



## 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, 21 February 2013**, at **7.00 pm**, which you are summoned to attend.

S. Shippen  
Town Clerk  
15 February 2013

**1. Apologies for Absence and Declaration of Substitute Members**

**2. Minutes**

To approve the minutes of the meeting held on 31 January 2013.

**3. 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.**

**4. 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.

**5. Planning Applications**

To consider planning applications in respect of Seaford.

Planning Applications week ending 25 January 2013

**Seaford 112 Firle Road**  
LW/13/0030 Planning Application - Roof conversion with velux windows for Mr D Davies

**Seaford 6 Dymchurch Close**  
LW/13/0036 Planning Application - Single storey extension to the rear for Mr C Thomas

**Seaford 8 Sandgate Close**  
LW/13/0038 Planning Application - Erection of a single storey extension for Mr & Mrs Jones

**Seaford 3A Links Road**  
LW/13/0040 Planning Application - Erection of conservatory at rear for Mr W Sayce

**Seaford**            **Surrey Cottage Surrey Road**  
LW/13/0043    Planning Application - Erection of a single storey extension to create a second bedroom and wc for Mr R Furner

Planning Applications week ending 1 February 2013

**Seaford**            **66 Beacon Drive Seaford**  
LW/12/0986    Planning Application - Demolition of existing detached garage and rear conservatory. Erection of a two storey extension at side and single storey extension at front and rear for Mr & Mrs Pybus

Planning Applications week ending 11 January 2013

**Seaford**            **18 Esplanade Mews**  
LW/13/0010    Planning Application - Section 73A Retrospective application for the retention of a trellis pergola for Mr A Woods

**Seaford**            **St Johns School 64 Firle Road**  
LW/13/0041    Planning Application - Section 73A Retrospective application for retention of smoking area shelter for St Johns School

**Seaford**            **29 Cornfield Road**  
LW/13/0054    Planning Application - Erection of first floor extension to existing dormer windows on front elevation for Mr C Collins

6.    **Road Closure request – Procession of Witness**  
To consider report 156/12 in respect of a road closure request for the Procession of Witness on 29 March 2013 (pages 5 to 7).
7.    **Proposed Stopping Up Order – Hawth Place**  
To consider report 157/12 in respect of an application for a Stopping-up Order (pages 9 to 11).
8.    **Lewes District Car Park Review**  
To consider report 158/12 in respect of the proposed changes to off street parking in Seaford (pages 13 to 16).
9.    **Lewes District Council Joint Core Strategy**  
To consider report 159/12 in respect of the Lewes District Council Joint Core Strategy (pages 17 to 38).

For further information about items appearing on this Agenda please contact  
Mrs S J Shippen, Town Clerk, 37 Church Street, Seaford, BN25 1HG.  
Telephone 01323 894870.

**Circulation:**

**Committee:**

Councillor L Wallraven (Chairman)

Councillor R E Allen (Vice Chairman)

Councillors; A Campbell, B W Groves, A Latham, S E McStravick, R Scarfe, A White and I J White (Ex-officio).

**For information:** Councillors S Adeniji, M F Brown, B Burfield, S Dunn, P L Franklin, S J Gauntlett, T Goodman, A Hayder, P Heseltine and B Warren.

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## Seaford Town Council

Report 156/12

**Agenda Item No:** 6

**Committee:** Planning & Highways.

**Date:** 21 February 2013.

**Title:** Road Closure Request, Procession of Witness.

**By:** Simon Cooper, Corporate Services Manager

**Wards Affected:** Central and South Wards.

**Purpose of Report:** To inform the Committee of a request to close some roads in the Town Centre for a short period on Friday 29 March 2013 to facilitate the Procession of Witness organised by Churches Together in Seaford.

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### Recommendations

**You are recommended:**

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

### 1. Information

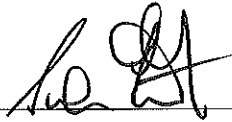
- 1.1 A notice has been submitted by Mr L Holland on behalf of Churches Together in Seaford requesting that a number of roads be closed on 29 March 2013 to facilitate the Good Friday Procession of Witness. The procession will take approximately twenty-five minutes, it begins at 11.00 am.
- 1.2 The following roads will be closed: Place Lane eastwards towards Broad Street, Broad Street southwards to the High Street, the High Street south westwards to South Street, South Street eastwards to 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 have 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 6 March 2013.

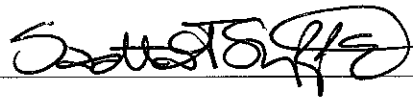
**2. Financial Appraisal**

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

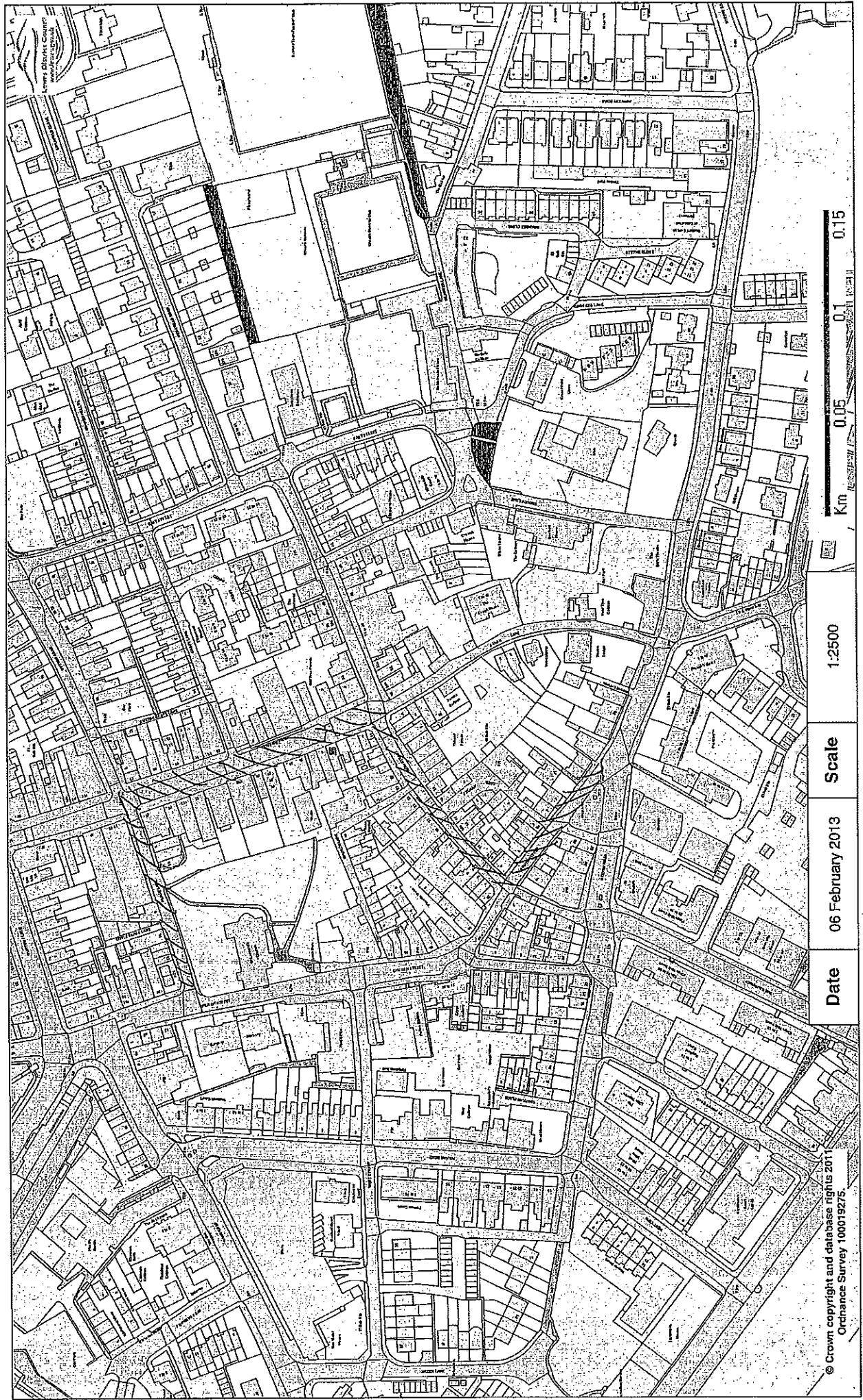
**3. Contact Officer**

The Contact Officer for this report is Simon Cooper, Corporate Services Manager.

Corporate Services Manager  \_\_\_\_\_

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

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Ordnance Survey 100019275

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## Seaford Town Council

Report 157/12

<b>Agenda Item No:</b>	7
<b>Committee:</b>	Planning & Highways Committee.
<b>Date:</b>	21 February 2013.
<b>Title:</b>	Proposed Stopping-up Order – Hawth Place Seaford
<b>By:</b>	Simon Cooper, Corporate Services Manager.
<b>Wards Affected:</b>	West Ward.
<b>Purpose of Report:</b>	To inform the Committee of an application for a Stopping-up Order.

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### Recommendations

You are recommended:

1. To consider the Council's response to the Stopping-up Order consultation.
- 

### 1. Information

- 1.1 We have received a consultation from ESCC concerning an application for a Stopping-up Order to remove the highway rights over an area of adopted highway land at Hawth Place Seaford.
- 1.2 The piece of land in question formed part of the land acquired by ESCC for the construction of the A259 Buckle Bypass. About 10 years ago the owner of 3 Hawth Place, Seaford negotiated the purchase of the land in question from ESCC to create a building plot. The building plot subsequently changed hands and planning consent was obtained for a bungalow which was constructed. However a Stopping-up Order was never obtained. This has come to light as the current owner is attempting to sell the property; ESCC is therefore applying for a Stopping-up Order retrospectively.
- 1.3 ESCC cannot proceed with the application if the Town Council objects.
- 1.4 A map is attached as Appendix A, identifying the area affected by the application which is shaded and hatched in black.
- 1.5 ESCC have requested a response as soon as possible given the pending sale.


**2. Financial Appraisal**

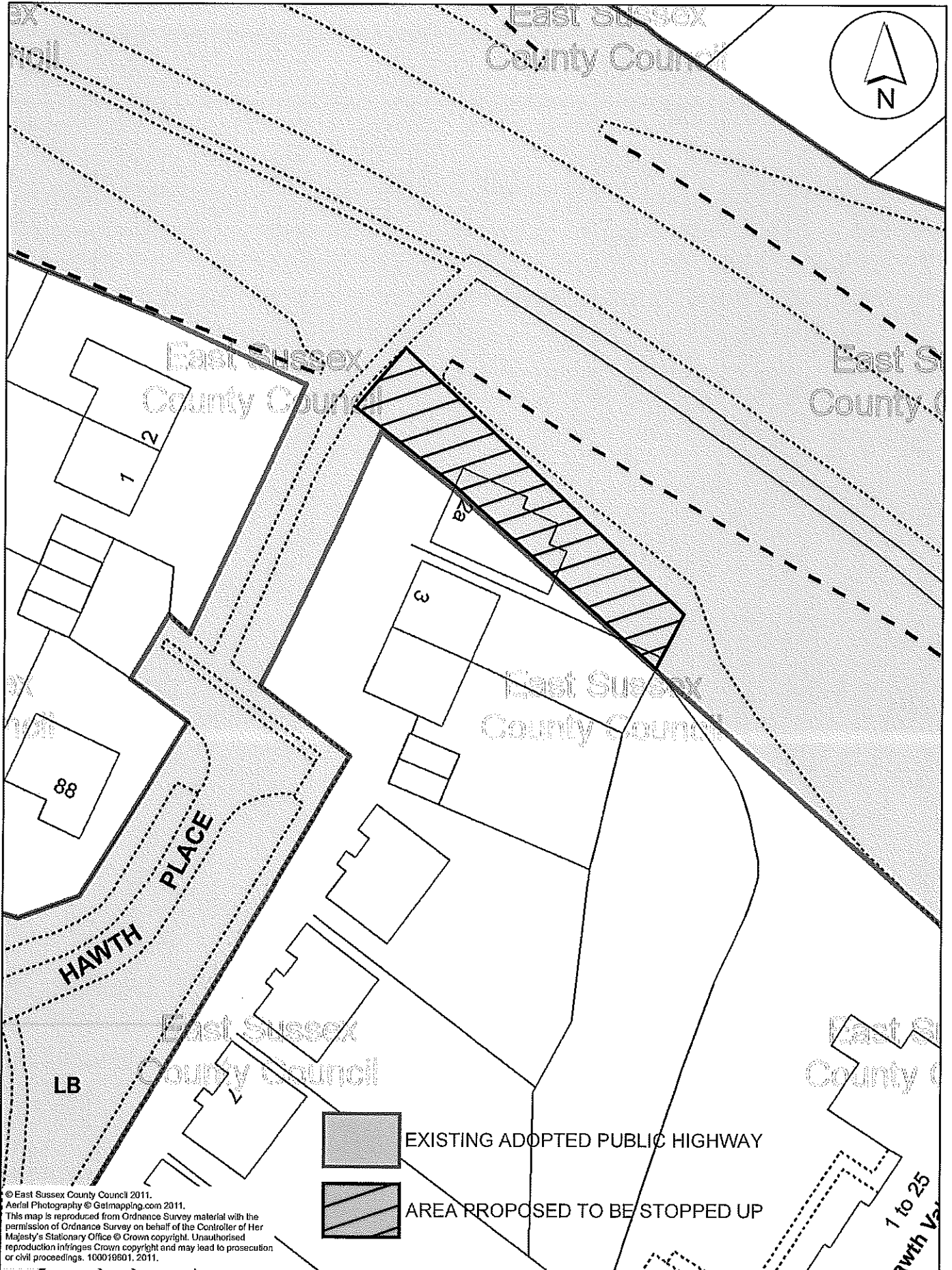
There are no financial implications to the Council as a result of this report.

**3. Contact Officer**


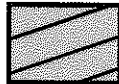
The Contact Officer for this report is Simon Cooper, Corporate Services Manager.

Corporate Services Manager  \_\_\_\_\_

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



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-  EXISTING ADOPTED PUBLIC HIGHWAY
-  AREA PROPOSED TO BE STOPPED UP

East Sussex County Council County Hall St Annes Crescent Lewes	Proposed Stopping Up Order - Hawth Place, Seaford	
	Date: 18th January 2013	Land tinted pink is considered to be adopted highway. The highway boundary, where researched, is shown in red outline. WHERE NO RED LINE IS SHOWN, THERE MAY BE MORE HIGHWAY THAN IS SHOWN IN PINK.
	Scale: 1:500	

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## Seaford Town Council

Report 158/12

<b>Agenda Item No:</b>	<b>8</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>21 February 2013</b>
<b>Title:</b>	<b>Lewes District Car Park Review</b>
<b>By:</b>	<b>Simon Cooper, Corporate Services Manager</b>
<b>Wards Affected:</b>	<b>All Seaford Wards</b>
<b>Purpose of Report:</b>	<b>To inform Members of a Proposed Changes to Off Street Parking in Seaford.</b>

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### Recommendations

**You are recommended:**

- 1. Consider any comments to be made concerning the proposals.**
- 

### 1. Information

- 1.1** Lewes District Council (LDC) working with East Sussex County Council (ESCC) have conducted a review of Off Street Parking in the District and are introducing 'The East Sussex County Council (Lewes District) (Off-Street Parking Places) Traffic Regulation Order 201'.
- 1.2** This Order does not introduce charges for On Street parking or on the Seafront.
- 1.3** The main changes that affect Seaford are:
  - To reduce the hours of charging by 1 hour in the morning (from 8.00am to 9.00am) and 1 hour in the evening (from 6.00pm to 5.00pm).
  - To remove charges for Bank and Public Holiday parking in all of LDC's off-street car parks.
  - To reduce the maximum stay in car parks which are currently 72 hours to 10 hours.
  - Allow Blue Badge Holders to park for up to one hour beyond the maximum stay in 2 and 4 hour car parks where a valid Blue Badge and time clock is displayed.

- The charges listed below will apply to Richmond Road, Saxon Lane, Sutton Road and West Street Car Parks.
  - Up to 30 minutes £0.50
  - Up to 1 hour £0.70
  - Up to 2 hours £1.00
  - Up to 3 hours £1.20
  - Up to 4 hours £1.60
  - Up to 5 hours £2.00
  - Between 5 and 8 hours £2.00
- Buckle, Esplanade, High and Over, Lambes' Bridge and South Hill Barn Car Parks are free with a 10 hour maximum stay with no return within 2 hours.
- Downs Leisure Centre Car Park has been removed from the order.
- Sutton Croft Lane/Sutton Road Car Park are renamed Sutton Croft Lane Car Park, Sutton Road/East Street Car Park are renamed Sutton Road Car Park.
- Buckle Car Park has been split renaming it Buckle Car Park and Buckle HGV Park.
- South Hill Car Park is now South Hill Barn Car Park

1.4 Further information can be obtained by following the link  
<http://www.lewes.gov.uk/council/20718.asp>

1.5 Maps identifying the Seaford Car Parks are attached at Appendix A.

## 2. Financial Appraisal

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

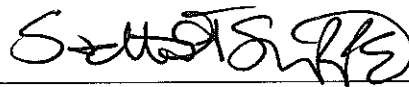
## 3. Contact Officer

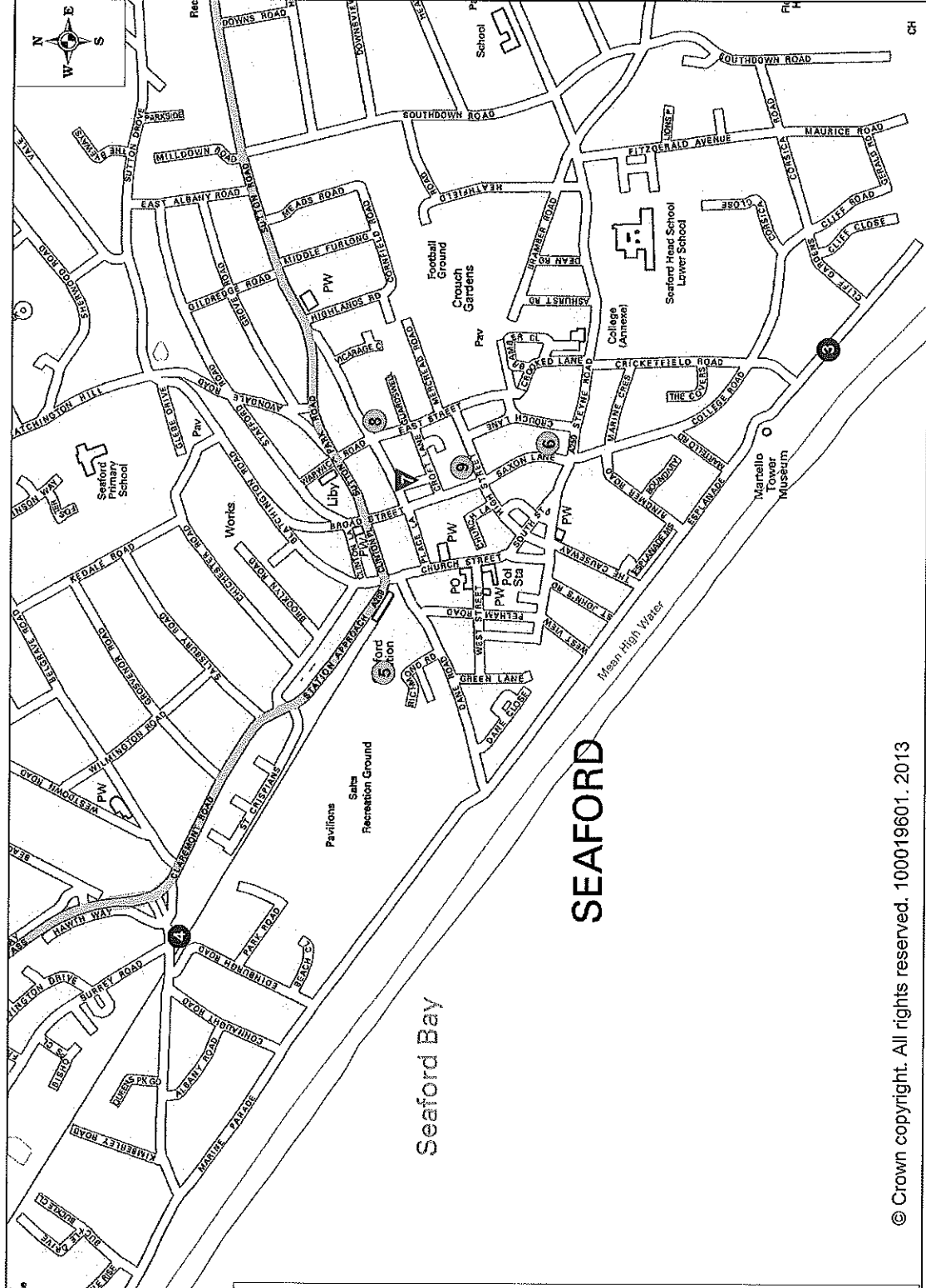
The Contact Officer for this report is Simon Cooper, Corporate Services Manger.

Corporate Services Manager



Town Clerk





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**KEY**

**Car Park**

1. Buckle HGV Park
2. Buckle Car Park
3. Esplanade Car Park
4. Lambes' Bridge Car Park (not operational)
5. Richmond Road Car Park
6. Saxon Lane Car Park
7. Sutton Croft Lane Car Park
8. Sutton Road Car Park
9. West Street Car Park

**Car Park Type**

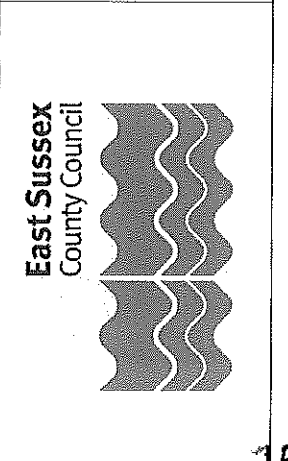
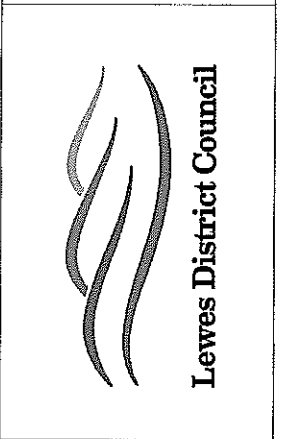
- △ Permit Holder only Monday to Saturday
- Public

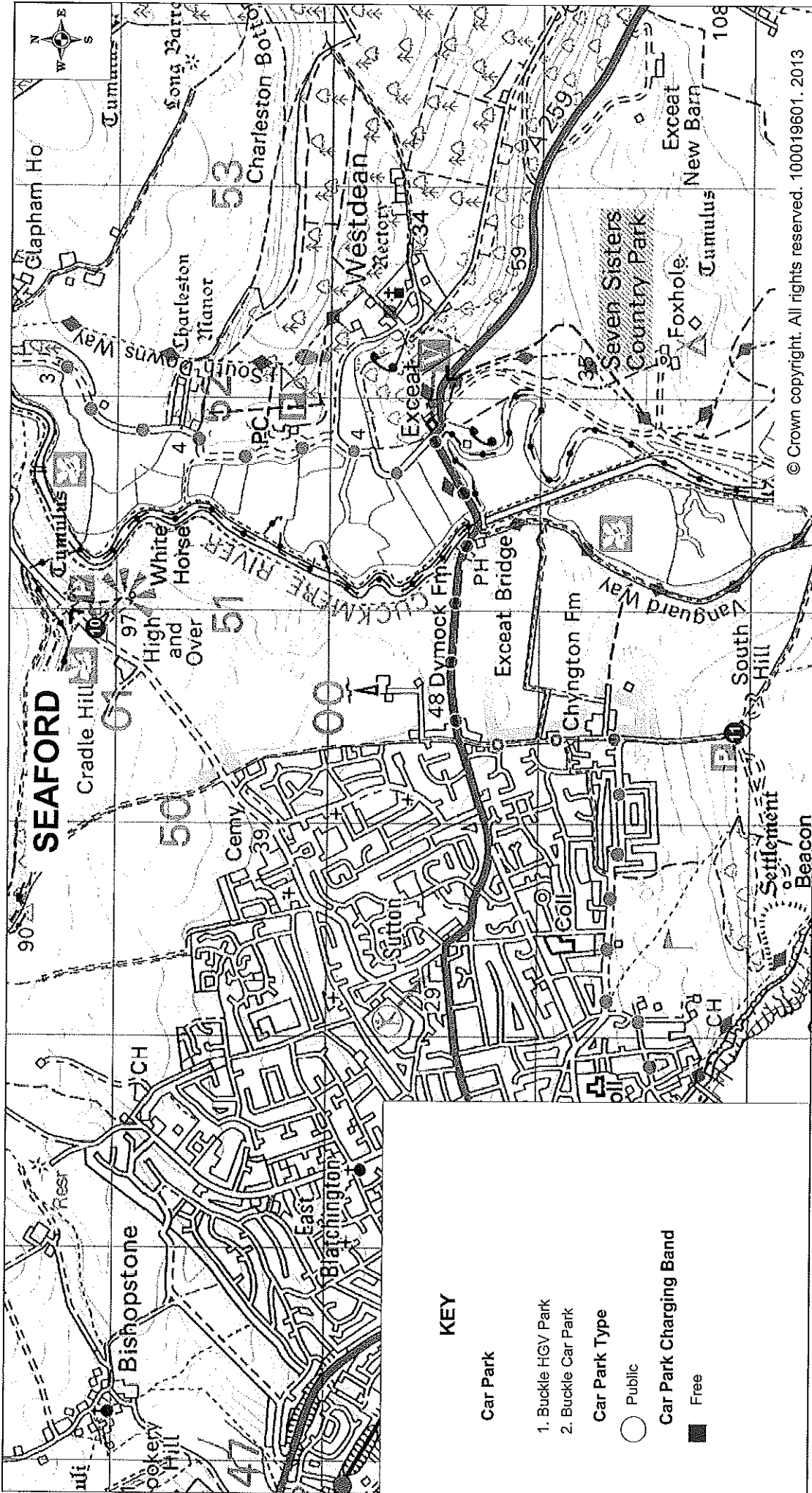
**Car Park Charging Band**

- ▨ Coastal
- Free
- Permit Holder Only

SCALE	NTS
DATE	28/01/2013
DRAWING No.	LWOSP/3
DRAWN BY	DPA

# Car Park Location Plan Seaford (1 of 2)

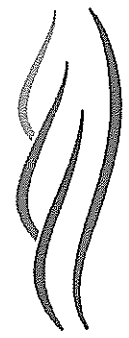




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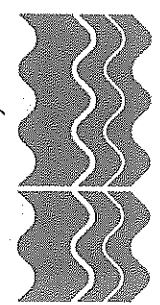
SCALE	NTS
DATE	28/01/2013
DRAWING No.	LWOSP/4
DRAWN BY	DPA

## Car Park Location Plan Seaford (2 of 2)



Lewes District Council

East Sussex  
County Council







## Seaford Town Council

Report 159/12

<b>Agenda Item No:</b>	<b>9</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>21 February 2013</b>
<b>Title:</b>	<b>Joint Core Strategy – Proposed Submission Document</b>
<b>By:</b>	<b>Simon Cooper, Corporate Services Manager</b>
<b>Wards Affected:</b>	<b>All Seaford Wards</b>
<b>Purpose of Report:</b>	<b>To inform members about the LDC/SDNPA Joint Core Strategy – Proposed Submission Document</b>

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### Recommendations

**You are recommended:**

- 1. To consider comments to LDC concerning the Joint Core Strategy – Proposed Submission Document.**
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### 1. Information

- 1.1** Lewes District Council (LDC), in partnership with the South Downs National Park Authority (SDNPA), has prepared a plan that will, once adopted, guide new development and change in the district for the period up to 2030. This plan, known as the Core Strategy, follows earlier consultations and is the version that will be submitted to Government for an independent Examination in Public.
- 1.2** Representations are invited on this plan, representations received will be considered by the Planning Inspector appointed to conduct the Examination in Public.
- 1.3** This is an important document as it sets the parameters for the next 16 or so years.
- 1.4** This Committee considered the draft document at its meeting held on 3 November 2011 and comments were submitted following that meeting.
- 1.5** A summary of the document is attached at Appendix A. The actual Core Strategy Document is very long and inevitably the summary will not contain all of the details, members can download a copy of the full document by entering this link, [www.lewes.gov.uk/corestrategy](http://www.lewes.gov.uk/corestrategy)
- 1.6** The formal submission will be made in April 2013, the examination will take place in the summer of 2013 and the document will be adopted in the autumn of 2013.

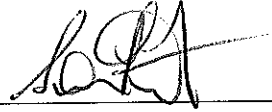
**2. Financial Appraisal**

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

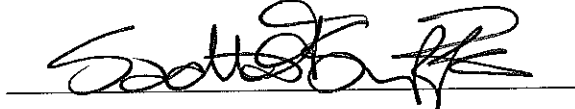
**3. Contact Officer**

The Contact Officer for this report is Simon Cooper, Corporate Services Manger.

Corporate Services Manager



Town Clerk



Lewes District Council, in partnership with the South Downs National Park Authority (SDNPA) has prepared a plan that will, once adopted, guide new development and change in the district for the period up to 2030. This plan known as the Core Strategy and will form a key part of the Local Development Framework (LDF), which replaces the Local Plan adopted in 2003. This document also takes into account more recent Government changes to the planning system including the Localism Act 2001 and the National Planning Policy Framework (NPPF)

The Core Strategy sets out the over-arching strategy to which all other documents within the LDF have to conform. The Core Strategy sets a vision for where the District will be in 2030 and sets out a broad strategy for how that vision may be achieved. This broad strategy has to identify how much development will take place over a given period (e.g. the number of new houses to be built) and the areas where development and change will occur.

The policies outlined within the document are not detailed as the document establishes an agreed policy strategy, which will be developed in detail in later plans which form part of the LDF.

## **1. Influences on the content of the Core Strategy**

- 1.1 *National Influences* – The Core Strategy has to take into account the NPPF which replaces a raft of national planning policy and guidance.
- 1.2 *Regional Influences* – The Core Strategy needs to be in “general conformity” with the Regional Spatial Strategy for the South East, although the Government has announced its intention to abolish all RSS’s none of the RSS’s have been revoked yet, hence at this time the South East Plan remains effective.
- 1.3 *Other Strategy Documents* – The Core Strategy reflects the relevant priorities set out in the Sustainable Community Strategy (SCS) for Lewes District. These priorities include: a valued environment, decent and affordable housing for all, safer and stronger communities, access to good local facilities, healthier communities, a vibrant and sustainable economy. The Core Strategy will have a key role in realising the priorities set out in the LDC Regeneration Plan. The document also takes account of strategies prepared by other organisations providing services within the district such as ESCC Local Transport Plan, Catchment Flood Management Plans, Shoreline Management Plans and the East Sussex Economic Development Strategy, and the East Sussex Environment Strategy.
- 1.4 *Evidence base studies* – A key requirement in developing planning policies is that they are underpinned by robust evidence, hence during the course of the past couple of years a number of studies have been undertaken on several different subject areas, which can be viewed at: <http://www.lewes.gov.uk/planning/backgroundreps.asp>
- 1.5 *National Park influences* – Since a significant part of the Joint Core Strategy plan area is within the South Downs National Park the two statutory National Park purposes will need to underpin the strategy and policies that will be utilised and/or delivered in the National Park area. These are: to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and to promote opportunities for the understanding and enjoyment of the special qualities of the area by the public. National Park Authorities also have a duty to “seek to foster the

economic and social well-being of local communities within the National Park”, this duty will also need to be met through the policies in the Core Strategy that relates to the National Park area within Lewes District.

- 1.6 *Sustainability Appraisal/Strategic Environmental Assessment (SEA)* – As the Core Strategy needs to contribute towards the achievement of sustainable development it needs to be subject to the Sustainability Appraisal process, which incorporates the requirements of the Strategic Environmental Assessment (SEA) Directive. Strategy and policy options are assessed against a set of objectives that reflect the characteristics and issues within the plan area.
- 1.7 *Habitats Regulation Assessment* – The Core Strategy has taken into account the effect it could have on a number of protected European Sites both within Lewes District and in surrounding areas.
- 1.8 *Views of individuals and organisations.*
- 1.9 *The role of Neighbourhood Planning* – Through the Localism Act 2011, a new tier in the planning system has been created at the local level. This is in the form of neighbourhood planning, which consists of the production of Neighbourhood Plans and Development Orders. The Core Strategy will provide the strategic planning context for the production of neighbourhood plans.

## **2 A Portrait of Lewes District**

This section of the Core Strategy provides a spatial portrait of the District in order to identify issues and challenges facing the district. Firstly the characteristics that apply to the district as a whole are identified followed by those that apply to individual areas. For the purposes of this report only the sections relating to the area generally and Seaford in particular are being included.

- 2.1 *General Characteristics* – Describes geographical details of the district including transport infrastructure and population details and distribution.
- 2.2 *Environmental Characteristics* – Describes the landscape and historic environment of the district.
- 2.3 *Social Characteristics* – Provides a demographic breakdown of the district’s population together with housing, income and recreational information.
- 2.4 *Economic Characteristics* – Provides a summary of the employment situation in the district.

### **Seaford (copied in full)**

- The town is the largest settlement in the district with a population of 24,044. It is located between the sea and the South Downs National Park, with the river valleys of the Cuckmere and the Ouse lying to the east and west of the town respectively.
- The historic core of the town is set back from the seafront where a wide shingle beach is maintained as a sea defence and provides a popular amenity attraction.

- The retail offer in the town consists of a mix of chain stores and independent retailers with relatively low vacancy rates.
- The Martello Tower on the seafront was constructed during the Napoleonic Wars and is the most westerly of a chain of such fortifications stretching as far as Hythe in Kent.
- The town contains significant post-war residential estate development that has absorbed the two downland villages of Chyngton and Blatchington; both now designated as Conservation Areas.
- Immediately adjacent to the town are the dramatic cliffs of Seaford Head, which act as a significant visitor attraction, whilst further beyond are the famous landscapes of the Seven Sisters and Cuckmere Haven. Despite these attractions the town's visitor economy is considered to have untapped potential.
- The town's railway station offers direct train services to Newhaven, Lewes, Brighton and London.
- One third of the population are aged 65 or over, which is significantly higher than the national average of 17.6%.
- high proportion of the jobs in the town are in the health and education sectors.

### **3 Key Strategic Issues and Challenges**

This section of the document identifies the strategic issues and challenges facing Lewes District, including those areas of the district within the South Downs National Park that the Core Strategy is seeking to address.

- 3.1** *Accommodating and delivering growth* – making sure there is enough land available to meet the expected housing needs, ensuring that new development meets local needs (affordable and suitable for an ageing population). Ensure that sufficient land is available for business and other uses to provide employment and facilitate growth and regeneration of the local economy. Ensure that development is sustainable. And to address cross-boundary influences and links with adjacent authorities, where much higher levels of growth are planned than in Lewes District.
- 3.2** *Improving access to housing* – Improving the amount and availability of affordable housing, both rented and shared ownership, is a priority due to high house prices and below average wages. Ensure flexibility in terms of housing provision to be able to react to changes in the housing market.
- 3.3** *Promoting sustainable economic growth and regeneration* – addressing pockets of socio-economic deprivation along the coast, declining workforce, high level of out-commuting; the lack of modern business premises and smaller units. Ensure availability of relevant skills training, regenerate vacant sites and premises before allocating green field sites for business development. Address inadequate IT communications. Maintain and enhance the role of Newhaven as a regionally significant port. Recognising that tourism alone will not lead to a buoyant rural

economy and that other sectors are equally as important. Grasp the economic opportunities offered by the South Downs National Park.

- 3.4 *Creating healthy, sustainable communities* – ensure adequate access to health and education, recreational facilities and open spaces. Promote social inclusion, tackle deprivation and reduce fear of crime. Make adequate provision for an ageing population.
- 3.5 *Protecting and enhancing the distinctive quality of the environment* – capitalise on the designation of the National Park, preserve and enhance the District's heritage assets, protect open spaces, reduce flood risk, maintain and improving air quality. Protect drinking water supplies and bathing areas. Ensure that agriculture and other rural enterprises can prosper in a way that benefits the character of the countryside.
- 3.6 *Tackling climate change* – mitigating the impact of future development on the environment, reducing emissions and energy use. Address the risk of flooding and manage and adapt development in areas that are at risk from coastal erosion.

#### **4 A Vision for Lewes District**

- 4.1 *District wide* – By 2030, the district will have made every effort to respond to the challenges of climate change, using sustainable construction techniques, alternative travel options. Reduce the severity of flood risk particularly in urban areas. Within the National Park areas being conserved, enhanced and enjoyed. The coastal strip enhanced through regeneration, assisting sustainable tourism. Improved employment opportunities utilising enhanced communications infrastructure. Existing communities will have been made more sustainable through the delivery of key infrastructure requirements, sustainable transport options, accessible health care and education facilities. Appropriate new housing will have been delivered, including affordable housing in appropriate locations.
- 4.2 *Seaford* (copied in full) – By 2030, Seaford will have made greater use of its coastal location through a regenerated seafront that is easily accessed from the town centre and key transport hubs, such as the railway station. The retail provision on offer in the town will have been improved, by developments that encourage a rich and diverse mix of shops and other town centre uses, and advantage will have been taken of the opportunities presented by the National Park. This will have included the improved provision of tourist facilities and accommodation that have widened the town's economic base, whilst maintaining the relative tranquillity of the town, as well as the heritage assets, which are valued by residents and visitors alike.

#### **5 Strategic Objectives**

Eleven strategic objectives outline the direction of the Local Plan (of which the Core Strategy is Part 1) in order to achieve its vision of Lewes District in 2030:

- 5.1 To stimulate and maintain a buoyant and balanced local economy through regeneration of the coastal towns, support for the rural economy and ensuring that the economy is underpinned by a balanced sector profile.

- 5.2 To maintain and enhance the vitality of the district's town centres, retail centres and local centres as hubs for shopping, business, entertainment, cultural and community life.
- 5.3 To deliver the homes and accommodation for the needs of the district and ensure the housing growth requirements are accommodated in the most sustainable way.
- 5.4 To take advantage of the richness and diversity of the district's natural and heritage assets to promote and achieve a sustainable tourism industry in and around the district.
- 5.5 To work with other agencies to improve the accessibility to key community services and facilities and provide the new and upgraded infrastructure that is required to create and support sustainable communities
- 5.6 To conserve and enhance the high quality and character of the district's towns, villages and rural environment by ensuring that all forms new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements.
- 5.7 To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- 5.8 To maximise opportunities for re-using suitable previously developed land in urban areas and to plan for new development in the highly sustainable locations without adversely affecting the character of the area.
- 5.9 To reduce the need for travel and to promote a sustainable system of transport and land use for people who live in, work in, study in and visit the district.
- 5.10 To ensure that the district reduces causes of climate change, including through the implementation of the highest feasible standards of sustainable construction techniques in new developments, and is pro-active regarding climate change initiatives.
- 5.11 To reduce the district's vulnerability to the impacts of climate change, particularly by seeking to reduce the number of properties, community assets and infrastructure that are at an unacceptable risk of flooding or coastal erosion.

**6 The Spatial Strategy – where development and change will take place – options available.**

This section also identifies the proposed level of development and change that is planned to take place over the lifetime of the plan. The Core Strategy will also contain a delivery section outlining how policies will be implemented. It will also deal with a monitoring mechanism to keep track of progress. A key underlying principle of the National Planning Policy Framework is the presumption in favour of sustainable development. In order to meet this requirement the following policy will apply.

When considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants

jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Local Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the local planning authority will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweighs the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
  - Specific policies in that Framework indicate that development should be restricted.
- 6.1** *Settlement Hierarchy* – has been developed to understand the role that each existing settlement plays. This will help ensure that development is distributed in the most sustainable manner and having regard to where the need for development exists. The settlement hierarchy has been informed by the Rural Settlement Study identifying key social, environmental and economic characteristics and issues in the districts rural settlements. Seaford is categorised as a District Centre defined as: “Accessible settlements by road and public transport containing a range of shops, employment opportunities and facilities including a secondary school. Such settlements are not reliant upon other centres to meet day to day needs, but they require support from nearby secondary or primary centres to meet the higher level needs of their residents”.
- 6.2** *Accommodating and delivering growth* – The Core Strategy establishes the development targets for the district for a given period of time. Proposed development will need to be supported by appropriate infrastructure. Therefore, an Infrastructure Delivery Plan has been prepared alongside the Core Strategy document, setting out the infrastructure that will be required to support the level and location of development proposed, along with details of the infrastructure providers, timings and potential costs.
- 6.3** *Spatial Policy 1- Provision of housing and employment land* in the period between 2010 and 2030 4,500 net additional dwellings will be provided in the plan area, (this is the equivalent of approximately 225 net additional dwellings per annum). In the period between 2012 and 2031, in the region of 74,000 square metres of employment floorspace (B1, B2 and B8) will be provided in the plan area. 60,000 square metres of this floorspace will be as industrial space (B1c, B2 and B8), and 14,000 square metres will be as office space (B1a).
- 6.4** *Distribution of development* – Taking the planned levels of housing and employment growth the plan needs to set a strategic approach to how growth will be distributed across the plan area for the lifetime of the plan. The Core Strategy will not identify and allocate every single housing site. More detail, including the allocation of specific sites will come through the District Council’s Site Allocations and Development Management Policies. In some areas Neighbourhood Plans may



provide this detail. A strategic housing site is defined as being capable of delivering a minimum of 100 dwellings, whilst also being deliverable in the Strategic Housing Land Availability Assessment (SHLAA)

**6.5** *Spatial Policy 2 – Distribution of Housing* During the period between 2010 and 2030, 4,500 net additional dwellings will be delivered in the district. Part of this total will met as follows;

- 408 completions in the period between April 2010 and April 2012 (Seaford 20)
- The delivery of 1,494 commitments across the plan area.
- An allowance for 190 dwellings to be permitted on unidentified small-scale windfall sites during the first five years of the plan period and subsequently delivered.

Seaford will provide 90 net additional units towards the remaining 2,408 net additional dwellings required. Individual sites to meet the planned levels of housing provision will be identified in either District Council Site Allocations and Development Management Policies, or the National Park Authority’s Local Plan. Neighbourhood Plans could also be used to identify the individual sites, although should they not be progressed in an appropriate timeframe, fail at Examination or referendum, or not identify sites to deliver the required number of units then the aforementioned local planning authority documents will plan for this growth.

**6.6** *Spatial Policy 3 – Relates solely to Lewes.*

**6.7** *Spatial Policy 4 – Relates solely to Haywards Heath (Wivelsfield Parish).*

**6.8** *Spatial Policy 5 – Relates solely to Ringmer.*

**6.9** *Spatial Policy 6 – Relates solely to Land at Harbour Heights, Newhaven.*

## **7 Core Delivery Policies**

The core delivery policies that are seen as integral to addressing this key issue/challenge are identified:

### **7.1 Core Policy 1 – Affordable Housing.**

- 1** A district wide target of 40% affordable housing, including affordable rented and intermediate (shared ownership) housing, will be sought for developments of 10 or more dwelling units. For developments of less than 10 units, affordable housing will be sought according to the stepped target threshold below:

Affordable Housing Target/Threshold	
Scheme size (units)	Affordable Housing (Units)
1 – 2	0
3 – 4	1
5 – 7	2
8 – 9	3
10+	40%

- 2 The affordable housing requirement may exceptionally be determine on a site by site basis where justified by market and/or site conditions. The target levels will be expected to be provided by all developments of 3 or more (net) dwellings (including conversions and subdivisions) unless the planning authority is satisfied by robust financial viability evidence that the development would not be financially viable at the relevant target level. Such evidence will be required to be submitted with the planning application to justify any reduced levels of affordable housing provision proposed for assessment using an open-book approach and may be subject to independent assessment (e.g. by the Valuation Office Agency or equivalent).
- 3 The guideline affordable housing tenure split will be 75% affordable rented and 25% intermediate (shared ownership). The local planning authority will negotiate the appropriate tenure split on a site by site basis based on the latest evidence of needs in the site locality.
- 4 Affordable housing units will be integrated throughout the development site, be indistinguishable in design and materials from market housing on the site and remain affordable in perpetuity.

The strong presumption is that affordable housing will be provided on the development site. In exceptional circumstances, the local planning may, at its discretion, consider accepting in lieu an off-site contribution on another suitable serviced site provided by the developer in the first instance or a financial contribution of broadly equivalent value. In such circumstances the local planning authority will have particular regard for the need to develop mixed and balanced communities and will need to be persuaded that the affordable housing cannot satisfactorily be provided on the development site itself. In the National Park the focus will be on the provision of affordable housing to ensure that the needs of local communities in the National Park are met.

Where sites are allocated in a Development Plan Document a different affordable housing requirement may be specified (either higher or lower), taking into consideration any site specific factors that may affect financial viability and/or the wider planning benefits of the development of that site.

The local planning authority will monitor the delivery of affordable housing through the Authority Monitoring Report. In the event of persistent under delivery against this policy target and the Housing Strategy annual target the Council will review the targets and thresholds of this policy. In the event of a fall of 10% or more in East Sussex average house prices (Land Registry House Price Index June 2011 baseline) the local planning authority will review the thresholds and targets of this policy.

Due to the largely rural nature of the district, Rural Exception Sites for local needs affordable housing outside the planning boundary of rural settlements will continue to be considered according to the requirements of policy RES10 carried forward from the Lewes District Local Plan 2003.

## **7.2 Core Policy 2 - Housing Type, Mix and Density.**

In order to deliver sustainable, mixed and balanced communities, the local planning authority will expect housing developments (both market and affordable) to:

- 1 Provide a range of dwelling types and sizes to meet the identified local need, based on the best available evidence. This need will generally include accommodation appropriate for the ageing population, and 1 and 2 bedroom homes for single person households and couples with no dependents. Account will also need to be given to the existing character and housing mix of the vicinity and, where appropriate, the setting of the National Park and its Purposes and Duty.
- 2 Provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs of the community and the changing needs of occupants over time. Lifetime Homes standards will be encouraged in new residential developments.
- 3 Achieve residential densities in the region of 47 to 57 dwellings per hectare for the towns and 20 to 30 dwellings per hectare for the villages. Exceptions will be made where individual sites merit lower or higher densities when taking into consideration the site context including the character of the surrounding area, site accessibility, and the size/type of dwellings needed in the locality. Densities to be achieved on allocated sites will be identified in the development principles that accompany the site allocation in the relevant DPD.
- 4 Where appropriate, identify sites and local requirements for special needs housing (such as for nursing homes, retirement homes, people with special needs including physical and learning disabilities, specific requirements of minority groups etc) in a Site Allocations and Development Management Policies DPD and/or the SDNPA Local Plan.

### **7.3 Core Policy 3 – Gypsy and Traveller Accommodation.**

Provision will be made for a net total of 11 permanent pitches for Gypsies and Travellers in Lewes District for the period 2011 to 2018. The local planning authority will allocate specific, deliverable sites through a Site Allocations and Development Management DPD and the SDNPA Local Plan. These plans will be informed by appropriate Site Assessment work and taking into account any planning permissions granted permanent use in the interim.

In guiding the allocation of permanent Gypsy and Traveller sites and/or considering planning applications for sites for Gypsies and Travellers and Travelling Showpeople, proposals will be supported where the following criteria have been met and they are in conformity with other relevant district wide policies;

- 1 Avoid locating sites in areas at high risk of flooding or significantly contaminated land, or adjacent to existing uses incompatible with residential uses, such as waste tips;
- 2 The site is well related to, or has reasonable access by foot, cycle or public transport, to settlements with existing services and facilities such as schools, health services and shops;

- 3 The proposal does not compromise the special features of national historical, environmental or landscape designations such as the South Downs National Park, Lewes Downs and Castle Hill Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI);
- 4 Safe and convenient access is provided for residents, emergency vehicles and services, such as waste collection, and the site is suitable in terms of size and topography to provide facilities such as parking, storage, play space and residential amenity;
- 5 Basic services, such as water and power are available, or can be reasonably provided; and
- 6 Adequate levels of privacy for residents on and adjacent to the site and provided through considerations such as site layout and landscaping.

Proposals for sites for Travelling Showpeople should also include adequate space for storage and/or keeping and exercising any animals associate with Travelling Showpeople's needs.

#### **7.4 Core Policy 4 – Encouraging Economic Development and Regeneration.**

In order to stimulate and maintain a buoyant and balanced local economy through regeneration of the coastal towns, support for local and key strategic businesses and the rural economy and ensuring that the district's economy does not become reliant on one or two sectors, the local planning authority will take a flexible and supportive approach to economic development through the following measures:

- 1 When and where appropriate, identify sufficient sites in sustainable locations to provide for a flexible range of employment space to meet current and future needs. Within the South Downs National Park the pursuit of National Park Purposes will be paramount.
- 2 Safeguard existing employment sites from other competing uses unless there are demonstrable economic viability or environmental amenity reasons for not doing so. This will include:
  - i A demonstrated lack of developer interest.
  - ii Persistently high vacancy rates.
  - iii Serious adverse environmental impacts from existing operations.
  - iv Where the site is otherwise unlikely to perform an employment role in the future.
  - v Where the loss of some space would facilitate further/improved employment floorspace provision.

In such circumstances, there will be a strong preference for a mixed use alternative development in order to facilitate the retention or delivery of an appropriate element of employment use on the site.

There is a presumption in favour of retaining the unimplemented employment site allocations from the Local Plan (2003) towards meeting the District's employment land requirements over the plan period. However, if there are clear economic viability or environmental amenity reasons for not doing so then such sites will be de-allocated or considered for alternative uses through the Site Allocations and Development Management Policies DPD or the SDNPA Local Plan.

- 3 Support the appropriate intensification, upgrading and redevelopment of existing employment sites for employment uses. Where appropriate, mechanisms such as Local Development Orders and 'value added' mixed use schemes will be used.
- 4 Support the delivery of new office space to meet modern requirements.
- 5 Encourage and support small, flexible, start-up and serviced business units (including scope for accommodating business expansion). This would include support for economic growth in rural areas through the conversion of existing buildings and appropriate, well designed new buildings for suitable business uses and for sustainable tourism developments. In addition, support will be given for farm diversification schemes and enterprises that help maintain the viability of farm businesses engaged in sustainable land management.
- 6 Promote the development of sustainable tourism, including recreation, leisure, cultural and creative sectors, and having particular regard to the opportunities provided by the South Downs National Park, both within and outside the National Park boundary.
- 7 Support the continued use of Newhaven port for freight and passengers including plans for expansion and modernisation of the port as identified in the port authority's Port Masterplan. Support will also be provided to the delivery of onshore infrastructure and support services for the Rampion offshore windfarm.
- 8 Promote modern and high speed e-communications and IT infrastructure.
- 9 Encourage sustainable working practices (eg. homeworking and live/work).
- 10 Support opportunities for the improvement of the skills and educational attainment levels of the district's labour supply, including new education and training facilities.

#### **7.5 Core Policy 5 – The Visitor Economy.**

Opportunities for the sustainable development of the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local employment, through the following measures:

- 1 Support for the high quality provision of new, and the upgrading/enhancement of existing sustainable, visitor attractions; a wide range of accommodation types; encouraging emerging and innovative visitor facilities and accommodation offers; and giving flexibility to adjust to changing market trends.
- 2 Presumption in favour of the retention and improvement of existing visitor accommodation stock, including camping and caravan sites and existing visitor attractions/facilities.
- 3 Encourage sustainable tourism in rural areas, both within and outside the National Park boundary. This will include better linkages between the towns and rural surroundings; and the promotion of opportunities for the understanding and enjoyment of the National Park while recognising the importance of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area, as assets that form the basis of the tourist industry here.
- 4 Support a year-round visitor economy, including the relaxation or removal of seasonal planning restrictions wherever appropriate, while ensuring the facility remains for visitor use.
- 5 Support the improvement of sustainable transport opportunities for visitors and encourage the use of sustainable transport modes to reduce the impact of visitors on the highway network.
- 6 Encourage local crafts, food and produce and appropriate tourism development that supports rural business and farm diversification.
- 7 Continue to use saved Lewes District Local Plan policies E15 and E17 for Development Management purposes until such time as the Lewes District Council Development Management DPD and/or the South Downs National Park Local Plan is adopted.
- 8 Ensure that any new camping and touring caravan sites proposed in the South Downs National Park require a location within the National Park; respond sensitively to the National Park Purposes, including in design, location and scale; and meet the requirements of Local Plan Policy E17.

#### **7.6 Core Policy 6 – Retail and Sustainable Town and Local Centres.**

In order to promote and enhance the vitality and viability of retail and town centres in the district the local planning authority will:

- 1 Support development that reinforces or enhances the identified role of the centre in the retail hierarchy:

##### Main Town Centres

The district's primary focus for retail activity, particularly within the defined Primary Shopping Areas and Primary Shopping Frontages where a predominance of retail units will be retained. Other appropriate uses within

Main Town Centres will include appropriate leisure facilities; restaurants; offices; arts, culture and tourism facilities. A diversity of such uses will be particularly encouraged in the Secondary Shopping Frontages and more peripheral areas of the town centres where they support the wider function, vitality and viability of the town.

District Centres

A predominance of retail units will be retained within the defined Primary Shopping Areas and Primary Shopping Frontages in order to maintain a range of convenience and comparison retail goods to serve the local area. A range of other supporting uses and services such as cafes, financial and professional services and offices will be encouraged in the more peripheral areas of the town centres where they support the wider function, vitality and viability of the town centre.

Local Centres

In order to ensure local shopping centres remain a vibrant focus for the local community a range of retail, employment, leisure, cultural and community uses will be encouraged. Local shops and community facilities (such as meeting places, sports facilities, public houses, places of worship and cultural assets) will be retained unless it can be demonstrated that they are financially or otherwise unviable.

In Newhaven town centre a diverse range of retail and other uses such as cafes, restaurants, financial and professional services, employment, arts, cultural and community facilities will be encouraged in order to support the retail function. Such uses will also be permitted in vacant retail units within the Newhaven Primary Shopping Area. Changes of use to residential will be supported in Newhaven town centre, except at street level in the Primary Shopping Area, where other appropriate alternative uses such as retail, cafés, restaurants, financial and professional services, arts, cultural or community facilities cannot be identified.

- 2 Apply the Sequential Test for edge of centre or out of centre retail development proposals and require Retail Impact Assessments where the following thresholds are exceeded:

<i>Retail Impact Assessment – Trigger Thresholds (gross)</i>	
<i>Main Town Centre</i>	<i>750sqm</i>
<i>District Centre</i>	<i>500sqm</i>
<i>Local Service Centre</i>	<i>250sqm</i>

The Retail Impact Assessment will need to comply with paragraph 26 of the National Planning Policy Framework (NPPF) and applications and their associated assessments will be determined against paragraph 27 of the NPPF.

- 3 Require developments in edge of centre or out of centre locations to provide, enhance, or make contributions to, improved pedestrian and cycle linkages to the town centre.

- 4 Support and retain local and rural shops and community facilities in locations not identified in the retail hierarchy. Where such uses become redundant or are demonstrated to be unviable alternative community uses will be sought. Proposals for new small scale rural retail and community facilities will be encouraged where they provide for local needs.

#### **7.7 Core Policy 7 – Infrastructure.**

The creation of sustainable communities in the district where residents enjoy a high quality of life will be achieved by:

- 1 Protecting, retaining and enhancing existing community facilities and services, including facilities which serve older people. New community facilities should be located within the defined settlement boundaries where they will be most accessible. In exceptional circumstances, such facilities may be located outside of these areas where it can be demonstrated that this is the only practicable option and the site is well related to an existing settlement.
- 2 Resisting proposals involving the loss of sites or premises currently, or last, used for the provision of community facilities or services unless:
  - i a viability appraisal, including a marketing exercise where appropriate, demonstrates that continued use as a community facility or service is no longer feasible; or
  - ii an alternative facility of equivalent or better quality to meet community needs is available or will be provided in an accessible location within the same locality; or
  - iii a significant enhancement to the nature and quality of an existing facility will result from the redevelopment of part of the site or premises for alternative uses.
- 3 Preparing, regularly updating and facilitating the implementation of an Infrastructure Delivery Plan that will set out how necessary physical and social infrastructure provision for the district will be achieved with key delivery partners in a timely manner to support growth.
- 4 Ensuring that land is only released for development where there is sufficient capacity in the existing local infrastructure to meet the additional requirements arising from the proposed development. Where development would create the need to provide additional or improved community facilities, services or infrastructure, a programme of delivery will be agreed with the relevant infrastructure providers to ensure that these improvements are provided at the time they are needed.

The local planning authorities will implement a Community Infrastructure Levy (CIL) to provide for wider infrastructure and community needs. Arrangements for the provision or improvement of infrastructure, that is not intended to be wholly or partly funded by CIL and is required to make the development acceptable in planning terms, will be secured by means of



planning obligations via a legal agreement, or by conditions attached to the planning consent or by any other appropriate mechanism.

### **7.8 Core Policy 8 – Green Infrastructure**

The local planning authority will promote a connected network of multi- functional green infrastructure by protecting and enhancing the quantity, quality and accessibility of open spaces throughout the district. This will be achieved by:

- 1 Identifying in the Site Allocations and Development Management Policies DPD or SDNPA Local Plan areas where there is potential for the enhancement or restoration of existing green infrastructure and opportunities for the provision of new green space.
- 2 Ensuring that development maintains and/or manages identified green infrastructure, where appropriate.
- 3 Requiring development to contribute to the green infrastructure network and make provision for new green infrastructure and/or linkages to existing green infrastructure, where appropriate.
- 4 Resisting development that would undermine the functional integrity of the green infrastructure network or would result in the loss of existing green spaces, unless either mitigation measures are incorporated within the development or alternative and suitable provision is made elsewhere in the locality.
- 5 Working in partnership with other organisations to increase walking, cycling and public transport access to the countryside.

### **7.9 Core Policy 9 – Air Quality.**

The local planning authority will seek to improve air quality throughout the district, having particular regard to any Air Quality Management Area (AQMA) designations. Applications for development that by virtue of their location, nature or scale could impact on an AQMA will be required to:

- 1 Have regard to any relevant Air Quality Action Plans (AQAP) and to seek improvements in air quality through implementation of measures in the AQAP.
- 2 Provide mitigation measures where the development and/or associated traffic would adversely affect any declared AQMA.

All applications for development will be required to:

- 3 Provide mitigation measures where the development and/or its associated traffic could lead to a declaration of a new or extended AQMA.
- 4 Ensure that the development will not have a negative impact on the

surrounding area in terms of its effect on health, the natural environment or general amenity, taking into account cumulative impacts.

- 5 Promote opportunities for walking, cycling and public transport and congestion management to reduce traffic levels in areas of reduced air quality, particularly in town centre locations, and promote the opportunity for cycling through the provision of cycleways.
- 6 Secure best practice methods to reduce levels of dust and other pollutants arising from the construction of development and/or from the use of the completed development.

**7.10 Core Policy 10 – Natural Environment and Landscape Character.**

- 1 The natural environment of the district, including landscape assets, biodiversity, geodiversity, priority habitats and species and statutory and locally designated sites, will be conserved and enhanced by:
  - i Seeking to conserve and enhance the natural, locally distinctive and heritage landscape qualities and characteristics of the district including hedgerows, ancient woodland and shaws, as informed by the East Sussex County Landscape Assessment and the Lewes District Landscape Capacity Study;
  - ii Ensuring that new development will not harm nature conservation interests, unless the benefits of the development clearly outweigh the harm caused. In such cases appropriate mitigation and compensation will be required;
  - iii Seeking the conservation, enhancement and net gain in local biodiversity resources including through maintaining and improving wildlife corridors, ecological networks and avoiding habitat fragmentation in both rural and urban areas;
  - iv Working with neighbouring local authorities to contribute to the delivery of biodiversity improvements within the South Downs Way Ahead Nature Improvement Area and the Brighton and Lewes Downs Biosphere Project, as well as other projects and partnerships that are established during the plan period.
- 2 The highest priority will be given to the conservation and enhancement of the landscape qualities of the South Downs National Park, and the integrity of European designated sites (SACs and SPAs) in and around Lewes District.
- 3 To ensure that the Ashdown Forest (SAC and SPA) is protected from recreational pressure, residential development that results in a net increase of one or more dwellings within 7km of the Ashdown Forest will be required to contribute to:
  - i The provision of Suitable Alternative Natural Greenspaces (SANGs) at the ratio of 8 hectares per additional 1,000 residents;

- ii The implementation of an Ashdown Forest Management Strategy;
  - iii A programme of monitoring and research at Ashdown Forest. Until such a time that appropriate SANGs provision is delivered, development that results in a net increase of one or more dwellings within 7km of Ashdown Forest, will be resisted.
- 10 Ensure that water quality is maintained or improved (including during any construction process) and that watercourses (including groundwater flows) are protected from encroachment and adverse impacts in line with the objectives of the South East River Basin Management Plan. Where appropriate, the local planning authority will seek the enhancement and restoration of modified watercourses.

**7.11 Core Policy 11 – Built and Historic Environment and High Quality Design.**

The local planning authority will seek to secure high quality design in all new development in order to assist in creating sustainable places and communities. This will be achieved by ensuring that the design of development:

- i Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage;
- ii Within the South Downs National Park shall be in accordance with the Park purposes and outside the SDNP that regard is had to the setting of the National Park and its purposes;
- iii Incorporates sustainable construction standards and techniques and adequately addresses the need to reduce resource and energy consumption;
- iv Responds sympathetically to the site and its local context and is well integrated in terms of access and functionality with the surrounding area;
- v Is adaptable, safe and accessible to all and, in relation to housing development, is capable of adapting to changing lifestyles and needs;
- vi Incorporates measures to reduce opportunities for crime or antisocial behaviour, including the provision of active ground floor frontages in town, district and local centres to assist with the informal surveillance of the public realm;
- vii Makes efficient and effective use of land, avoiding the creation of public space which has no identified use or function;
- viii Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas;

**ix** Minimises flood risk in accordance with Core Policy 12.

The local planning authority will safeguard historic assets, including scheduled ancient monuments, listed buildings (both statutory and locally listed), registered parks and gardens, the Lewes Battlefield (1264), and archaeological remains. Proposals which conserve or enhance the historic environment, including the sensitive use of historic assets through regeneration, will be encouraged and supported.

The local planning authority will seek opportunities to enhance the character and appearance of designated Conservation Areas, in accordance with the Conservation Area character appraisals.

**7.12 Core Policy 12 – Flood Risk, Coastal Erosion and Sustainable Drainage and Slope Stability**

The local planning authority will seek to reduce the impact and extent of flooding. This will be achieved by:

- 1** Steering development away from areas of flood risk (as identified in the latest Environment Agency and SFRA flood risk and climate change maps) where possible. Development in areas of flood risk will be required to meet the national Sequential and Exception tests, where relevant.
- 2** Where site specific flood risk assessments are required, directing applicants to demonstrate that the development and its means of access will be safe from flooding without increasing the risk of flooding elsewhere. Development should seek to reduce overall flood risk where possible.
- 3** Requiring flood protection, resilience, resistance and mitigation measures appropriate to the specific requirements of the site. Such measures will be expected to have regard to the character of the natural and built environment of the site and surroundings, to climate change implications and to biodiversity.
- 4** Liaising closely with the Environment Agency and East Sussex County Council on development and flood risk.
- 5** Seeking the appropriate management of surface water run-off and ensuring there is no increase in surface water run-off from new developments. This will include requiring new development to incorporate Sustainable Drainage Systems (SuDS), unless it is demonstrated that SuDS are not technically appropriate. The local planning authority will liaise with East Sussex County Council, the lead local flood authority, on the whole life management and maintenance of SuDS.
- 6** Ensuring development avoids areas of undeveloped coastline unless it specifically requires a rural coastal location, meets the sequential test and does not have other adverse impacts.
- 7** Preventing development on unstable areas of coastline and areas at risk of erosion, such as those identified in the South Downs Shoreline

Management Plan.

The local planning authority will work with partners and applicants to implement the current Shoreline Management Plan, Catchment Flood Management Plan and other relevant flood/coastal protection strategies and plans.

### **7.13 Core Policy 13 – Sustainable Travel.**

The local planning authority will promote and support development that encourages travel by walking, cycling and public transport, and reduces the proportion of journeys made by car, in order to help achieve a rebalancing of transport in favour of sustainable modes by:

- 1 Ensuring that new development is located in sustainable locations with good access to schools, shops, jobs and other key services by walking, cycling and public transport in order to reduce the need to travel by car (unless there is an overriding need for the development in a less accessible location).
- 2 Ensuring that the design and layout of new development prioritises the needs of pedestrians, cyclists and users of public transport over ease of access by the motorist.
- 3 Ensuring that new residential developments are designed to achieve speeds of 20 mph or less.
- 4 Ensuring that new development minimises the need to travel and incorporates appropriate measures to mitigate for any transport impacts which may arise from that development.
- 5 Expecting new development to contribute to delivering the priorities of the East Sussex Local Transport Plan.
- 6 Requiring new development to provide for an appropriate level of cycle and car parking (standards will be set out in a Supplementary Planning Document).
- 7 Requiring development which generates a significant demand for travel, and/or is likely to have other transport implications to:
  - i Be supported by a Transport Assessment/Transport Statement and sustainable Travel Plan, where appropriate;
  - ii Contribute to improved sustainable transport infrastructure, including the provision of safe and reliable sustainable transport modes; and
  - iii Provide facilities and measures to support sustainable travel modes.

The local planning authority will work with East Sussex County Council and other relevant agencies to encourage and support measures that promote improved

accessibility, create safer roads, reduce the environmental impact of traffic movements, enhance the pedestrian environment, or facilitate highway improvements. In particular, the local planning authority will:

- i Support the expansion and improvement of public transport services, particularly those providing links between the rural and urban areas;
- ii Encourage improvements to existing rail services, new or enhanced connections or interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations; and
- iii Support the development of a network of high quality walking and cycling routes throughout the district.

**7.14 Core Policy 14 – Renewable and Low Carbon Energy and Sustainable Use of Resources**

In order to reduce locally contributing causes of climate change, including through the implementation of the highest feasible standards of sustainable construction techniques in new developments, the local planning authority will:

- 1 Encourage renewable and low carbon energy in all development, with proposals responding to the potential identified in the Energy Opportunities Map. Development location and design that takes advantage of opportunities for decentralised, renewable and low carbon energy will be encouraged.
- 2 Support applications for low carbon and renewable energy installations, subject to the following matters being satisfactorily assessed and addressed:
  - i Appropriate contribution to meeting national and local renewable heat and energy targets
  - ii Meeting the National Park Purposes where proposals lie within the South Downs National Park boundary
  - iii Landscape and visual impact
  - iv Local amenity impact
  - v Ecology impact
  - vi Cultural heritage impact, including the need to preserve and enhance heritage assets.
- 3 Require planning applications relating to Core Strategy strategic site allocations and broad locations for growth to be accompanied by an Energy Strategy. The Energy Strategy will seek to incorporate decentralised and renewable or low carbon technologies into the development proposal. Where a strategic site or broad location is developed in phases, the Energy Strategy will guide the development of

infrastructure for renewable and/or low carbon technologies in a coordinated way.

- 4 Unless it can be demonstrated that it would not be technically feasible or financially viable, all new dwellings will be required to meet the full Code for Sustainable Homes standard of at least Code Level 3 and then at least Code level 4 once further updates to Part L of the Building Regulations come into effect. All new non-residential developments over 1,000 square metres (gross floorspace) will be expected to achieve the BREEAM 'Very Good' standard. Developers will be expected to provide certification evidence of the levels achieved in the relevant codes/standards at the planning application stage.