transport Casework Team<br/>                 Department for Transport</p> |
|--|--|---|



## Seaford Town Council

Report 176/14

|                           |  |
|---------------------------|--|
| <b>Agenda Item No:</b>    | 9  |
| <b>Committee:</b>         | Planning & Highways Committee.           |
| <b>Date:</b>              | 11 December 2014                         |
| <b>Title:</b>             | Update Report                            |
| <b>By:</b>                | Lucy Clark, Support Services Manager     |
| <b>Purpose of Report:</b> | To inform the Committee of LDC decisions |

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### 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.
- 1.2 **LW/14/0820 - 53 Sutton Drove** – planning application for demolition of redundant nursery buildings and erection of four dwellings for Havenscroft Ltd.

This planning application was put forward at the previous meeting held on 20 November 2014. The Committee's decision was to make no objection subject to the application not conflicting with town policy. However, on further investigation this does conflict with the town policy which is "To object to any applications seeking to re-designate existing industrial, commercial and recreational sites for housing development".

Therefore the decision sent to LDC was to **object** this application on the grounds that it conflicts with Seaford Town Council policy.


### Financial Appraisal

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

**2. Contact Officer**

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

Support Services Manger



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Update Report - 11.12.2014

| Reference         | Address  | Description   | Registered W/C | STC Meetings | STC Decision   | LDC Decision                               |
|-------------------|--|---|----------------|--------------|--|--|
| LW/14/0756        | 19 Cornfield Road                                  | Erection of single storey rear extension to both sides and part rear and a two storey extension to the front and new front entrance porch for Mr C Pellat   | 04.10.2014     | 30.10.2014   | Objection - Over development, out of character, beyond the building line, un-neighbourly | Approved                                   |
| LW/14/0772        | 9 Links Road                                       | Erection of a single storey rear extension for Mr P Dobson  | 11.10.2014     | 30.10.2014   | No Objection   | Approved                                   |
| TW/14/0094/TCA    | Crouch Gardens, East Street                        | 1 x Eucalyptus - Sectionally fell to ground level 1 x Horse Chestnut - Reduce overall by 2m focusing on weighted side   | 15.10.2014     | 30.10.2014   | No Objection   | Approved                                   |
| TW/14/0095/TPO    | Rear of 5 Sovereign Close                          | 1 x Holm Oak (W1 of Order) - Reduce tree overall by 3M  | 16.10.2014     | 30.10.2014   | No Objection   | Approved                                   |
| SDNP/14/0542/TCA  | 1 Monksdown Barn, Silver Lane, Bishopstone village | 2 x Sycamore - Remove newly sprouted branches   | 16.10.2014     | 30.10.2014   | No Objection   | Approved - no preservation order required. |
| LW/14/0810        | Brambles, Eastbourne Road                          | Planning Application - Single storey Extension and front dormer to front elevation for Dr P Baker   | 25.10.2014     | 20.11.2014   | No Objection   | Approved                                   |
| TW/14/0098/TPO    | 9 Manor Road North                                 | 1 x Hawthorne (T1 of Order)- Crown by 2.5m<br>1 x Hawthorne (T2 of Order)-Crown by 2.5m<br>1 x Sycamore (T3 of Order) - Remove deadwood and Crown by 5.5m<br>1 x Beech (T4 of Order) - Remove deadwood and Crown by 4m<br>1 x Beech (T5 of Order) - Remove deadwood and Crown by 4m<br>1 x Beech (T6 of Order) - Remove deadwood and Crown by 4m<br>1 x Beech (T7 of Order) - Remove deadwood<br>1 x Beech (T8 of Order) - Remove deadwood and Crown away from Street Lamp                                  | 31.10.2014     | 20.11.2014   | No Objection   | Approved                                   |
| TW/14/0099/TPO    | 3 Manor Road North                                 | 1 x Beech (T1 of Order) - Remove deadwood<br>1 x Beech (T2 of Order) - Remove deadwood<br>1 x Beech (T3 of Order) - Crown lift to 5.5m and prune back<br>1 x Sycamore (T4 of Order) - Remove deadwood<br>1 x Beech (T5 of Order) - Remove deadwood<br>1 x Beech (T6 of Order) - Remove deadwood and prune low branches<br>1 x Beech (T7 of Order) - Remove deadwood and prune low branches<br>1 x Beech (T8 of Order) - Remove deadwood and crown lift by 5.5m<br>1 x Beech (T9 of Order) - Remove deadwood | 05.11.2014     | 20.11.2014   | No Objection   | Approved                                   |
| TW/14/0101/TPO    | 18 Barn Close                                      | 6 x Sycamore - deadwood   | 10.11.2014     | 20.11.2014   | No Objection   | Approved                                   |
| TW/14/0102/TPO    | S4 Beacon Drive                                    | 1 x Monterey Cypress (T1 of Order) - Remove and Replant<br>1 x Monterey Cypress (T2 of Order) - Remove and Replant<br>1 x Monterey Cypress (T3 of Order) - Remove and Replant   | 10.11.2014     | 20.11.2014   | No Objection   | Approved                                   |
| SDNP/14/05943/TCA | Middle House, Bishopstone Manor Yard, Seaford      | 1 x Beech - Fell and remove   | 18.11.2014     | 11.12.2014   | N/A LDC & SDNP already decided   | Approved                                   |