



**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 19<sup>th</sup> February 2015**, at **7.00pm**, which you are summoned to attend.

James Corrigan  
Town Clerk  
13<sup>th</sup> February 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 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**

Planning Applications week ending 24<sup>th</sup> January 2015

No planning applications in respect of Seaford

Planning Applications week ending 31st January 2015

No planning applications in respect of Seaford

Planning Applications week ending 7<sup>th</sup> February 2015

To consider planning applications in respect of Seaford:

- |                              |   |
|------------------------------|---|
| <b>Seaford</b><br>LW/15/0064 | <b>2 Salisbury Road</b><br>Planning Application - Creation of one x self-contained flat to lower ground floor level for Mr D Melville   |
| <b>Seaford</b><br>LW/15/0070 | <b>Seaford Police Station 37 Church Street</b><br>Planning Application - Convert garage spaces into an 'Ambulance Community Response Post' facility for South East Coast Ambulance Service NHS Foundation Trust |
| <b>Seaford</b><br>LW/15/0077 | <b>11 Carlton Road Seaford</b><br>Planning Application - First floor rear extension for Mr & Mrs Barr   |
| <b>Seaford</b><br>LW/15/0080 | <b>The Cottage Cliff Road</b><br>Planning Application - Three dwellings with associated off road parking (amendment to planning approval LW/13/0254) for Mr J Taylor  |

South Downs National Park Applications

- |   |   |
|---|---|
| <b>Seaford</b><br>SDNP/15/<br>00403/HOUS<br>& SDNP/15/<br>00404/LIS | <b>Bishopstone Manor North, Manor Yard, Bishopstone Village</b><br>Renovation of barn |
|---|---|

Tree Work Applications

- |                                      |   |
|--------------------------------------|---|
| <b>Seaford</b><br>TW/15/0006/<br>TPO | <b>Ashleigh Glegg House, Grosvenor Road</b><br>1 x Holm Oak T2 of the order – to reduce overall by 2.0m to suitable secondary growth points to improve clearance between building and crown of tree and clear arisings. |
| <b>Seaford</b><br>TW/15/0007/<br>TPO | <b>10-12 Homefield Road</b><br>G1 – Prune back lateral branches overhanging garden by 30%. Remove secondary growth affecting building. Crown lift secondary growth. Remove epicormic growth.                            |

**5. Road Closure Request, Procession of Witness**

To consider report 204 /14 informing the committee of a request to close three roads in the Town Centre for a short period on Friday 3 April 2015 to facilitate the Procession of Witness organised by Churches Together in Seaford (pages 4 to 6).

**6. Road Closure Request, Esplanade and Marine Parade**

To consider report 205 /14 informing the committee of a request to close The Esplanade and Marine Parade on 4 July 2015 for the South Coast Triathlon Event (pages 7 to 9).

**7. Disabled Parking Bays in Broad Street**

To consider report 206/14 informing the committee of a complaint received by a shop manager in regards to the new disabled parking bay (pages 10 to 11).

**8. Road Closure Request for Laying of WW1 Commemoration Stone**

To consider report 209/14 informing the committee of a request to close parts of Avondale Road for the laying of WW1 Commemoration Stone on 16 August 2015 (pages 12 to 14).

**9. Planning Application relating to Police Garages**

To consider report 210/14 informing the committee of a planning application relating to the Police Garages (pages 15 to 16).

**10. Update Report**

To note report 207/14 updating the Committee of previous planning applications (pages 17 to 20).

**11. LDC Joint Core Strategy – Independent Examination Initial Findings**

To consider report 217/14 advising the Committee of the Independent Examination's Initial Findings (pages 21 to 26).

**Circulation:**

**Committee:**

Councillor L Wallraven (Chairman), Councillor R Allen (Vice Chairman).  
Councillors S Adeniji, G Cork, T Goodman, B Groves, A Latham and 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 204/14

<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways.</b>
<b>Date:</b>	<b>19 February 2015.</b>
<b>Title:</b>	<b>Road Closure Request, Procession of Witness.</b>
<b>By:</b>	<b>Lucy Clark, Support Services Manager</b>
<b>Wards Affected:</b>	<b>Central and South Wards.</b>
<b>Purpose of Report:</b>	<b>To inform the Committee of a request to close three roads in the Town Centre for a short period on Friday 3 April 2015 to facilitate the Procession of Witness organised by Churches Together in Seaford.</b>

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### Recommendations

**You are recommended:**

- 1. To consider any comments concerning the proposal to be made to Lewes DC.**
- 

### 1. Information

- 1.1** A notice has been submitted by Mr L Holland on behalf of Churches Together in Seaford requesting that four roads be closed on Friday 3 April 2015 to facilitate the Good Friday Procession of Witness. The procession will take approximately forty minutes beginning at 11.05 am.
- 1.2** The following roads will be closed: Place Lane eastwards to Broad Street; Broad Street heading southwards to the High Street; the High Street heading southwest to South Street; South Street heading eastwards towards the Triangle in Steyne Road. Steyne Road will not be closed. A map detailing the roads to be closed is attached as Appendix A.
- 1.3** The proposal has not yet been discussed with the police, but Mr Holland has indicated that they will be informed in due course.
- 1.4** Lewes DC has requested the Council pass on any general observations it might have upon the notice and to advise whether or not it considers any Order under Section 21 of the Town Police Clauses Act 1847 be made. They have requested a response by 26 February 2015.

**2. Financial Appraisal**

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

**3. Contact Officer**

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

Support Services Manager



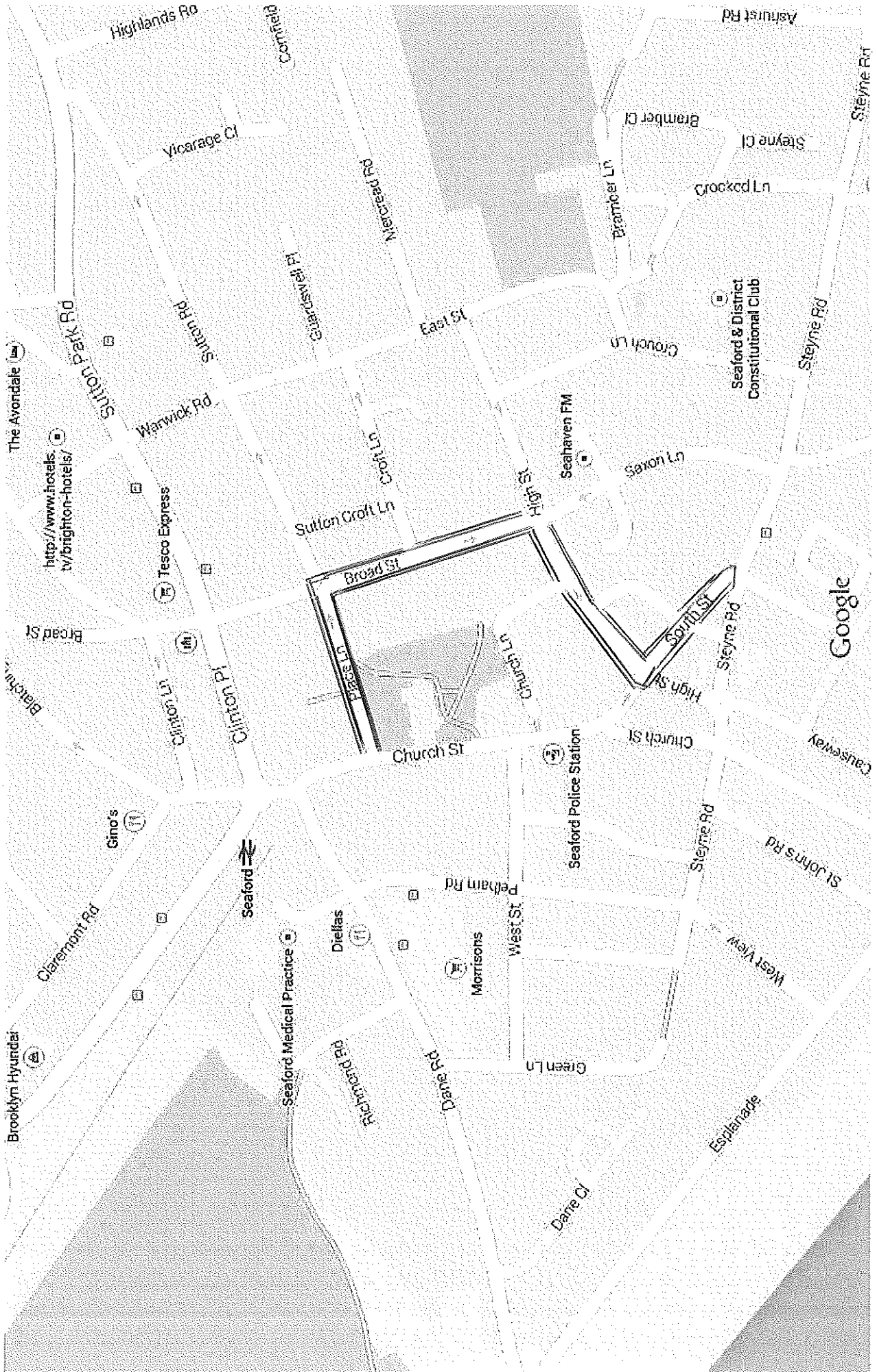
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Town Clerk



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APPENDIX A





## Seaford Town Council

Report 205/14

**Agenda Item No:** 6

**Committee:** Planning & Highways Committee.

**Date:** 19 February 2015

**Title:** Road Closure Request, Esplanade and Marine Parade.

**By:** Lucy Clark, Support Services Manager

**Wards Affected:** Central, South & West

**Purpose of Report:** To inform the Committee of a request to close The Esplanade and Marine Parade on 4 July 2015 for the South Coast Triathlon Event.

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### Recommendations

**You are recommended:**

- 1. To consider any general observations upon this notice to be made to LDC.**
- 

### 1. Information

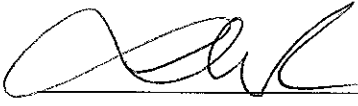
- 1.1** A notice has been submitted to Lewes District Council by Mr Andrew Bickerton of UK Triathlon requesting that Marine Parade and The Esplanade be closed on 5 July 2014 to facilitate the Cycling part of the South Coast Triathlon Event.
- 1.2** The Esplanade will be closed between Cliff Gardens and Marine Parade and Marine Parade will be closed between The Esplanade and Claremont Road. The closure will be in effect between 08.30 and 15.00 on that day. A map detailing the area to be closed is attached as appendix A.
- 1.3** The application indicates that the proposal has been discussed with the Police at the Sussex Police Contact Centre.
- 1.4** Lewes DC have requested the Council pass on any general observations it might have upon the notice and to advise whether or not it considers an Order under Section 21 of the Town Police Clauses Act 1847 be made. They would like a response by 11 March 2015.

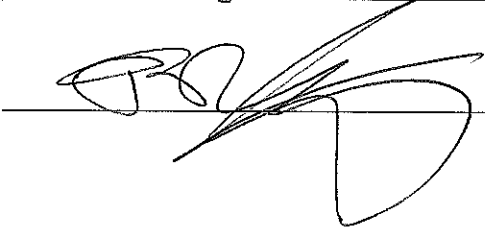
**2. Financial Appraisal**

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

**3. Contact Officer**

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

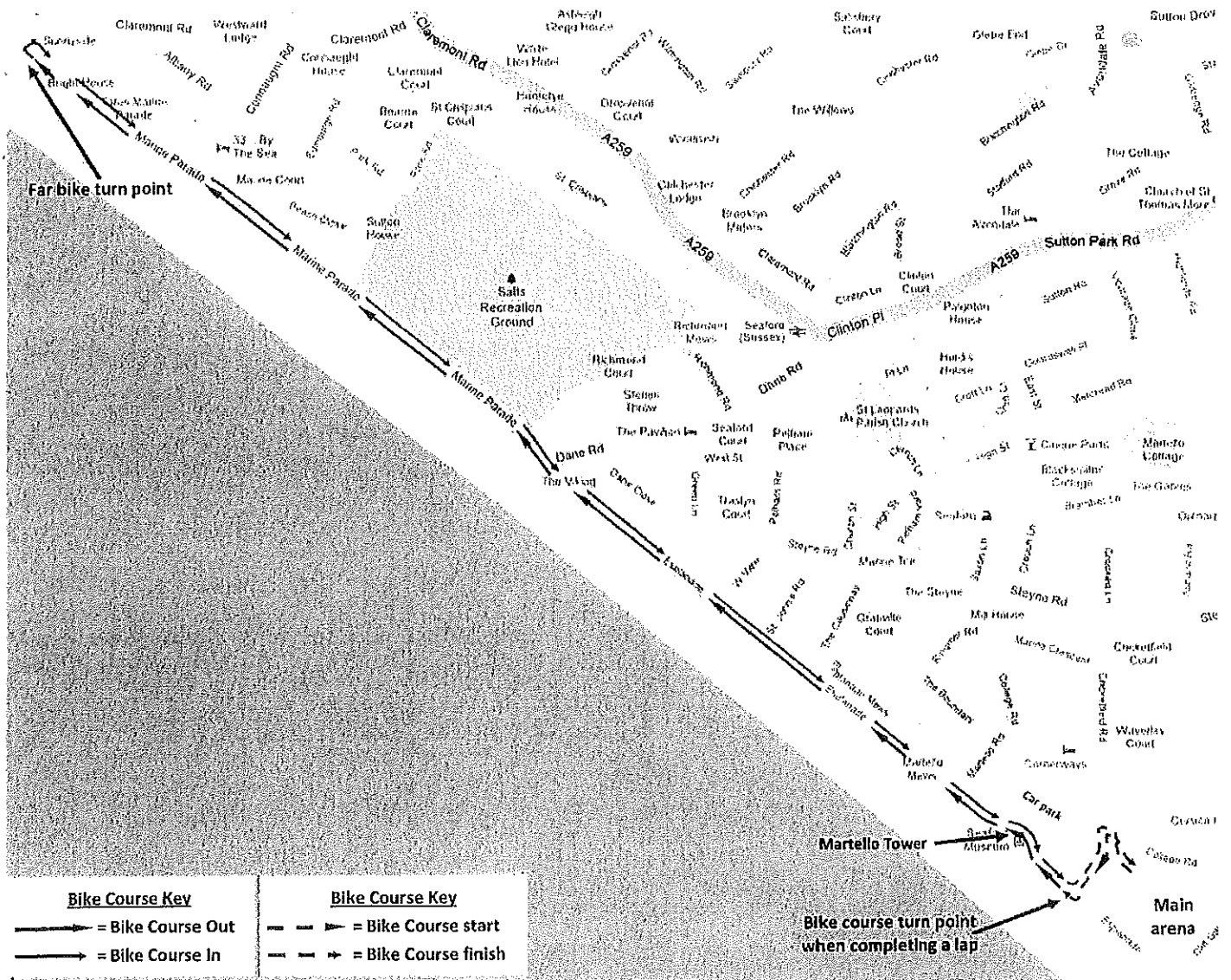
Support Services Manager  \_\_\_\_\_

Town Clerk  \_\_\_\_\_



# UK Triathlon Events 2015 - South Coast Triathlon

## Bike Course



The South Coast Triathlon Bike Course information



## Seaford Town Council

**Report 206/14**

**Agenda Item No:** 7  
**Committee:** Planning & Highways.  
**Date:** 19 February 2015.  
**Title:** Disabled Parking Bays in Broad Street.  
**By:** Lucy Clark, Support Services Manager  
**Purpose of Report:** To inform the Committee of a complaint received by a shop manager in regards to the new disabled parking bay.

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### Recommendations

**You are recommended:**

- 1. To consider making a representation to ESCC with regards to the new disabled parking bays.**
- 

### 1. Information

- 1.1** A complaint has been received from Mr Williams, the manager of Roy's Liquor Store in Broad Street, Seaford in regards to the new disabled parking bay that has been installed outside his shop.
- 1.2** Mr Williams notes that the whole length of Broad Street on the right hand side is available to blue badge holders so finds it difficult to understand why a disabled bay has been installed on the left side of Broad Street. Mr Williams is concerned that due to cars being unable to park outside his shop, he and other neighbouring shop owners will now be at risk of losing customers.
- 1.3** In a response to Mr Williams, he was advised to contact ESCC who would have been responsible for installing this bay. He was also advised that this issue would be brought to this Committee with a view to make a representation to ESCC on his behalf.
- 1.4** It is therefore recommended that this Committee decides what, if any, representation is to be made to ESCC on this matter.

**2. Financial Appraisal**

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

**3. Contact Officer**

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

Support Services Manager



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Town Clerk



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## Seaford Town Council

Report 209/14

**Agenda Item No:** 8

**Committee:** Planning & Highways Committee.

**Date:** 19 February 2015

**Title:** Road Closure Request for Laying of WW1 Commemoration Stone

**By:** Lucy Clark

**Wards Affected:** Central & South Wards

**Purpose of Report:** To inform the Committee of a request to close Parts of Avondale Road for the Laying of WW1 Commemoration Stone on 16 August 2015.

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### Recommendations

You are recommended:

1. To consider any general observations upon this notice to be made to LDC.
- 

### 1. Information

- 1.1 A notice has been submitted by Miss Caroline Hanlon that parts of Avondale Road, Seaford be closed on Sunday 16 August 2015 to allow for a civic ceremony revealing the WW1 Commemoration Stone for Cuthbert Bromley VC.
- 1.2 Avondale Road will be closed between the junction with Sutton Park Road and the junction with the Avondale Road fork off. The closure will be in effect between 10.00 and 11.30 on that day. A map detailing the area to be closed is attached as Appendix A.
- 1.3 The proposal has not been discussed with the Police.
- 1.4 Lewes DC have requested the Council pass on any general observations it might have upon the notice and to advise whether or not it considers an Order under Section 21 of the Town Police Clauses Act 1847 be made. They would like a response by 11 March 2015.

1.5 Seaford Town Council is involved in the organisation of the event through the Projects Officer (Temp) Len Fisher.

**2. Financial Appraisal**

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

**3. Contact Officer**

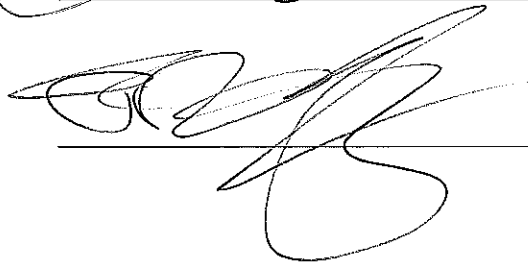
The Contact Officer for this report is Lucy Clark, Support Services Manager

Support Services Manager



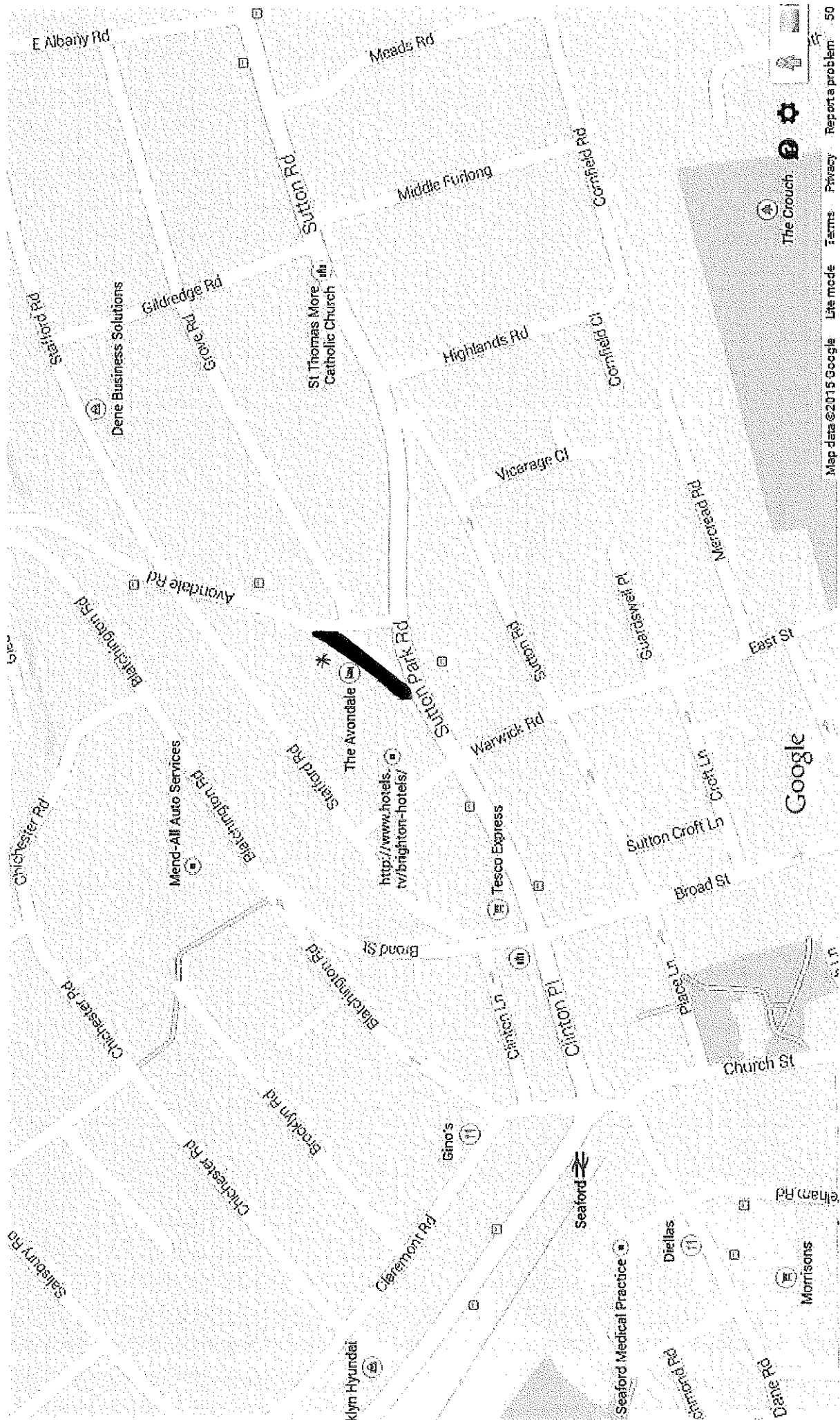
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Town Clerk



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APPENDIX A



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## Seaford Town Council

Report 210/14

**Agenda Item No:** 9  
**Committee:** Planning & Highways Committee.  
**Date:** 19 February 2015  
**Title:** Planning Application relating to Police Garages  
**By:** Lucy Clark, Support Services Manager  
**Purpose of Report:** To inform the Committee of a planning application relating to the Police Garages.

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### Recommendations

**You are recommended:**

1. To consider any general observations upon this notice to be made to LDC.
- 

### 1. Information

- 1.1 A letter has been received from Lewes District Council informing Seaford Town Council of planning application LW/15/0070 to convert the police garage spaces at the back of 37 Church Street into an 'Ambulance Community Response Post' facility.
- 1.2 Seaford Town Council has been informed on this as the 'neighbours' which is separate from receiving the planning applications on the weekly list.
- 1.3 Should Seaford Town Council wish to comment as the neighbouring building, a response is required by 4 March 2015.

### 2. Financial Appraisal

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

**3. Contact Officer**

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

Support Services Manager



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Town Clerk



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## Seaford Town Council

Report 207/14

**Agenda Item No:** 10  
**Committee:** Planning & Highways Committee.  
**Date:** 19 February 2015  
**Title:** Update Report  
**By:** Lucy Clark, Support Services Manager  
**Purpose of Report:** 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** Please see attached in Appendix B, a letter received from Mr Bailey in regards to LW/14/0881, 45 Sutton Road. This Committee has previously resolved to object to this application, therefore, this letter is for your information only.

### 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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Update Report - 19/02/2015

APPENDIX A

Reference	Address	Description	Registered W/E	STC Meeting Date	STC Decision	LDC Decision
LW/14/0933	Gable End Cottage, Arundel Road	Planning Application-Demolition of the existing conservatory and erection of a single storey rear extension for Mr B Beaumont	13.12.2014	08.01.2015	No objection	Approved
LW/14/0864	Florence House, Southdown Road	Planning Application - Construction of two single storey extensions to the north elevation for Mrs M Colleary.	19.12.2014	08.01.2015	No Objection	Approved
LW/14/0906	Arlington House, 4 Ffile Road	Planning Application - Erection of a single storey extension to the north east side elevation for Mr R Moore.	19.12.2014	08.01.2015	Objection - flat roof which is out of character and is in a conservation area.	Approved
LW/14/0918	13 Cradle Hill Road	Planning Application - Erection of rear two storey and single storey extensions, raised steps to the rear garden and a new first floor opening and window with clear glazing to side elevation for Mr Aaron Spink.	19.12.2014	08.01.2015	No Objection	Approved
LW/14/0936	Fitzgerald House, Croft Lane	Listed Building Consent Application - Works to chimney stacks to combat damp and fireproofing works to flat doors for Fitzgerald Charity.	19.12.2014	08.01.2015	No Objection	Approved
LW/14/0942	9 Upper Chyngton Gardens	Planning Application - Loft conversion including front and rear dormer windows for Mr & Mrs P Williams	19.12.2014	08.01.2015	No Objection	Approved

Copy

APPENDIX B.

Flat 2, 49 Sutton ROAD, Seaford East, Sussex, BN25 1SU

01323 895020; [firstworldwar666@gmail.com](mailto:firstworldwar666@gmail.com)

RECEIVED  
11 FEB 2015

Ms Emma Aimes,

Planning Services

Lewes District Council

Southover House Lewes BN7 1AB

Application no. LW/14/0881

45 Sutton Road, Seaford

Dear Ms Aimes,

Thank you for your letter February 6.

You say that there was an error in the earlier application, but do not say what this was. If it was major, then surely it would be better to start afresh. In this connection, I found your comment in the last paragraph of page one of your letter 'comments of the date of the letter' mystifying. Obviously I cannot comment by the date of your letter.

You say also that comments should be restricted to access, layout, and scale. Layout and scale can only be considered in the context of the area. The comments I made earlier apply here and I repeat them:

- The features of the area are fine Edwardian and, not quite so fine but still worthwhile, nineteen twenties and thirties houses, and brick walls faced with flint. There has been some demolition of these houses and in-filling with small modern houses, and this has included some demolition of the flint walls. Walking the dog around the area now, the impression is one of vandalism, and a decline in standards over the years. This process needs to be reversed. The best of the past should be preserved and enhanced if at all possible. This development should contribute to setting desirable standards for this. The new builds should be architecturally worthwhile rather than just profitable boxes for the developer.
- More generally, the sort of infilling of large gardens proposed is increasingly becoming a feature of the area. The focus is on old people, and you need to be sure that public services, particularly health and health associated, are adequate for this change in population size and composition. This matter is not listed in the inclusions and exclusions in you General

Advice in Commenting on Proposals, but it would be irresponsible not to take it into account.

So far as access is concerned, to repeat my earlier comment, access is important, both during any construction and thereafter. 49 Sutton Road has a common parking space and access to this is necessary at all times of the night and day. Access for the emergency services is necessary.

Parking areas on site need to cater for both staff, residents, and visitors as roads around here are heavily parked already. The site does not seem big enough for this, landscaping, and the fourteen flats planned.

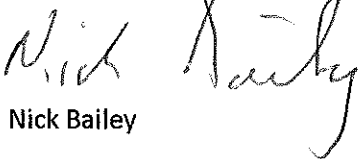
For these reasons, any Outline Planning Permission should have All Matters Reserved.

You say that appearance and landscaping will be considered later. What is the public involvement in this?

I accessed the electronic site of which you gave the address in the time-frame you outlined, but it gives no detail. My wife is registered disabled and cannot visit the Council offices. In the circumstances, I would like to take advantage of the offer for an official to visit in the penultimate paragraph of your letter. Please email me to arrange this. I assume that decisions will not be made until this takes place.

I am copying this to Mr James Corrigan at Seaford Town Council as you asked.

Yours sincerely,

  
Nick Bailey



## Seaford Town Council

**Report 217/14**

<b>Agenda Item No:</b>	<b>11</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>19 February 2015</b>
<b>Title:</b>	<b>Lewes District Council Joint Core Strategy – Independent Examination Initial Findings</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's Initial Findings</b>

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### Recommendations

- 1. To note the initial findings of Mr Nigel Payne of Bank Solutions and consider the points set out in the final paragraph of the letter.**
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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.
- 1.3** Following the examination hearing sessions, Mr Nigel Payne has now compiled his initial findings which is attached in his letter to LDC and SDNP in appendix A for your reference.
- 1.4** The Committee may or may not wish to prepare a list of modifications to address the points in the letter, which, together with those already published by the Councils and those discussed at the Examination hearing sessions would be made subject to sustainability appraisal and public consultation.

### 2. Financial Appraisal

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

**3. Contact Officer**

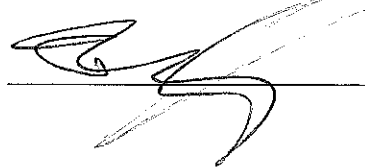
The Contact Officer for this report is Lucy Clark, Support Services Manager.

Support Services Manager



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Interim Town Clerk



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## **Lewes Local Plan Part 1/Joint Core Strategy**

Dear Mrs Jack and Mr Reed,

As advised on the last day of the recent hearings sessions, I am now writing to set out my initial findings on the submitted Local Plan, having taken into account all the written evidence and all the contributions from those attending the discussions.

First, I can confirm that, in my opinion, the Lewes District Council and the South Downs National Park Authority (the Councils) have essentially met all the statutory requirements, including those arising from the Duty to Co-operate (DtC) and those relating to legal compliance, including in relation to public consultation etc.

Second, I consider that, at the top of the range identified, the figures agreed by the Councils represent the full, objectively assessed, needs (OAN) of the district for the plan period, including taking account of the need for affordable housing and "market signals", in respect of the present state of the housing market locally etc, as required by the NPPF.

Third, I accept that the agreed OAN figures in relation to new housing cannot be met in full in the district over the plan period. This is so, even at the lowest end of the range identified, without unacceptable consequences that would be contrary to the NPPF and PPG, taking into the account the National Park (NP), the flood risks locally and other significant constraints, including coastal erosion.

This conclusion is reinforced by the essentially common ground between the Councils, the HBF, the CPRE and others, including numerous Parish Councils and major house builders active in the locality, as represented at the hearings, on this matter.

I also acknowledge that, notwithstanding the overall compliance with the DtC, there is no realistic prospect of any material help in achieving new housing delivery being received from adjoining or nearby Councils in the near future, pending further work on a sub-regional basis and a potential plan review.

However, despite the foregoing, I am not at all convinced that "no stone has been left unturned" by the Councils, in terms of seeking as many suitable and appropriate sites for new housing as possible that are realistically deliverable in sustainable locations across the plan area. This is evidenced in the various iterations of the Strategic Housing Land Availability Assessment (SHLAA) and as put forward in representations to the examination in some cases.

In the light of the above, I cannot find sound a plan that is so far short of even the lowest end of the agreed OAN range and does not provide even enough new dwellings on an annual average basis to maintain the present levels of employment in the district. As a consequence, my initial view is that the balance

between the three elements of sustainable development, as set out in the NPPF, has not been properly struck in terms of the level of new housing in the plan in relation to the area's needs. This is particularly so for affordable housing, given the area's relatively strong housing market currently and the attractions of the district for in-migrants and retirees.

My preliminary conclusion is that the new housing provision in the plan has to go up to a minimum of 6,900 in total (from 5,790 as now), or at least 345 dwellings a year on average over the plan period. This is still only equivalent to zero employment growth across the district, but at least not "planning for failure" in economic terms. It would represent essentially Option F in the submission Sustainability Appraisal (para 10.11c, p.60 CD 002) and not a great increase on the total in the submitted plan (just less than 20%), but an important and critical one in this instance for the reasons given. Nor would it automatically mean that additional strategic land allocations have to be made in this Part 1 plan, but clearly that would be likely to help significantly in bringing forward additional new housing delivery on the scale required.

I am also not persuaded that, acknowledging the primary purpose of NP designation in relation to the protection of the landscape character and assets, the right balance has been found in this plan regarding the town of Lewes, in relation to new housing provision, not least due to local affordable housing needs. This is the economic, service and transport hub of the district and agreed by all to be the most sustainable settlement in the district. Accordingly, I consider that there is a strong case for the Old Malling Farm site; clearly the most sustainable alternative of the potential additional allocations, to be identified as a further strategic site to be developed over the plan period.

This would help provide a better balance in respect of meeting the social and economic needs of the town and the district, as well as the NP, given that it is agreed to be viable and deliverable in accord with all other relevant LP policies. On the evidence before me, the overall public benefits that would arise weigh heavily in favour of providing more housing in Lewes in particular than presently proposed, given the clear and significant level of need for affordable housing in the town that will not be met by the re-development of the North Street Quarter (Policy SP 3) alone.

In this context it is my preliminary view that this proposal passes the strict tests of exceptional circumstances for major development in the NP set out in para 31 of the 2010 Circular (LDC 008) and would be demonstrably in the public interest (also para 31), as well as in accord with the guidance in paras 76 and 78.

Elsewhere in the district, I am firmly convinced that the plan needs to provide clarity about all the strategic sites, which means formally allocating those identified in Newhaven and Ringmer in full. Similarly, I consider that land at Lower Hoddern Farm in Peacehaven, the most sustainable and only reliably deliverable strategic scale site in the settlement, should also be allocated in the



plan now that there are "reasonable prospects", as agreed by East Sussex County Council (ESCC) at the examination hearings, of the necessary public transport and other improvements proving deliverable as part of the overall package. Of course, the necessary accompanying policy should require the approval of an appropriately detailed Travel Plan and related financial contributions to sustainably address these matters in a suitable and viable scheme as part of any planning permission.

Such further clarity should assist the delivery of all of the strategic sites in full within the plan period by facilitating an earlier start than might otherwise prove possible. Given their relative importance to the overall delivery of new housing, it would not be appropriate or justified for their formal allocation/designation, including the identification of their boundaries, to be delegated to neighbourhood plans, some of which are not likely to be completed for some time, despite the progress made elsewhere in the district and the good local examples at Ringmer and Newick that are soon to be subject to referendums.

Regarding Ringmer, the formal allocation in the plan of land north of Bishops Lane (Policy SP 5) as a strategic site for about 110 dwellings is necessary to facilitate an early start to delivery and help meet the overall needs of the district. But, beyond that, and taking into account the progress of the comprehensive Ringmer Neighbourhood Plan that allocates some further non-strategic sites, I see no necessity for any further strategic sites in the village (or parish) to be allocated.

This acknowledges the constraints that currently apply locally in respect of highway capacity on the route into Lewes, notably but not exclusively at Earwig Corner (A26/B2192 junction) post the currently planned improvements there and despite the imminent completion of the new dedicated cycleway/footpath link between the two settlements. It also recognises the recent pressures on primary school places in Ringmer and the improvements needed at the Neaves Lane WWTW. Similar conclusions apply in respect of Newick.

Therefore, if the Old Malling Farm site in Lewes is allocated, I do not anticipate any need to materially alter the minimum indicative figures for new housing in these or other villages in the district. Nor is it necessary to apply even estimates of the very limited levels of new housing expected to come forward within each of the smaller settlements in the NP, as the totals are unlikely to be significant.

However, bearing this in mind, I am prepared to accept that a slightly less cautious assessment of the total number of new homes reasonably likely to be delivered through "windfalls" over the plan period might reasonably be applied, such as 50 per year. This would take into account the evidence of previous delivery and realistic prospects in an improving national and local economy. In addition, it might also be reasonable in principle to make allowance for a small number of new homes, say 150 in total, principally for local needs/affordable

housing, to continue to come forward on rural exception sites over the plan period as the recent "track record" of delivery indicates.

In respect of all other elements of the draft Local Plan I am provisionally satisfied that it is essentially sound, subject to the proposed modifications already published by the Councils and those discussed at the Examination hearings, none of which materially alters the basic strategy or overall objectives of the plan.

I therefore invite the Councils to prepare a list of the additional main modifications to address the above points, which, together with those already published by the Councils and those discussed at the Examination hearing sessions would be made subject to sustainability appraisal and public consultation and potentially enable me to find an amended Local Plan sound in due course.

Please advise the Programme Officer by no later than Friday 20 February 2015 of your response to the above, including whether or not the Councils are able to prepare a list of modifications along the lines set out and by what date(s) they might then be subject to a refreshed SA/SEA/HRA process and a 6 week public consultation period.

Yours sincerely,

Nigel Payne, Inspector

10<sup>th</sup> February, 2015