




## 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 9 January 2013**, at **7.00pm**, which you are summoned to attend.

  
S Shippen  
Town Clerk  
3 January 2014

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

**2. Minutes**

To approve the minutes of the meeting held on 12 December 2013.

**3. 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.

**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 6 December 2013

**Seaford**                      **First & Second Floors 26 Sutton Park Road**  
LW/13/0779                  Planning Application - Change of use of first and second floors from residential (A1) to offices (B1) for Rix & Kay

**Seaford**                      **5 Dymchurch Close**  
LW/13/0782                  Planning Application - Erection of single storey rear extension and insertion of dormer window to rear elevation for Mr J Nimmo

**Seaford**                      **1 Richington Way**  
LW/13/0784                  Planning Application - Installation of a uPVC double-glazed non-obscured side-facing opening window at second floor level for Ms F Cutts

Planning Applications week ending 13 December 2013

**Seaford**

LW/13/0798

**Eversley Court Dane Road**

Planning Application - Creation of 25 additional parking spaces at the site of the previously approved 10 affordable housing units (LW/10/1048) for McCarthy and Stone Retirement Lifestyles Ltd

Tree works outside the South Downs National Park

**TW/13/0105/**

**TPO**

**Martello Cottage, Bramber Lane**

Monterey Cypress (T1 of the Order) - Crown lift by removing lower laterals over garden and patio. Removing 2-3m back to suitable growth.

**6. Site Allocation & Development Management Document**

To consider report 131/13 regarding Lewes District Council's Site Allocations & Development Management Development Management Document (Local Plan Part 2) (pages 3 to 49).

**Circulation:**

**Committee:**

Councillor L Wallraven (Chairman)

Councillor R Allen (Vice Chairman)

Councillors; M Brown, A Campbell, S Dunn, T Goodman, A Latham, S McStravick, R Scarfe, A White and I White (Ex-officio).

**For information:** Councillors S Adeniji, B Burfield, P Franklin, S Gauntlett, B Groves, A Hayder, P Heseltine, R Needham and B Warren.



## Seaford Town Council

Report 131/13

<b>Agenda Item No:</b>	6
<b>Committee:</b>	Planning & Highways Committee
<b>Date:</b>	9 January 2014
<b>Title:</b>	Site Allocation & Development Management Document (Local Plan Part 2).
<b>By:</b>	Lucy Clark, Support Services Manager
<b>Purpose of Report:</b>	To advise the Committee of Lewes District Council's Site Allocations & Development Management Policies Development Plan Document (Local Plan Part 2).

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### Recommendations

*There is no officer recommendation for this item.*

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### 1. Information

- 1.1 Lewes District Council is preparing its Site Allocation & Development Management Policies DPD (Local Plan Part 2). This document when adopted will allocate land for different types of development (including housing, Gypsy and Traveller pitches and employment), as well as land to be protected. This document will also set out detailed development management policies that are required to help achieve the objectives of the Joint Core Strategy (Local Plan Part 1).
- 1.2 Lewes District Council needs to produce Local Plan Part 2, in addition to the Joint Core Strategy, in order to ensure that the Council is able to appropriately plan for new development and avoid the prospect of speculative and unplanned development in the future.
- 1.3 As part of the process of preparing this document, Lewes District Council has published a set of Issues & Options Topic Papers for public consultation and covers the Introduction & Background, Housing, Employment, Infrastructure & Development Management Policies and are available to view at <http://www.lewes.gov.uk/planning/20993.asp>.
- 1.4 Topic Paper 1 is an introduction to the consultation and is attached in Appendix A.
- 1.5 Topic Paper 2 relates to Housing Allocations and is attached in Appendix B. (Only sites relating to Seaford have been printed out).

- 1.6 Topic Paper 3 relates to Employment and is attached in Appendix C. (Only the site relating to Seaford has been printed out).
- 1.7 Topic Paper 4 relates to Infrastructure Site Allocations and is attached in Appendix D. (Only the site relating to Seaford has been printed out).
- 1.8 The consultation commenced on 22 November 2013 and closes midnight on 17<sup>th</sup> January 2014.
- 1.9 Members are requested to consider a response to the questions posed in the Topic Papers of the proposed Lewes District Council Local Plan Part 2.

## 2. Financial Appraisal

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

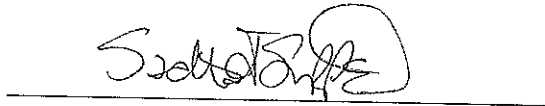
## 3. Contact Officer

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

Support Services Manager



Town Clerk



## **Lewes District Council Local Plan Part 2: Site Allocations and Development Management Policies**

### **Issues and Options Topic Paper 1 – November 2013**

## **Introduction**

### **Background**

- 1.1 Lewes District Council (LDC), with the South Downs National Park Authority (SDNPA), has recently produced a Joint Core Strategy (Local Plan Part 1). At the time of preparing these Topic Papers the Joint Core Strategy has reached the 'Proposed Submission' stage.
- 1.2 The Joint Core Strategy is a pivotal document in setting out the spatial vision for the Lewes District. It also guides and identifies the amount of development and change for the district for the Plan period, up to 2030. The Proposed Submission Joint Core Strategy document can be viewed at <http://www.lewes.gov.uk/corestrategy/index.asp>.
- 1.3 The Joint Core Strategy, once adopted, will replace a number of 'saved' policies from the current Lewes District Local Plan (2003). Those remaining 'saved' policies will be taken forward and reviewed as part of the next part of the Local Plan: Part 2 - Site Allocations and Development Management Policies Development Plan Document (hence forth referred to as Part 2).
- 1.4 Part 2 will allocate specific sites for development and outline further detailed planning policies to support the Spatial and Core Delivery Policies set out in the Joint Core Strategy, (Part 1).
- 1.5 Unlike Part 1, Part 2 will only cover the areas of the district that lie outside of the South Downs National Park (SDNP). Figure 1 on the following page shows those areas of the district that fall in and outside of the National Park.

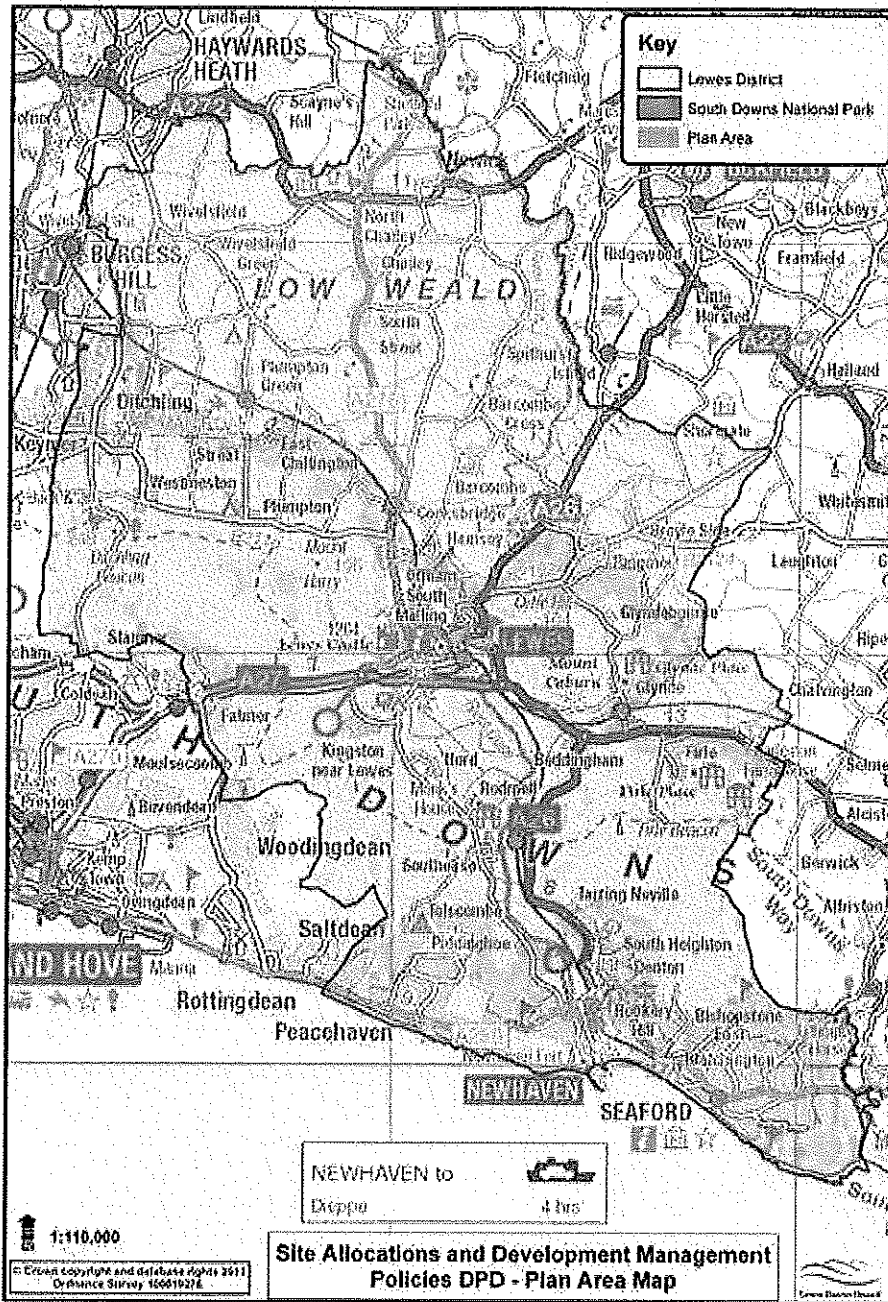


Figure 1: Lewes District

- 1.6 As the planning authority for the SDNP, the SDNPA are preparing a Park-wide Local Plan. This Park-wide Plan will include those policies from the Joint Core Strategy that are relevant to the National Park, development management policies and specific site allocations for those areas within the National Park. Further information on the SDNPA's Local Plan can be found at [www.southdowns.gov.uk](http://www.southdowns.gov.uk).

- 1.7 In addition to excluding those areas within the National Park, the Part 2 document will only identify policies and allocations for those town and parish councils that do not produce a neighbourhood plan. However, until the point that a neighbourhood plan is adopted work in preparing the District Council's Part 2 document will include development options for those neighbourhood plan areas. These policy and site allocation options will be produced as **contingency** policies should a neighbourhood plan not come to fruition.
- 1.8 It will therefore be essential that the District Council works closely with the town and parish councils producing a neighbourhood plan. Further information on neighbourhood planning is provided in the latter part of this topic paper.

### **Current Consultation - Issues and Emerging Options**

- 1.9 These topic papers pull together the work and conclusions of the evidence base studies undertaken to date. This evidence base informs both the Joint Core Strategy and wider planning policy work, including Part 2.
- 1.10 The topic papers form the first formal consultation stage<sup>1</sup> of the Lewes District Local Plan Part 2. The aim of this consultation is to obtain feedback from residents, District Councillors, Town and Parish Councillors, members of the public and stakeholders on the site allocation and development management policy issues and **options** that we have to date.
- 1.11 Views on these options, as well as the identification of additional options, are being sought at this stage. It should be noted that **at this stage the Council has no preconceived view as to what options should be pursued.**
- 1.12 As part of this consultation the District Council has produced a number of topic papers which focus on particular issues. The full range of topic papers that make up this consultation is as follows:
- **Topic Paper 1** – Introductory
  - **Topic Paper 2** – Housing
  - **Topic Paper 3** – Employment
  - **Topic Paper 4** – Infrastructure
  - **Topic Paper 5** – Development Management Policies

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<sup>1</sup> Regulation 18 of Town and Country Planning (Local Planning) (England) Regulations 2012.

- 1.13 The process of producing Part 2 contains a number of stages of preparation. Following this consultation, the site allocation and development management policy options will be further developed to take into account any representations made. The formal stages of preparing the Part 2 document are identified in table 1.

<i>Stages in preparing Local Plan Part 2</i>	
Issues and Options consultation <sup>1</sup>	Nov 2013 – Jan 2014
Pre-submission public consultation (including other options considered) <sup>2</sup>	Autumn 2014
Formal Submission <sup>3</sup>	Autumn 2014
Examination	Summer 2015
Formal Adoption	Late 2015

*Table 1: Key stages of document preparation*

#### **What will Part 2 cover?**

- 1.14 The purpose of the Local Plan Part 2 document is to help deliver the district vision and growth as set out in the District Council's Joint Core Strategy (Local Plan Part 1). Part 2 will also provide detailed advice and guidance for managing development and address those issues not dealt with by the strategic policies of Part 1, or by the National Planning Policy Framework (NPPF), but are relevant to the achievement of sustainable development in the district.
- 1.15 As previously stated, the existing 'saved' site allocations and development management policies within the LDLP (2003) will also be reviewed to consider whether the policies require amending, replacing or deleting<sup>4</sup>.
- 1.16 Part 1's Spatial and Core Delivery Policies identify a number of specific issues to be addressed within by Part 2, or through the neighbourhood planning process. Below are some of the issues to be identified:
- Sufficient sites to deliver 2,408 net additional dwellings;
  - Details of Land at Harbour Heights allocation;
  - Employment Land Provision;
  - Site(s) for 11 permanent Gypsy and Traveller pitches up to 2018;

<sup>2</sup> Regulation 19 and 20 of above regulations

<sup>3</sup> Regulation 22 of above regulations

<sup>4</sup> Appendix 2 of the Proposed Submission Joint Core Strategy (JCS) document sets out those 'saved' LDLP policies which are to be retained or replaced by the JCS.



- Sites to deliver identified infrastructure projects (additional land for infrastructure will become apparent as the sites are confirmed – e.g. junction improvements, road widening, drainage works etc).
- Development Management Policies; and
- Unimplemented Lewes District Local Plan (LDLP) (2003) policies.

### Evidence Base

1.17 As with the Joint Core Strategy, the Part 2 document must be underpinned by robust evidence. A number of studies, which have fed into the preparation of these topic papers, have been undertaken and updated as part of the necessary evidence base.

1.18 The full list of evidence base studies can be viewed at: <http://www.lewes.gov.uk/planning/backgroundreps.asp>. The key pieces of evidence are:

- ***Strategic Housing Land Availability Assessment (SHLAA) 2010 and subsequent updates.***
- ***Economic and Employment Land Review (EELA) 2010 and subsequent 2012 partial update.***
- ***Infrastructure Delivery Plan***
- ***Gypsy and Traveller Accommodation Assessment (2005) and Site Assessment Work (2011 - 2012)***

### Neighbourhood Planning

1.19 The Localism Bill 2011 introduced a new local tier to the planning system called neighbourhood planning which enables local communities to produce a Neighbourhood Development Plan (NDP) or Neighbourhood Development Order (NDO). These mechanisms of neighbourhood planning enable parishes to identify sites and locally specific development management policies through working closely with their local communities.

1.20 Any Town or Parish Council can choose to prepare a Neighbourhood Plan. Within Lewes District, including the National Park area, seven neighbourhood areas have been designated to date. These are:

- Ditchling (within National Park).
- Hamsey;
- Newhaven;
- Newick;
- Ringmer;
- Peacehaven and Telscombe; and
- Wivelsfield.

- 1.21 Those Town and Parishes who choose to undertake a neighbourhood plan will have the role of allocating sites for development and setting out local policies, should they choose to do so.
- 1.22 The District Council recognises and supports the opportunities that neighbourhood planning has in providing local communities the opportunity to shape their local area. We will be working closely with those towns and parishes developing a neighbourhood plan to understand the policy areas that they propose to include within their plan. This will ensure that, in the event that a neighbourhood plan is not progressed in a timely manner or fails at examination or referendum, we are able to ensure that a 'policy gap' is not left at the local level.
- 1.23 Therefore, so long as we are confident that neighbourhood plans are progressing well and are inline with the Joint Core Strategy, those sections within Part 2 covering neighbourhood plan areas should be considered as **contingency** policies.

#### **Sustainability Appraisal and Scoping Report**

- 1.24 As with all development plan documents, including Part 1 of the Local Plan, Part 2 will be subject to a Sustainability Appraisal (SA). This appraisal aims to predict and assess the economic, social and environmental effects that are likely to arise from policies developed as part of the district's Local Plan.
- 1.25 As part of the early stages of preparing an SA, the Council has produced a Scoping Report. The Scoping Report proposes the methodology that will be applied in undertaking the SA of the emerging Part 2. The Scoping Report will also include the proposed sustainability objectives that will be used to test different policy options, site allocations and eventual draft policies. It also includes the relevant baseline information and the identification of key sustainability issues that the district faces.
- 1.26 The Scoping Report has been published alongside the five topic papers for consultation. The full document can be viewed at <http://www.lewes.gov.uk/planning/20993.asp>. As part of the Part 2 consultation we are seeking comments on the characteristics and sustainability issues identified within the Scoping Report, as well as the proposed objectives and indicators which will form the sustainability and monitoring framework.

## **How to respond to this consultation**

This is the first formal stage of public consultation in preparing the District Council's Local Plan Part 2 document. It is your opportunity to consider the options for development and to make comments to us on these options. It will also be the opportunity to put forward additional options for us to consider.

Following this consultation we will consider the comments and further options received as we work towards the next stage of producing the Part 2 document.

At the end of each of the topic papers there are a number of questions which you are invited to respond to, or you may introduce other comments. Any comments you have can be sent to us by:

**Email:** [ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk)

**Post:** Lewes District Council  
Planning Policy Team  
Southover House  
Southover Road  
Lewes  
EAST SUSSEX  
BN7 1AB

**Fax:** 01273 484452

The closing date for any comments, and additional site submissions, is **midnight Friday 17 January 2014**.

### ***Where can the Topic Papers be viewed?***

An electronic copy of the document can be downloaded from the following webpage; <http://www.lewes.gov.uk/planning/20993.asp>.

Hardcopies of the document can be viewed at the Council's Planning Offices at Southover House, Southover Road, Lewes, BN7 1AB as well as in local libraries.

### ***Where can I find further information?***

Further information can be found on the Site Allocations and Development Management Policies webpage (<http://www.lewes.gov.uk/planning/20993.asp>), including a schedule of Frequently Asked Questions.

## **Lewes District Council Local Plan Part 2: Site Allocations and Development Management Policies**

### **Issues and Options Topic Paper 2: Housing – November 2013**

## **Housing Allocations**

### **Background**

- 1.1 The Introductory Topic Paper (Topic Paper 1) provides the context and background to the preparation of the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document (hereafter known as the 'Part 2'). Once adopted, the Local Plan Part 2 will form part of the statutory development plan for the area and will be used as a basis for determining planning applications in that part of the District outside of the South Downs National Park (SDNP).
- 1.2 The aim of this consultation is to set out the emerging work on the Local Plan Part 2 and to seek the views of the public and key stakeholders before any firm decisions are taken by the District Council. The consultation will last **8 weeks**, running from **22 November 2013 to 17 January 2014**. Paragraph 1.12 outlines a number of questions that we are keen for individuals and organisations to respond to. Details on how to comment can also be found in this section of the document.

### **Purpose of this Topic Paper**

- 1.3 The purpose of this Topic Paper is to set out the site **options** for delivering the planned housing growth proposed in the Joint Core Strategy, Spatial Policies 1 and 2, and the options for the provision of Gypsy and Traveller accommodation, Core Delivery Policy 3. The Joint Core Strategy Proposed Submission document can be viewed at <http://www.lewes.gov.uk/corestrategy/index.asp>.
- 1.4 Unlike the Joint Core Strategy, Part 2 of the Local Plan only considers site allocation options in those areas of the district that fall outside the South Downs National Park. The South Downs National Park Authority (SDNPA) is currently preparing its Park-wide Local Plan, which will include site allocations and development management policies for those areas that fall within the National Park. Further information on the National Park's Local Plan can be viewed at <http://www.southdowns.gov.uk/>.
- 1.5 The first section of this Topic Paper outlines the District Council's housing requirement and settlement distribution as indicated by the Joint Core Strategy. It also sets out how the housing site options that are subject to

this consultation have been formed. These housing site options are then presented within the relevant settlement sections.

- 1.6 The second section outlines the current position on the provision of pitches for Gypsies and Travellers within the district. The Joint Core Strategy Core Delivery Policy 3 (CDP3): Gypsy and Traveller Accommodation currently sets out a pitch requirement figure for the district, including those areas within the National Park.
- 1.7 The District Council and SDNPA are working jointly with other local planning authorities in East Sussex, and with Brighton & Hove City Council, to update the Gypsy and Traveller Accommodation Needs Assessment (GTAA) which will both assess accommodation needs beyond 2018 and provide the evidence required to proportion the need between the areas in and out of the National Park. Once the GTAA is complete the District Council will know how many pitches it is required to provide through specific site allocations within those areas outside the National Park.
- 1.8 In light of the above, the Gypsy and Traveller accommodation section of this Topic Paper reflects the work that has been undertaken jointly with the SDNPA to assess potential pitch site allocations.

### **Neighbourhood Plans**

- 1.9 As outlined in the Topic Paper 1, a number of town and parish councils within the district are preparing neighbourhood plans for their parish areas. Town and parish councils in producing a neighbourhood plan may choose to identify sites for housing within their plans, as well as addressing other policy areas.
- 1.10 The District Council will be working closely with those town and parish councils preparing neighbourhood plans to ensure that the two plans are aligned, as far as possible. In most cases it is expected that the neighbourhood plans produced in the district will address the issue of identifying housing allocations. Consequently, the housing allocations progressed within the Local Plan Part 2 for those areas preparing neighbourhood plans will be considered contingency policies should the neighbourhood plans not be progressed within a timely manner or fail at examination/ referendum. By taking this approach it will ensure that no 'policy gaps' occur which leave these areas vulnerable to speculative development proposals.
- 1.11 At the time of publication, neighbourhood areas have been designated in the following parishes:

- Ditching (within National Park);
- Hamsey;
- Newhaven;
- Newick;
- Peacehaven & Telscombe (joint);
- Ringmer; and
- Wivelsfield.

### **How to respond to this consultation**

1.12 This is your opportunity to shape your local area and influence how the District develops over the next 15 years. The District Council would appreciate and value any comments you have on the site options shown in this Topic Paper, particularly in relation to the following questions:

- Do you have any views on the options identified in this Topic Paper?
- Are you aware of any additional sites that should be considered as a housing or pitch allocation?
- Are there any other options, which have not been identified, that the Council should be considering?

### **Comments may be sent to:**

**Email:** [ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk).

**Post:** Lewes District Council  
 Planning Policy Team  
 Southover House  
 Southover Road  
 Lewes  
 EAST SUSSEX  
 BN7 1AB

**Fax:** 01273 484452

1.13 If you wish to suggest an alternative site(s) to be considered as an option for housing or pitch provision, please complete a Site Submission Form, which can be downloaded at <http://www.lewes.gov.uk/planning/20993.asp>, and return to the same above email or postal address. All site submissions must be accompanied by a site location plan.

1.14 The closing date for any comments and Site Submission Forms is **midnight Friday 17 January 2014.**

## Housing

### How much housing is required?

- 1.15 Spatial Policies 1 and 2 within the Joint Core Strategy – Proposed Submission document (January 2013) commits LDC and SDNPA to delivering 4,500<sup>1</sup> net additional dwellings within the Lewes District area, including those areas within the National Park, between 2010 and 2030. Although not explicitly stated in the Joint Core Strategy, this should be seen as a minimum figure for housing delivery.
- 1.16 A proportion of this total housing figure has already been delivered through either completions or commitments. An allowance of 190 net dwellings to be delivered on small scale unidentified windfall sites within the first five years of the plan period has also been accounted for. In addition to this, the Joint Core Strategy identifies four strategic sites<sup>2</sup> which will deliver a proportion of the housing requirement. The table below summarises the above information.

Proposed Submission Core Strategy housing requirement	<b>4,500</b>
Completions between April 2010 and April 2012	<b>408</b>
Commitments as at 1 April 2012	<b>1,494</b>
Small scale windfall allowance	<b>190</b>
Housing delivered through strategic sites <sup>3</sup>	<b>610</b>
<b>Residual requirement up to 2030</b>	<b>1,798</b>

*Table 1: Proposed Submission Core Strategy housing figures*

- 1.17 Spatial Policy 2 of the Joint Core Strategy sets out the distribution of planned housing growth on a settlement basis, including what proportion is expected to be delivered through site allocations. Table 2 below sets out the number of dwellings to be delivered through site allocations. 'NDP' after the settlement name denotes where a town or parish council has formally commenced the process of producing a Neighbourhood Development Plan (i.e. a neighbourhood area has been designated).

<sup>1</sup> Subject to testing at examination

<sup>2</sup> One of which is a contingency (north of Bishops Lane, Ringmer) and one is a broad location with no definitive boundaries as yet set (Harbour Heights, Newhaven).

<sup>3</sup> 140 at Greenhill Way, Edge of Haywards Heath; 350 at North Street, Lewes; 120 units at North of Bishops Lane, Ringmer are included in these calculations but this is contingent on the Ringmer Neighbourhood Plan not allocating sufficient sites to deliver 120 net additional units by 2019.

<b>Settlement</b>	<b>Net additional units to be delivered through site allocations</b>
Newhaven (NDP)	780
Peacehaven & Telscombe (NDP)	220
Seaford	90
Barcombe Cross	10
North Chailey	30
South Chailey	10
Cooksbridge (NDP)	30
Newick (NDP)	100
Plumpton Green	50
Ringmer & Broyle Side (NDP)	100
Wivelsfield Green (NDP)	30
<b>Total</b>	<b>1,450</b>

*Table 2: Settlement distribution figures outlined in the Proposed Submission Core Strategy document (January 2013)*

- 1.18 In considering housing allocations for the above settlements it needs to be recognised that the Joint Core Strategy is the higher-order strategic plan for the district, which policies in the Local Plan Part 2 need to be in conformity with. This will mean that if the Joint Core Strategy has identified a level of planned housing growth to a particular town or village, the Local Plan Part 2 (or Neighbourhood Plan) would not be able to allocate sites for housing that would deliver a figure below the Joint Core Strategy figure. However, it may be possible to deliver a number of units that exceed the planned housing figures stipulated in the Joint Core Strategy.
- 1.19 From the housing site allocation options identified within this Topic Paper, and potentially others submitted to us during this consultation, we will need to allocate sufficient sites to meet the identified planned housing growth figures.

### **Local Housing Needs**

- 1.20 In addition to meeting the District Council's overall housing requirements the Joint Core Strategy recognises that different types of accommodation will need to be delivered to develop sustainable, mixed and balanced communities.
- 1.21 The district has a high percentage of residents over the age of 65 years (22.8%) when compared the national average (16.4%). In addition, the



population of this age group is expected to increase by around 45% between 2010 and 2030. In light of this, it is important to ensure that there is a range of house types to meet accommodation needs. As such Core Delivery Policy 2 (CDP2): Housing Type, Mix and Density states that where appropriate, specific housing needs, such as retirement and nursing homes, may need to be identified to meet these local housing requirements.

- 1.22 To date, no suitable site allocation options have been suggested for this specific type of accommodation. As part of this consultation we would welcome comments on how and where this type of accommodation might be provided.

#### **How were the housing site options derived?**

- 1.23 The housing site options set out in this Topic Paper have come forward through previous land use studies and public consultations, including:
- Strategic Housing Land Availability Assessment (SHLAA) 2013;
  - Employment and Economic Land Assessment (EELA) 2012; and
  - Sites suggested through the Joint Core Strategy public consultation stages – Emerging Core Strategy (2011) and Proposed Submission Core Strategy (2013);
- 1.24 The above evidence base studies, and other background studies, can be viewed at <http://www.lewes.gov.uk/planning/3498.asp>.
- 1.25 In addition to the above, in May 2013 we invited members of the public, town and parish councils, landowners, stakeholders, developers and local planning agents to put forward potential sites for consideration. We received 60 responses which amounted to approximately 75 individual sites being identified for consideration.
- 1.26 Out of the individual sites submitted approximately 45 were suggested sites for housing. Only a very small percentage of these sites had not been previously identified through the SHLAA. These have now been assessed through the latest iteration of the SHLAA. Four sites were located within the National Park. These sites have been forwarded to the National Park Authority for future consideration.
- 1.27 In addition to the above sites, where parishes, in preparing neighbourhood plans, have reached the stage where potential housing site options have been identified, these sites have also been included in this Topic Paper. Should a neighbourhood plan not be adopted then the housing requirement will be met through the contingency housing site allocations.

- 1.28 All the above sites have been subject to the same initial filters as used in the early assessment stages of the SHLAA<sup>4</sup>. The filters ensure that sites which are fundamentally unsuitable for further consideration or allocation are removed.
- 1.29 However, for those sites that fall below the threshold of six units but located within an existing planning boundary where the principle of development is generally accepted, these sites will be considered on their own merit through planning applications. Such sites would be considered as windfall developments. For those sites immediately adjoining planning boundaries, rather than seek the identification of an allocation we may consider an amendment to the planning boundary.
- 1.30 Whilst the majority of the sites have been through a SHLAA-type assessment, sites identified through the neighbourhood planning process have not been able to be incorporated into the latest SHLAA due to the timing in producing this Topic Paper. Consequently, it is possible that there are discrepancies between the District Council's SHLAA and those sites coming through the neighbourhood planning process
- 1.31 A list of filtered housing site options can be viewed in Appendix 2.

#### **Additional site options**

- 1.32 In addition to the site options identified in this Topic Paper, you may wish to suggest sites that have not yet been considered for residential use. This consultation is your opportunity to do so. The methods by which you can submit sites, and comment on other identified site options, are outlined in paragraphs 1.8 and 1.9 above.

#### **Housing site allocation options**

- 1.33 The following sections consider the housing site **options** by settlement. Each settlement section contains a settlement map identifying the housing site options for consideration. Each site has its own reference which can be cross referenced with the table that precedes the map. These tables provide the site name and suggested site capacity. As well as commenting upon the site itself, you may have some views on the suggested site capacity. If so, then please include such comments within your consultation response.

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<sup>4</sup> Site is: Within an international or national designation (SSSI, SAC, SPA, RAMSAR, National Nature Reserves, and National Park for purposes of Site Allocations document); Unrelated to an existing planning boundary (more than 500m from boundary); and less than 6 net units.

- 1.34 Further information on the individual sites can be found in Appendix 1: Housing Topic Paper background document.
- 1.35 Each chapter will also, where relevant, identify any non-implemented housing allocations from the existing Lewes District Local Plan (2003) and set out the current options for these sites.

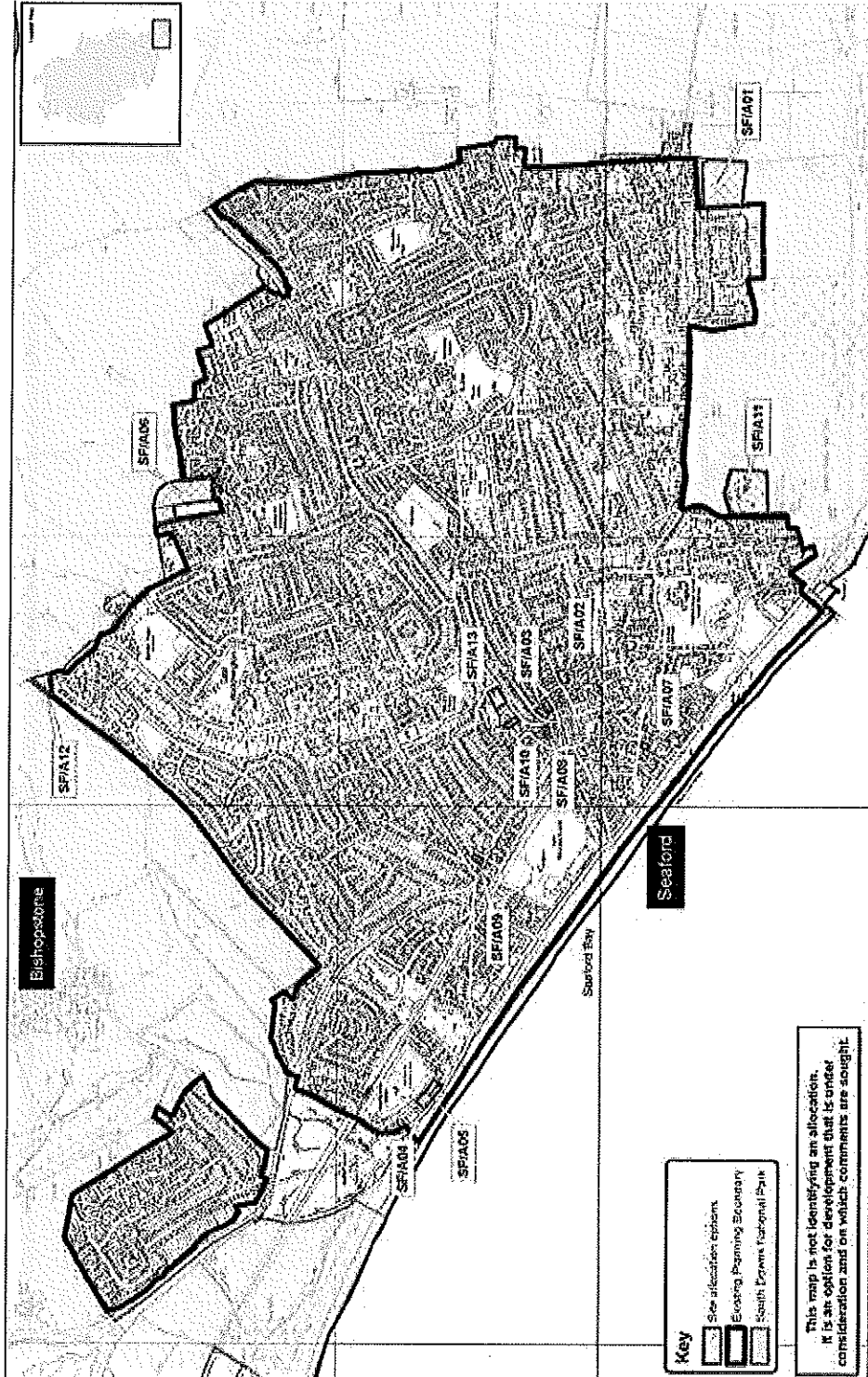
## Seaford Town

- 1.50 In Seaford Town the Joint Core Strategy makes provision for **90** net additional units to be found through site allocations. Should further sites in Seaford be found to be suitable for residential development then this figure may be exceeded.

Site ref	Site Name	Number of units
SF/A01	Land to the south of Chyngton Way,	40
SF/A02	East Street Car Park, East Street	10
SF/A03	Former Central Garage site, Sutton Park Road	27
SF/A04	Buckle Car Park, Marine Parade (Parcels A &B)	7
SF/A05	Buckle Car Park, Marine Parade (Parcels A, B &C)	10
SF/A06	Chalvington Field at Normansal Park Avenue (SDNP)	20
SF/A07	6 Steyne Road	6
SF/A08	Drill Hall, Broad Street	12
SF/A09	Holmes Lodge, 72 Claremont Road	12
SF/A10	51-53 Blatchington Road	9
SF/A11	Florence House, Southdown Road	10
SF/A12	Land north of Crown Hill	7
SF/A13	Gas works site, Blatchington Road	30

*Table 9:* Seaford housing site options

- 1.51 The table above includes one site located adjacent to the settlement's planning boundary and which falls within the South Downs National Park (denoted by SDNP in the Site Name). Whilst it will not be for the District Council to allocate sites within the National Park, it is considered reasonable, at this stage, to highlight this other known allocation option which would contribute to meeting the settlement's overall housing figure.



Drawn by: RMW  
Date: 11/11/2013  
Screen Design: [Logo]

### Housing site allocation options Seaford

**Key**

- Site allocation options
- Existing Planning Secondary
- South Downs National Park

This map is not identifying an allocation. It is an option for development that is under consideration and on which comments are sought.

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Ordnance Survey, 10001376

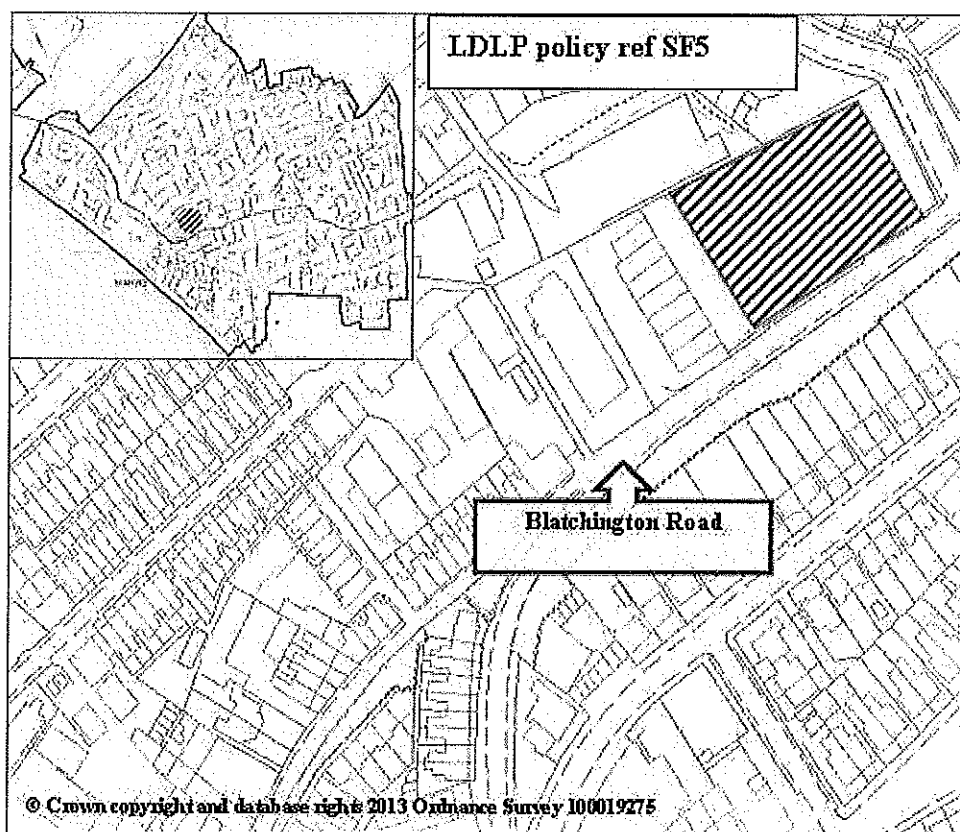
See Appendix 1 for information on individual sites.

### **Existing Seaford housing allocations**

1.52 The Lewes District Local Plan (LDLP) 2003 allocated several sites within Seaford for housing. A number of these sites have been built out and therefore their associated policies are no longer 'saved' or form part of the development plan. However, the Land at Blatchington Road housing allocation (LDLP policy SF5) for 30 dwellings has not been implemented.

### **Land at Blatchington Road, Seaford**

#### **Allocation option site reference – SF/A13**



<b>Address</b>	Land at Blatchington Road	<b>Site Area</b>	0.34ha
<b>Existing Policy context</b>	LDLP Policy SF5 – allocated for minimum of 30 dwellings	<b>Existing/ Previous Use</b>	Gasworks, now vacant.
<b>Relevant site notes</b>	SHLAA concluded site to be Developable – Suitable but unknown availability. Achievability of site is also considered		

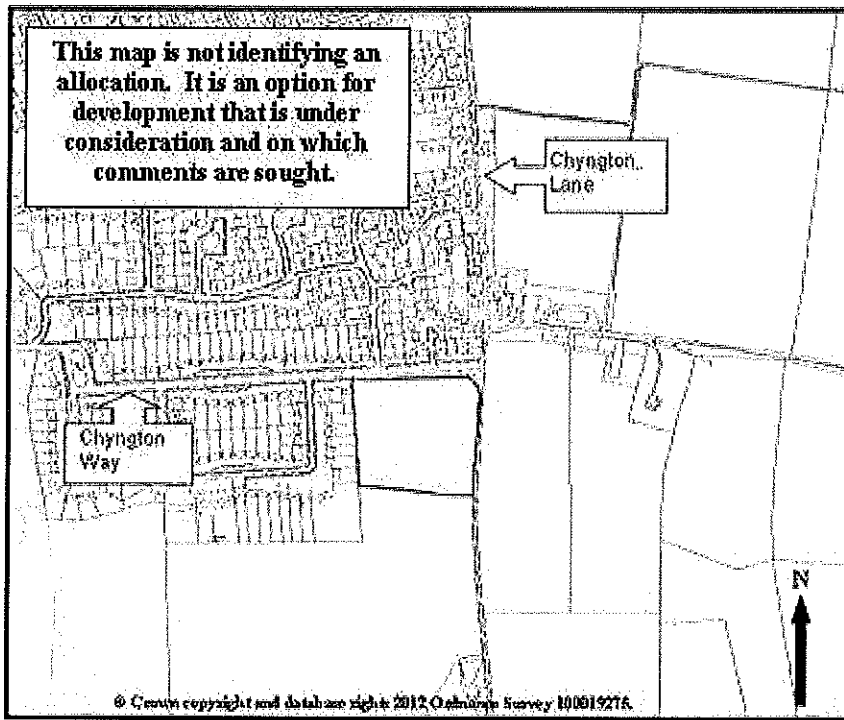
	<p>unknown/ marginal at this stage due to the below known constraints.</p> <p>Several known constraints to development coming forward in the short term, including flooding (flood zone 3) and land contamination associated with previous gas works use.</p> <p>Development of the site is likely to be costly as land will require de-contamination and flood mitigation.</p>
<p><b>Options</b></p> <ul style="list-style-type: none"><li>▪ Retain housing allocation;</li><li>▪ Delete housing allocation;</li><li>▪ <i>Any other options?</i></li></ul>	

## Seaford

88. Land to the South of Chyngton Way, Seaford – SF/A01	
<b>Address</b>	Land to the South of Chyngton Way, Seaford
<b>Site Area</b>	2.75 hectares
<b>Existing / Previous Use</b>	Unused Agricultural Land
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 40 units
<b>Notional Start Date</b>	2016
<b>Source of Site</b>	SHLAA 2013 (Site 01SF) - Suitable, Available and Achievable
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Site outside (adjacent) planning boundary.</li> <li>• Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy).</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Site adjacent to South Downs National Park.</li> <li>• Any potential landscape impacts would need to be mitigated – this is considered achievable.</li> <li>• Chyngton Lane Conservation Area, Area of Established Character (adjacent) and listed buildings within vicinity of the site – development would have to respect these designations.</li> <li>• A small section of the site is covered by a Archaeological Notification designation – an assessment may need to be carried out.</li> <li>• Within walking distance of services/facilities</li> </ul>

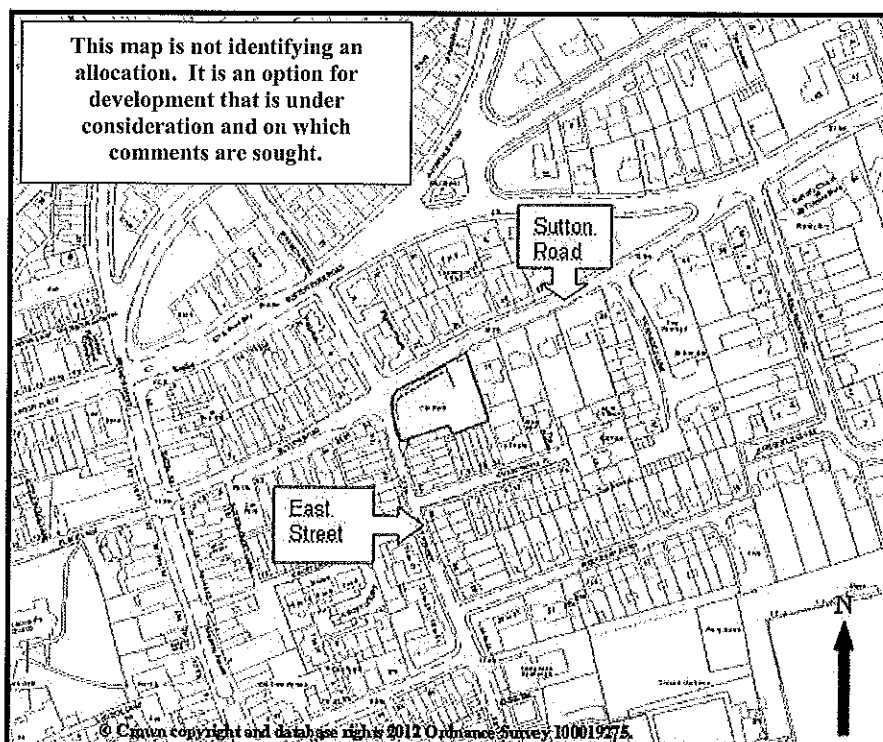


Figure 88 – Land to the South of Chyngton Way, Seaford



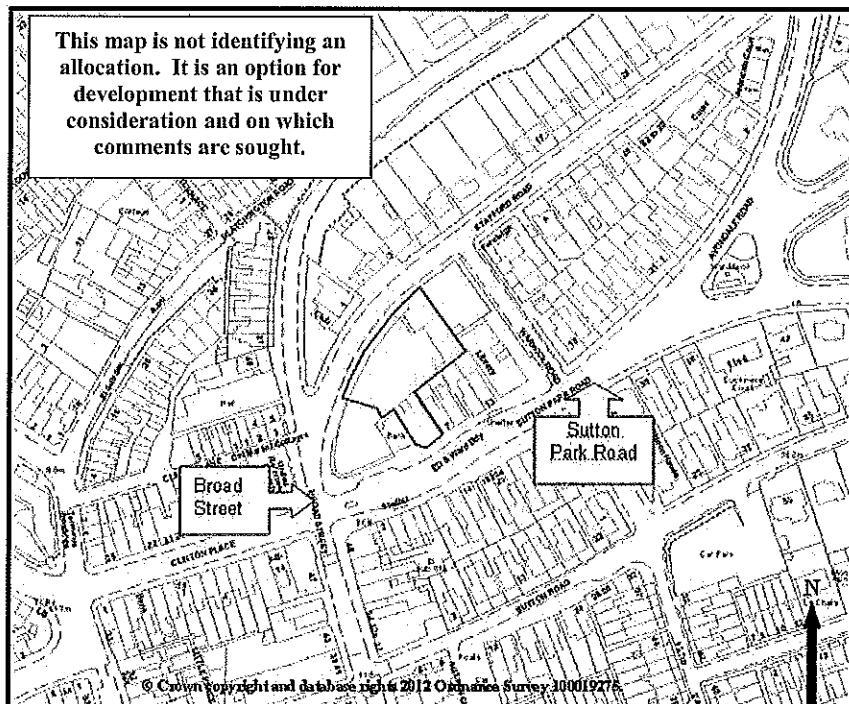
89. East Street Car Park, Seaford – SF/A02	
<b>Address</b>	East Street Car Park, Seaford
<b>Site Area</b>	0.15 hectares
<b>Existing / Previous Use</b>	Car park
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 10 units
<b>Notional Start Date</b>	2018
<b>Source of Site</b>	SHLAA 2013 (Site 05SF) – Developable – Suitable but only Available in the future
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1).</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Existing use may need to be retained for a period</li> <li>• Site is not currently available - LDC Asset review report identifies that cost-benefit of site needs to be assessed</li> <li>• Adjacent to Town Centre boundary</li> <li>• Adjacent to Seaford Town Centre Conservation Area and nearby to Listed Buildings – development would need to respect these designations.</li> </ul>

Figure 89 – East Street Car Park, Seaford



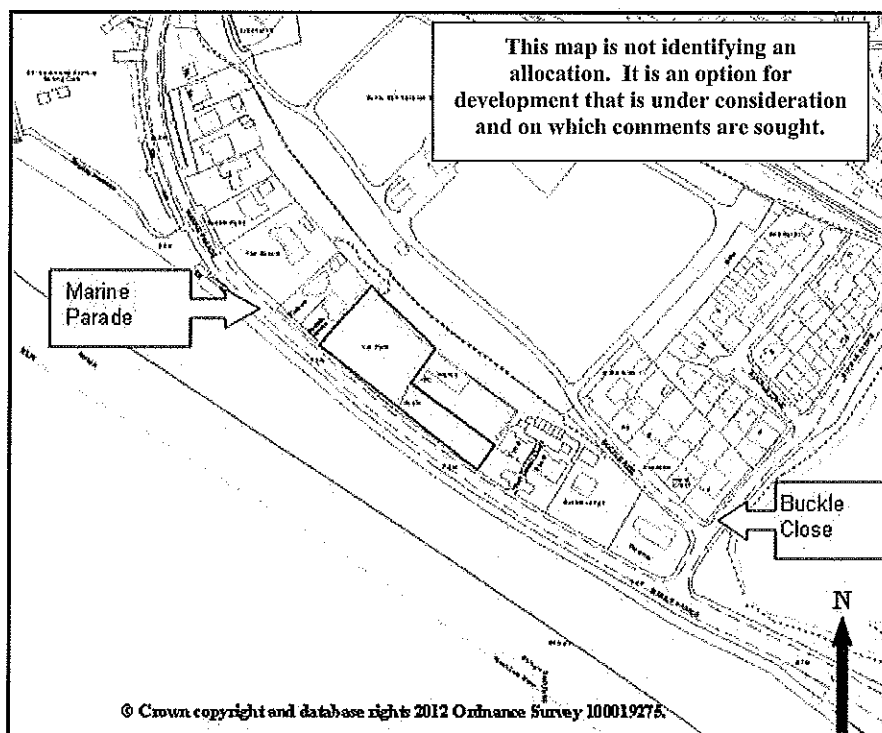
90. Former Central Garage, Sutton Park Road – SF/A03	
<b>Address</b>	Former Central Garage, Sutton Park Road, Seaford
<b>Site Area</b>	N/A
<b>Existing / Previous Use</b>	Former garage
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 27 units
<b>Notional Start Date</b>	2014
<b>Source of Site</b>	SHLAA 2013 (Site 13SF) - Suitable, Available and Achievable
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1).</li> <li>• Within Seaford Town Centre Boundary ('Saved' policies E3 and E4 apply although they will be replaced by the Core Strategy when adopted)</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Within vicinity of Seaford Town Centre Conservation Area, Area of Established Character and nearby to Listed Buildings – development would need to respect these designations.</li> <li>• Consideration of rare and protected species would be required at planning application stage</li> <li>• Possible contamination due to previous use</li> <li>• Within walking distance of town centre services/facilities</li> </ul>

Figure 90 – Former Central Garage, Sutton Park Road



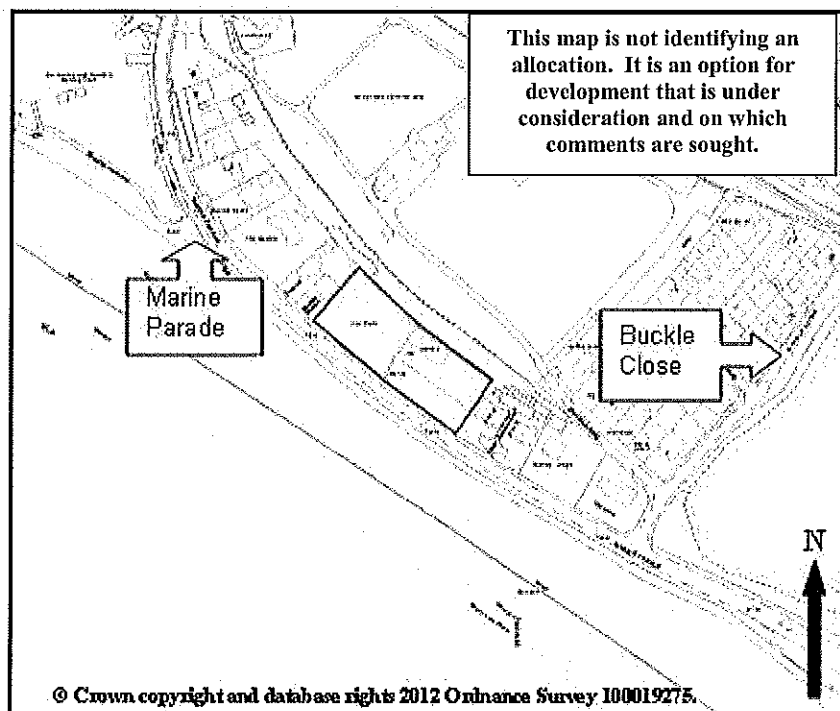
91. Buckle Car Park (Parcels A+B) – SF/A04	
<b>Address</b>	Buckle Car Park, Main Parade (Parcels A+B), Seaford
<b>Site Area</b>	0.32 hectares
<b>Existing / Previous Use</b>	Currently a Car Park
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 7 units
<b>Notional Start Date</b>	2016
<b>Source of Site</b>	SHLAA 2013 (Site 14SF) - Suitable, Available and Achievable
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1).</li> <li>• Within site specific policies SF14, SF15 and SF16 boundary (which restrain development along the seafront). These are 'saved' policies which will be retained.</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Seaford Green SNCI within vicinity of site.</li> <li>• Potential land contamination – further investigation by Environmental Health required.</li> <li>• Assumed to be available within 5 years</li> <li>• No shops within walking distance but near to bus stop and train station.</li> </ul>

Figure 91 – Buckle Car Park (Parcels A & B), Marine Parade, Seaford



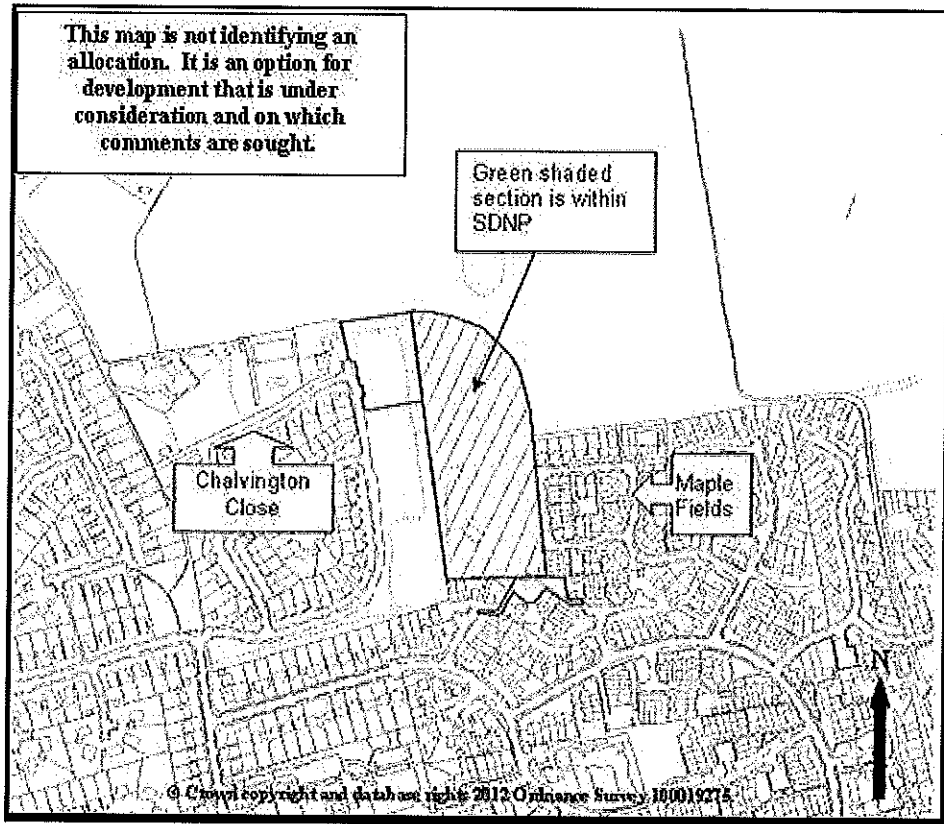
92. Buckle Car Park (Parcels A, B + C) – SF/A05	
<b>Address</b>	Buckle Car Park, Main Parade (Parcels A, B + C), Seaford
<b>Site Area</b>	0.45 hectares
<b>Existing / Previous Use</b>	Car Park
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 10 units
<b>Notional Start Date</b>	2020
<b>Source of Site</b>	SHLAA 2013 (Site 15SF) – Developable – Suitable but only Available in Future
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1).</li> <li>• Within site specific policies SF14, SF15 and SF16 boundary (which restrain development along the seafront). These are 'saved' policies which will be retained.</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Seaford Green SNCI within vicinity of site.</li> <li>• Potential land contamination – further investigation by Environmental Health required.</li> <li>• Currently leased on a long term basis hence available in future.</li> <li>• No shops within walking distance but near to bus stop and train station.</li> </ul>

Figure 92 – Buckle Car Park (Parcels A, B & C), Marine Parade, Seaford



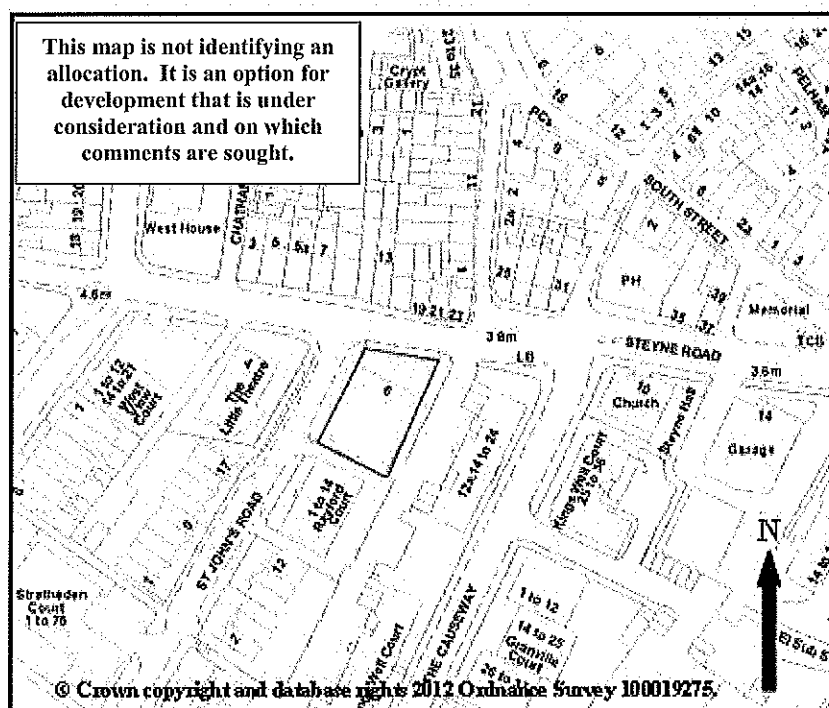
<b>93. Chalvington Field, Normansal Park Avenue, Seaford – SF/A06</b>	
<b>Address</b>	Chalvington Field at Normansal Park Avenue, Seaford
<b>Site Area</b>	2.4 hectares
<b>Existing / Previous Use</b>	Recreation ground
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 20 units
<b>Notional Start Date</b>	2016
<b>Source of Site</b>	SHLAA 2013 (Site 16SF) - Suitable, Available and Achievable
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Site outside (adjacent) planning boundary.</li> <li>• Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy).</li> <li>• RE2 – Existing Recreational Open Space – protects against the loss of open space</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Majority of the site is within the SDNP – site boundary has been revised to retain buffer and reduce impact on the countryside. Development in the northern part of the site should be avoided.</li> <li>• Existing vegetation on the edge of the site must be retained – including TPO group along western boundary.</li> <li>• Medium-high potential for archaeological implications – would require pre-application evaluation to inform planning decision.</li> <li>• Would result in the loss of recreational land</li> </ul>

Figure 93 – Chalvington Field, Normansal Park Avenue, Seaford



94. 6 Steyne Road, Seaford – SF/A07	
<b>Address</b>	6 Steyne Road, Seaford
<b>Site Area</b>	
<b>Existing / Previous Use</b>	Industrial units
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 6 units
<b>Notional Start Date</b>	2018
<b>Source of Site</b>	SHLAA 2013 (Site 18SF) - Suitable, Available and Achievable
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1).</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Within Seaford Town Centre Conservation Area – development would need to respect the designation.</li> <li>• Within archaeological notification area – high potential for impact.</li> <li>• Within the vicinity of listed buildings.</li> <li>• Land contamination assessment would be required due to former use as a garage.</li> <li>• Within Flood Zones 2 and 3 – site at risk of coastal and surface water flooding – site would need to be resilient to threat of flooding.</li> <li>• Within walking distance of town centre services and public transport links.</li> </ul>

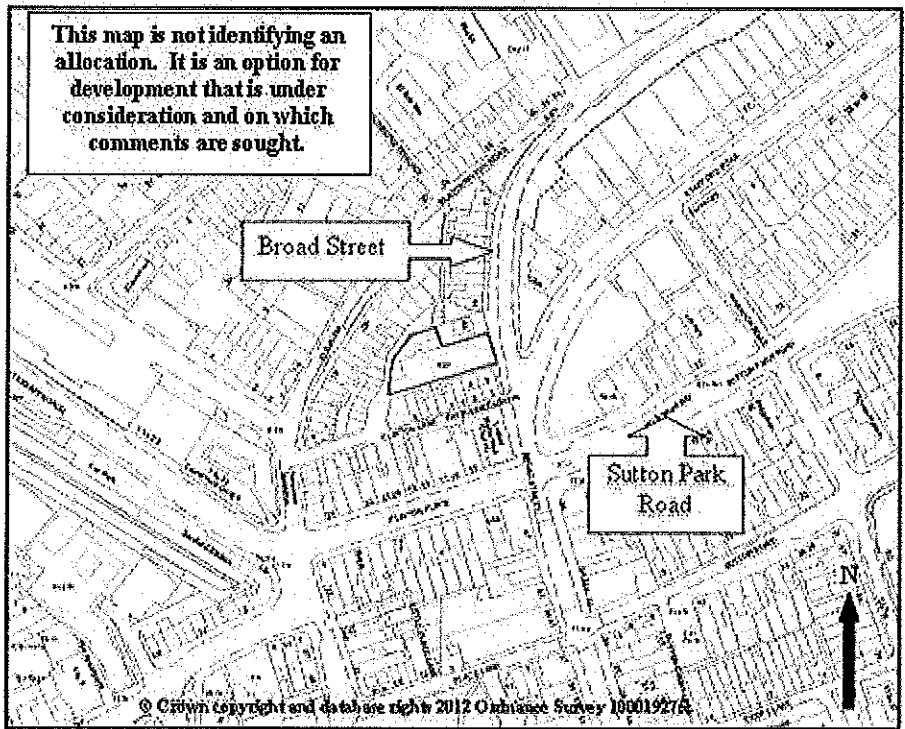
Figure 94 – 6 Steyne Road, Seaford





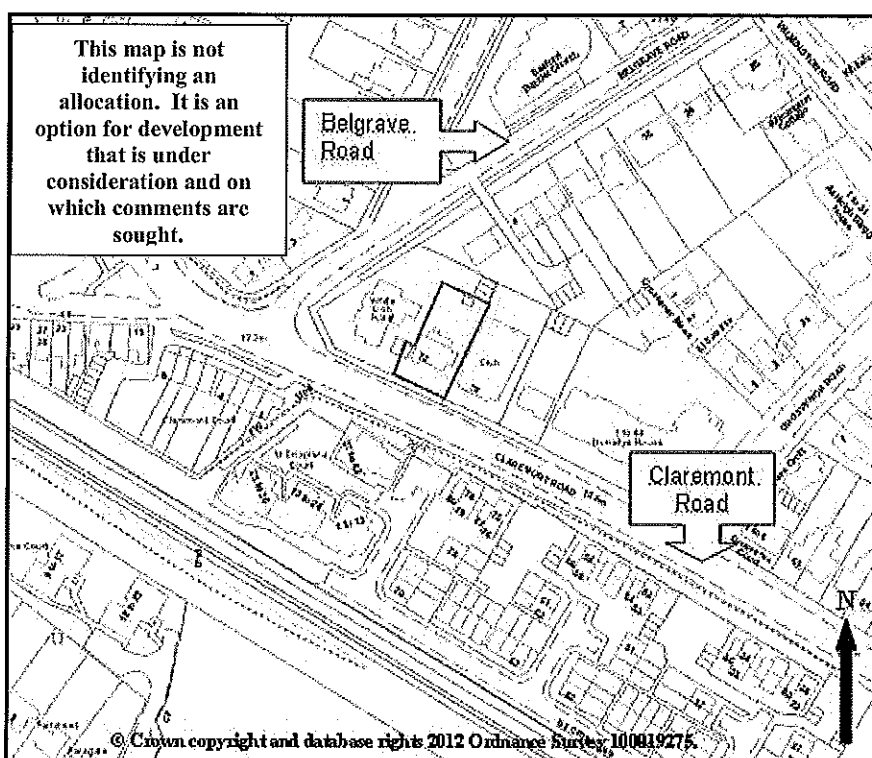
95. Drill Hall, Broad Street, Seaford – SF/A08	
<b>Address</b>	Drill Hall, Broad Street, Seaford
<b>Site Area</b>	0.1 hectares
<b>Existing / Previous Use</b>	Vacant / Drill Hall
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 12 units
<b>Notional Start Date</b>	2014
<b>Source of Site</b>	SHLAA 2013 (Site 19SF) - Suitable, Available and Achievable
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1).</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Site previously had planning permission for 7 apartments and a new Drill Hall.</li> <li>• Within the vicinity of two conservation areas and some listed buildings.</li> <li>• No major factors preventing development when last assessed.</li> </ul>

Figure 95 – Drill Hall, Broad Street, Seaford – 19SF



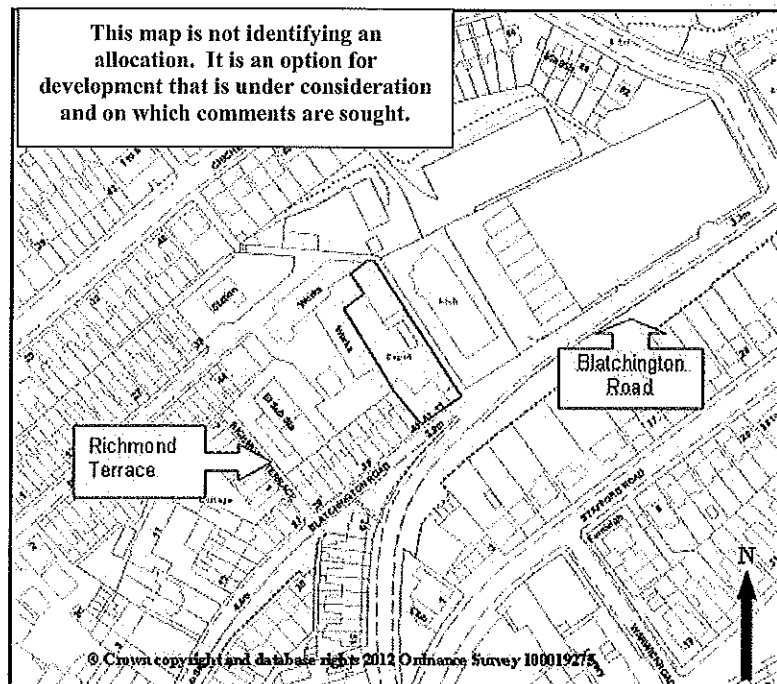
<b>96. Holmes Lodge, 72 Claremont Road, Seaford – SF/A09</b>	
<b>Address</b>	Holmes Lodge, 72 Claremont Road, Seaford
<b>Site Area</b>	N/A
<b>Existing / Previous Use</b>	Guest House
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 12 units
<b>Notional Start Date</b>	2018
<b>Source of Site</b>	SHLAA 2013 (Site 20SF) – Developable – Suitable but Unknown Availability
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1).</li> <li>• Saved Local Plan policy E13 which generally aims to resist the loss of such accommodation.</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Principle of housing development on the site has been established through previous application (LW/07/0834) which has expired.</li> <li>• Availability unknown.</li> <li>• Area of Established Character within the vicinity of the site – development would need to respect this designation.</li> <li>• Within walking distance of local services and public transport links.</li> </ul>

Figure 96 – Holmes Lodge, 72 Claremont Road, Seaford



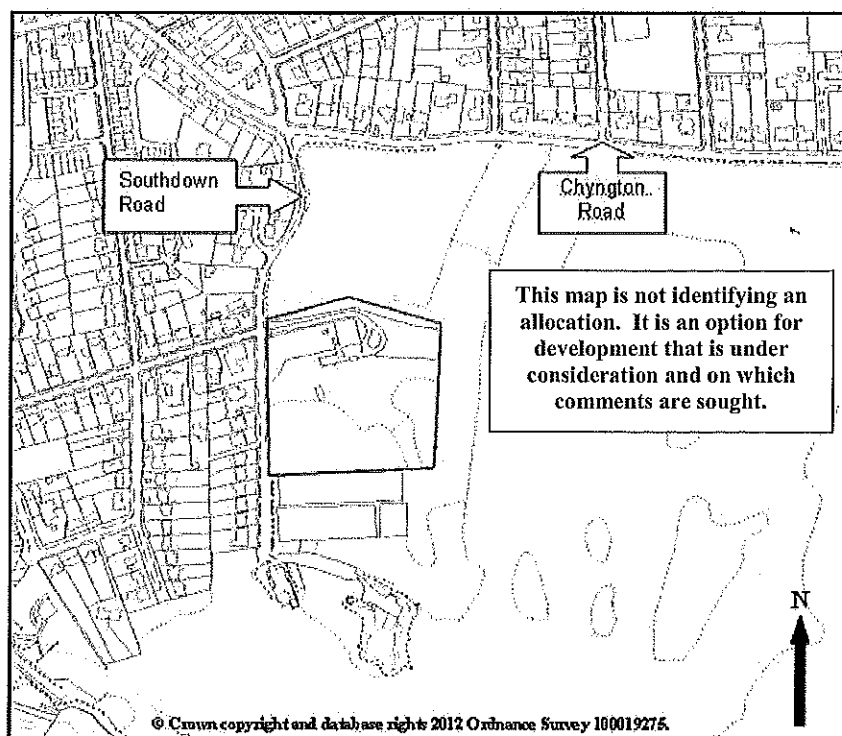
97. 51-53 Blatchington Road, Seaford – SF/A10	
<b>Address</b>	51-53 Blatchington Road, Seaford, BN25 2AF
<b>Site Area</b>	
<b>Existing / Previous Use</b>	Car storage depot with some redundant buildings, housing and offices also fronting the site.
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 9 units
<b>Notional Start Date</b>	2018
<b>Source of Site</b>	SHLAA 2013 (Site 21SF) - Developable – Suitable but Unknown Availability
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1).</li> <li>• District-wide policy E1 (Planning for Employment) – protects employment land</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Principle of housing development on the site has been established through previous application (LW/08/0969) which has expired.</li> <li>• Known land contamination on land – assessment would need to be carried out.</li> <li>• Availability unknown.</li> <li>• Within walking distance of local services and public transport links.</li> <li>• Adjacent to archaeological notification area</li> <li>• Within Flood Zone 3a</li> <li>• Potential disruption from neighbouring works</li> </ul>

Figure 97 – 51-53 Blatchington Road, Seaford



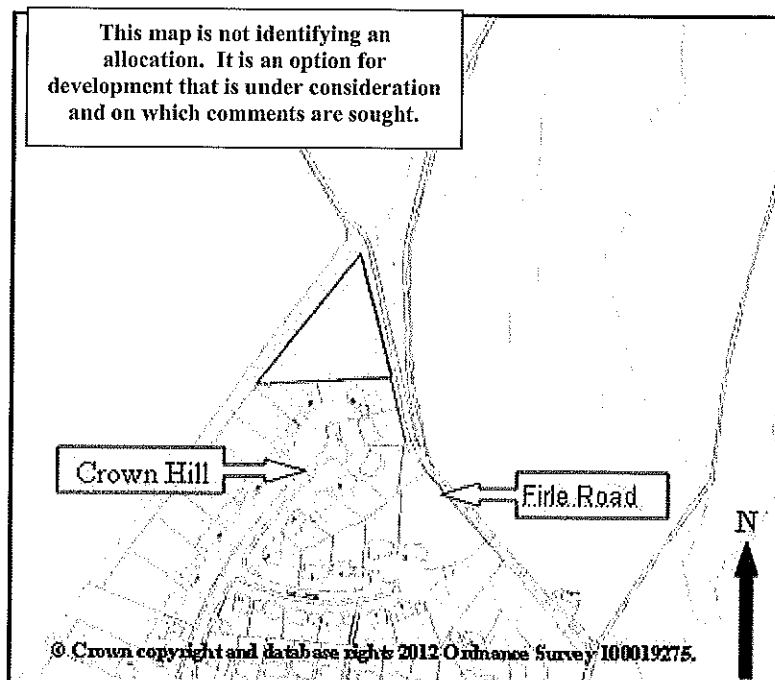
98. Florence House, Southdown Road, Seaford – SF/A11	
<b>Address</b>	Florence House, Southdown Road, Seaford
<b>Site Area</b>	2.4 Hectares
<b>Existing / Previous Use</b>	Existing residential property and curtilage
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 10 units.
<b>Notional Start Date</b>	2016
<b>Source of Site</b>	Local Plan Part 2 - Call for Sites 2013. SHLAA reference 22SF – Suitable, Available & Achievable
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Site outside (adjacent) planning boundary.</li> <li>• Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy).</li> <li>• <b>Core Strategy</b></li> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Site is in single ownership and available immediately</li> <li>• Site bordering the National Park.</li> <li>• Within Archaeological Notification Area - an assessment would need to be carried out.</li> <li>• Area of Established Character within the vicinity of the site.</li> <li>• A small eastern section of the site is within the Heritage Coast designation.</li> </ul>

Figure 98 – Florence House, Southdown Road, Seaford



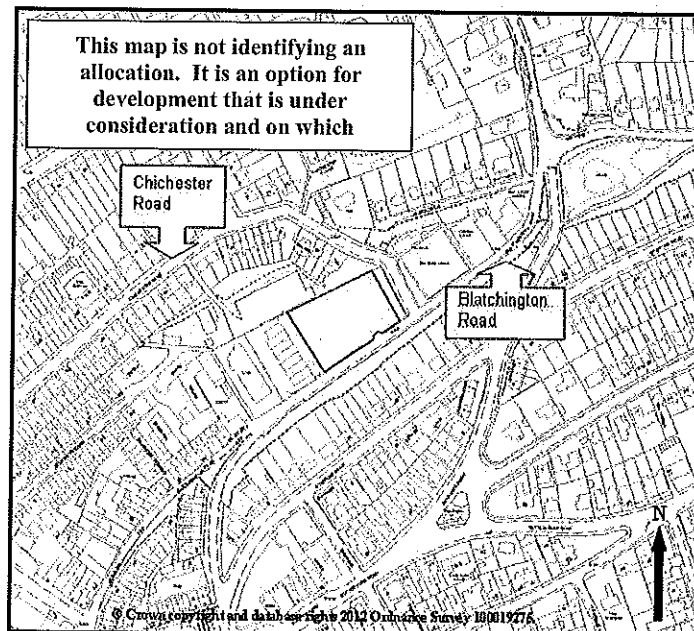
99. Land North of Crown Hill, Seaford – SF/A12	
<b>Address</b>	Land North of Crown Hill, Seaford
<b>Site Area</b>	0.3 Hectares
<b>Existing / Previous Use</b>	Scrubland owned by Golf Club
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 7 units
<b>Notional Start Date</b>	2018
<b>Source of Site</b>	Local Plan Part 2 - Call for Sites 2013 SHLAA 2013 (08SF) - Developable – Suitable but Unknown Availability
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Site outside (adjacent) planning boundary.</li> <li>• Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy).</li> <li>• <b>Core Strategy</b></li> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Site considered not suitable for development in 2013 SHLAA.</li> <li>• Unknown availability</li> <li>• Adjacent to South Downs National Park</li> <li>• TPO group along eastern edge of site</li> <li>• ESCC consider access to the site an issue. Access via Firle Rd is constrained by TPO group, whereas there may not be sufficient land for an access point via Crown Hill.</li> <li>• Poor access to public transport – car dependent development.</li> </ul>

Figure 99 – Land North of Crown Hill, Seaford



100. Gas Works Site, Blatchington Road, Seaford – SF/A13	
<b>Address</b>	Gas Works Site, Blatchington Road, Seaford
<b>Site Area</b>	0.34 hectares
<b>Existing / Previous Use</b>	Gas Works Site
<b>Proposed Use under Consideration</b>	Residential – potential capacity of 30 units
<b>Notional Start Date</b>	2018
<b>Source of Site</b>	SHLAA 2013 (Site 04SF) - Developable – Suitable but Unknown Availability
<b>Existing Policy Context</b>	<p><b>LDC Local Plan 2003</b></p> <ul style="list-style-type: none"> <li>• Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1).</li> <li>• Site Specific Policy SF5 (Gas Works, Blatchington Road) – allocates land for residential development.</li> <li>• Site is allocated as Site Specific Policy RES2 (First Phase Residential Development).</li> </ul> <p><b>Core Strategy</b></p> <ul style="list-style-type: none"> <li>• Planned housing growth for Seaford of 90 net additional units.</li> </ul>
<b>Known issues relating to the Proposed Use</b>	<ul style="list-style-type: none"> <li>• Site ownership unknown</li> <li>• Possible viability issues (due to contamination remediation) - site has been allocated for 9 years with little progress towards a scheme.</li> <li>• Within Archaeological Notification Area – an assessment would need to be carried out.</li> <li>• Within vicinity of Area of Established Character and Conservation Area – development would need to respect these designations.</li> <li>• Within Flood Zone 3 (not located near to river – possibly on low lying land)</li> </ul>

Figure 100 – Gas Works Site, Blatchington Road, Seaford



## Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Issues and Options

### Issues & Options Topic Paper 3: Employment – November 2013

#### Background

- 1.1 The Introductory Topic Paper (1) provides the context and background to the preparation of the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document. Once adopted, the Local Plan Part 2 will form part of the statutory development plan for the area and will be used as a basis for determining planning applications in that part of the District outside of the National Park.
- 1.2 The aim of this consultation is to set out the emerging work on the Local Plan Part 2 and to seek the views of the public and key stakeholders before any firm decisions are taken by the Council. The consultation will last **8 weeks**, running from **22 November 2013 to 17 January 2014**. At the end of this Topic Paper, there are a number of questions that we are keen for individuals and organisations to respond to. Details on how to comment can also be found in this section of the document.

#### Purpose of this Topic Paper

- 1.3 Building upon the strategic context set in the Core Strategy, the purpose of this topic paper is to identify current issues relating to employment activity in the District and set out a number of policy options that could have the potential to encourage economic development and regeneration providing economic growth, jobs and wider prosperity.
- 1.4 These positive outcomes are key objectives highlighted in both the Proposed Submission 'Joint Core Strategy', the background of which is set out in Topic Paper 1, and the Regeneration Strategy for Lewes District 'Building a brighter future'<sup>1</sup>.
- 1.5 This topic paper will only be looking at policy options for consideration in the areas of the district that lie **outside** of the South Downs National Park designation. The SDNPA is currently producing its own Local Plan, which will address employment issues for those areas that fall within the Park. Further information can be found on the Park's website (<http://www.southdowns.gov.uk/>).
- 1.6 The District Council will also be working closely with those parishes engaged with neighbourhood planning, who may decide to include

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<sup>1</sup> This publication can be accessed on the Lewes District Council website [http://www.lewes.gov.uk/Files/plan\\_regeneration\\_strategy\\_2012-15.pdf](http://www.lewes.gov.uk/Files/plan_regeneration_strategy_2012-15.pdf)

employment site allocations within the Neighbourhood Plans that they are preparing. This will ensure that the community led plan and Local Plan Part 2 are aligned, so far as possible. Town and Parish Councils that are preparing Neighbourhood Plans that are partially or wholly outside of the SDNP are Ringmer, Hamsey, Newick, Newhaven, Peacehaven with Telscombe and Wivelsfield.

- 1.7 Further evidence is being sought which will consider the viability of existing employment site allocations adopted in the Lewes District Local Plan 2003 and planning permissions with an existing approval. This will inform the next round of consultation of Local Plan Part 2 anticipated to take place in summer next year.
- 1.8 Current site allocation options are set out in appendices to this topic paper and include; site allocations previously identified in the 2003 Lewes District Local Plan at appendix 1, sites submitted from a recent 'call for sites' exercise carried out in Spring 2013 set out at Appendix 2 and sites identified as within the Ringmer Neighbourhood Plan for employment use at appendix 3.

## **2. Employment Policy Context**

- 2.1 The Core Strategy sets the high-level strategy for promoting sustainable economic development in the district. This strategy is very much in accordance with the National Planning Policy Framework and reflects the findings from the evidence collated by the District Council and National Park Authority (in particular the Employment and Economic Land Assessments).
- 2.2 It is recognized in the Core Strategy that detailed policies in the Site Allocations and Development Management Policies document, as well as the SDNPA's own Local Plan, will be needed to add to and supplement these higher level policies in order to ensure an appropriate policy framework is in place for this important policy area.
- 2.3 The Spatial Strategy, as contained within the Core Strategy, identifies the relatively modest employment land needs for the plan period (2010 to 2030). It also identifies the potential supply of employment land, either through sites that benefit from existing permissions, or allocations that are yet to be implemented. This potential supply is seen as sufficient, in quantitative terms, to meet the current projected needs for the plan period as set out in the table below.



<b>Proposed Use</b>	<b>Gross floorspace requirement identified</b>	<b>Existing potential supply<sup>2</sup></b>	<b>Residual requirement</b>
Industrial B1c/2/8	60,000	69,000	0
Office B1a	14,000	16,900	0
<b>Total</b>	<b>74,000</b>	<b>86,400</b>	<b>0</b>

*Table 1- Employment floorspace requirements (to meet a quantitative need) set out in the Proposed submission Joint Core Strategy*

- 2.4 However, this does not present the full picture. Core Policy 4 has a presumption in favor of retaining the unimplemented employment land allocations from the Local Plan (2003), but does identify the need to review these allocations in the Site Allocations and Development Management DPD (or the SDNPA Local Plan). The policy states that “if there are clear economic viability or environmental amenity reasons for not doing so [retaining the allocation] then such sites will be de-allocated or considered for alternative uses”. This topic paper starts this process of undertaking such a review.
- 2.5 Obviously, if it is eventually decided to de-allocate or seek alternative uses on a number of potential employment sites, it could result in the reduction of the potential supply with the required employment land needs for the full plan period not being available. Should this be the case there will be a need to identify new employment land allocations in the district. This paper therefore, considers such site options in the event that additional sites are required.
- 2.6 Although not integral to the delivery of the overall spatial strategy, Core Policy 4 does encourage and support the provision of small, flexible, start-up and serviced business units in the district. An existing example of such a facility can be found at the Enterprise Centre in Newhaven and the Employment and Economic Land Assessments identify the potential for such a facility (perhaps on a smaller scale) to be delivered elsewhere in the district (Seaford and Peacehaven in particular were highlighted as potential locations). Where known, site options for the delivery of such facilities are also identified in this paper.
- 2.7 Core Policy 4 also identifies support that will be directed to the delivery of onshore infrastructure and support services for the Rampion

<sup>2</sup> The supply figures are taken from the 2012 update of the Employment and Economic Land Assessment and indicates the ‘worst case’ for supply on the basis that certain sites are discounted from this potential supply due to significant constraints on development. The supply figures are as at June 2012.

offshore windfarm. This may include identification of land that supports the possible assembly base, as well as the operations and management base.

### **3.0 Options for consideration**

- 3.1 The employment sites being considered as options in this topic paper come from; unimplemented employment site allocations from the Lewes District Local Plan (2003); call for sites exercise carried out Spring 2013 and sites identified through the neighbourhood planning process carried out by Ringmer Parish Council.
- 3.2 The sites being consulted upon apart from those within the proposed Ringmer Neighbourhood Plan have been subject to an initial filter<sup>3</sup>. The filter ensures that employment sites which are fundamentally unsuitable for further consideration or allocation on the grounds of environmental protection are removed.
- 3.3 The employment sites for Ringmer are identified as options, on the understanding that any sites taken forward as part of the District Council's Part 2 document are considered as *contingency* sites, should the Ringmer neighbourhood plan not be progressed, fail at examination or referendum.

### **4.0 How to respond to this topic paper**

- 4.1 This is your opportunity to have your say about the delivery of employment development in the District. The Council would appreciate and value any comments you have on this or any of the Topic Papers. Questions are set out below and you need only reply to those questions that are of interest to you, or you may introduce other ideas.
- 4.2 The closing date for any comments, and additional site submissions, is **midnight Friday 17 January 2014**.

Email to: [ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk)

Fax to: 01273 484452

Post to: Lewes District Council  
Planning Policy Team  
Southover House  
Southover Road  
Lewes  
BN7 1AB

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<sup>3</sup> Site is: Within an international or national designation (SSSI, SAC, SPA, and National Park for purposes of coverage of Site Allocations document).

## **Consultation Questions**

### **Question (a)**

*Should any the sites taken from the Local Plan 2003 in Appendix 1, be de-allocated through the Site Allocations Document and be identified for an alternative use? It would help us if you could what you think the new use should be and why you think this.*

### **Question (b)**

*Are there any site options that you would not wish to see allocated for employment use? Please explain why you think this.*

### **Question (c)**

*Do you know of any sites that have not been included in this topic paper that may be suitable for employment use?*

### **Question (d)**

*Do you think it would be beneficial to cluster employment uses (such as light industrial/offices) together with other uses such as housing, retail or leisure?*

## Appendix 1 – Site Allocations for employment use in 2003 Local Plan

The sites identified in the table below were allocated in the Local Plan 2003 and remain undeveloped from this time. The reasons for their non-delivery may be varied and numerous, including high development costs making the scheme unviable, the site being in an unsuitable location, or aspirations of the landowner for alternative uses. Further information on each of these sites is provided in this appendix.

As well as the existing evidence base, information collected through the consultation on this paper will hopefully identify such issues. In addition, the further evidence work to be undertaken will also hopefully identify any particular issues that have led to the non-delivery of these sites.

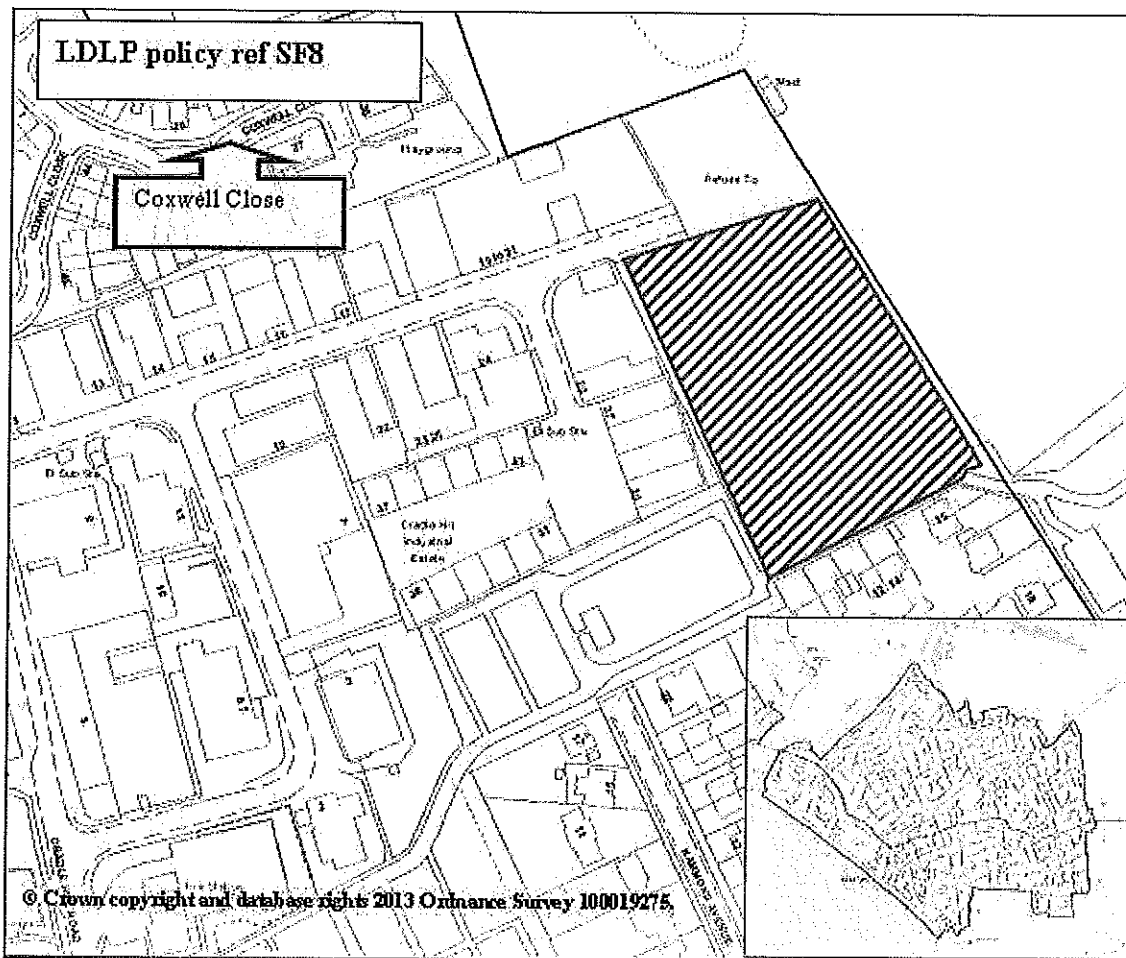
**It is recognised that some of the sites listed benefit from a current extant planning permission (in some cases an alternative use to what the site has been allocated for). In such cases it is still considered important to consider and review its associated Local Plan policy in the event that the permission expires and is not implemented.**

Site ref	Site Address	Planning Application/s submitted
1	Land north of Keymer Avenue, Peacehaven	None recent
2	Land at Hoyle Road, Peacehaven	LW/11/0490 Renewal of existing planning approval LW/08/0006 for erection of 24 industrial units (B1use) in two phases with temporary access to first phase from Hoyle Road and permanent access from proposed link road.
3	Cradle Hill Industrial Estate, Seaford	None recent
4	Balcombe Pit, Glynde	LW/12/0763 Section 73A Retrospective application for continued use of premises for car and light vehicle general repairs in a permanent basis - Approved
5	Chailey Brikworks	None recent
6	Hamsey Brickworks, South Chailey	None recent
7	Woodgate Dairy, Sheffield Park	LW/13/0490 - Change of use from sui generis use to B1 (business) / B2 (general industrial) and B8 (storage & distribution) across all units and retention of 24/7 use - Pending

<b>Site 3</b>	Cradle Hill Industrial Estate	<b>Site Area</b>	0.85ha
<b>Existing Policy context</b>	Local Plan 2003 Policy SF8 – Industrial Use (B2 and B8)	<b>Existing/ Previous Use</b>	Vacant grass scrubland
<b>Relevant notes</b>	Expansion of existing industrial estate would provide suitable premises for new businesses and expansion of existing. Land has been vacant and undeveloped for over 5 years. Employment uses to north and west and housing to the south. Employment and Economic Land Assessment suggests new units would be attractive to market given low vacancy in adjacent industrial estate.		

**Options**

- **Retain site for business use**
- **De-allocate site for business use**
- **Re-allocate for an alternative use (e.g. housing), or a mixed-use scheme (e.g. business and housing)**



## **Lewes District Local Plan Part 2: Site Allocations and Development Management Policies**

### **Issues & Options Topic Paper 4 – November 2013**

## **Infrastructure Site Allocations – Lewes District outside the National Park**

### **Background**

- 1.1 The Introductory Topic Paper provides the context and background to the preparation of the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document. Once adopted, the Local Plan Part 2 will form part of the statutory development plan for the area and will be used as a basis for determining planning applications in that part of the District outside of the National Park.
- 1.2 The aim of this consultation is to set out the emerging work on the Local Plan Part 2 and to seek the views of the public and key stakeholders before any firm decisions are taken by the Council. The consultation will last **8 weeks**, running from **22 November 2013** to **17 January 2014**. At the end of this Topic Paper, there are a number of questions that we are keen for individuals and organisations to respond to. Details on how to comment can also be found in this section of the document.

### **Purpose of this Topic Paper**

- 1.3 This Topic Paper sets out site options for delivering some of the infrastructure that is required to meet the needs of the housing and employment growth proposed in the Joint Core Strategy, in accordance with Core Policies 7 and 8. The Joint Core Strategy can be viewed at: [www.lewes.gov.uk/corestrategy/index.asp](http://www.lewes.gov.uk/corestrategy/index.asp)
- 1.4 The key strategic infrastructure requirements for the district are set out in the draft Infrastructure Delivery Plan, which can be viewed at: [www.lewes.gov.uk/planning/backgroundreps.asp](http://www.lewes.gov.uk/planning/backgroundreps.asp)
- 1.5 Unlike the Joint Core Strategy, the site allocations under consideration for inclusion in the Local Plan Part 2 will only apply to the parts of Lewes District outside of the South Downs National Park. The reason for this is explained more fully in the Introductory Topic Paper, which also shows the extent of Lewes District outside of the National Park.
- 1.6 The Council will be working closely with those town and parish councils currently preparing Neighbourhood Plans, who may include infrastructure allocations within their own plans. It is not our intention that the emerging Local Plan Part 2 hinders the progression of these

Neighbourhood Plans and hence some of the site allocations and policies identified in this Topic Paper are only put forward as a contingency in the event that neighbourhood plans for the respective areas do not come forward as anticipated or fail at the examination/referendum stage. This will ensure that policy gaps do not occur and sites are not left vulnerable to speculative development proposals.

1.7 At the time of publication, neighbourhood areas have been designated in the following parishes:

- Ditchling
- Hamsey
- Newhaven
- Newick
- Peacehaven & Telscombe (joint)
- Ringmer
- Wivelsfield

### **The Structure of this Paper**

1.8 This paper is structured around the key infrastructure headings of education, outdoor play space, other green infrastructure, transport and water supply. It identifies the sites allocated, but as yet undelivered, for infrastructure purposes in the adopted Lewes District Local Plan 2003 and discusses the options for their inclusion within the new Local Plan. Comments on these options are invited. The 2003 Local Plan itself can be viewed at: [www.lewes.gov.uk/planning/localplan.asp](http://www.lewes.gov.uk/planning/localplan.asp)

1.9 To date, no land has been submitted for consideration by infrastructure or service providers, apart from a site at Falmer submitted by the University of Sussex.

### **Education**

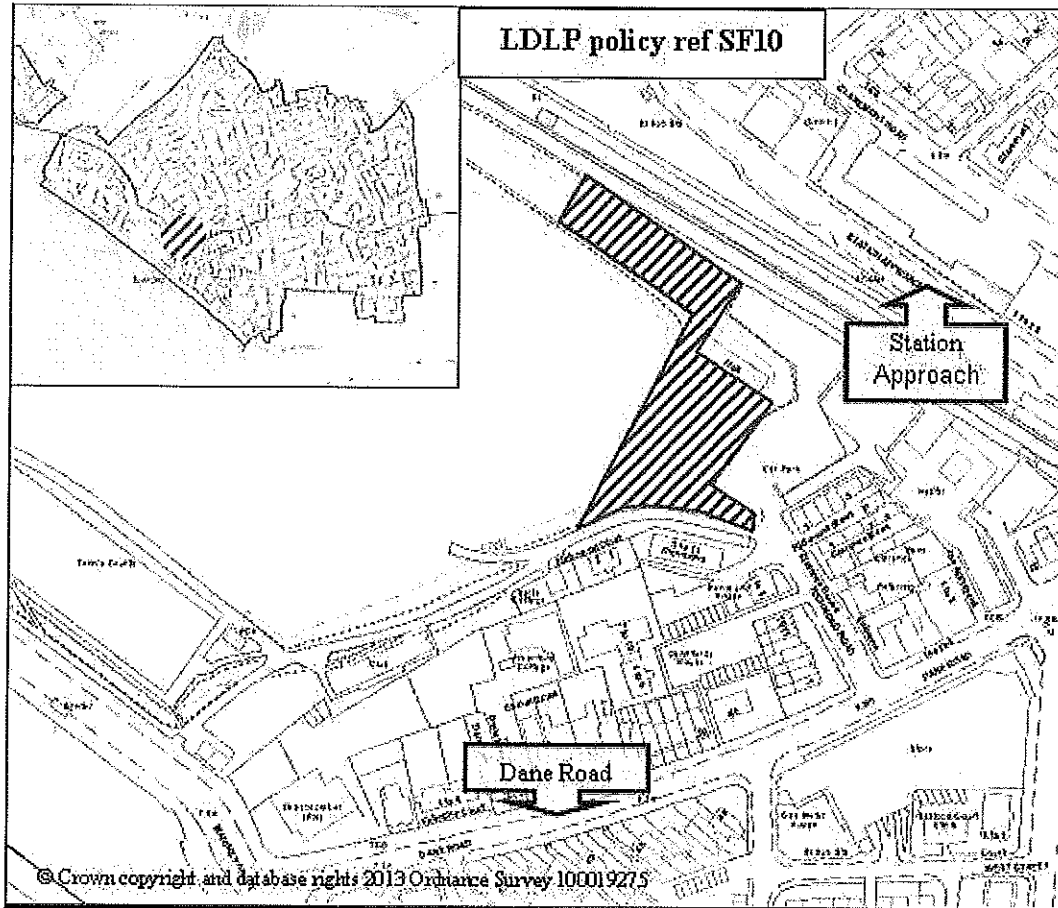
1.10 East Sussex County Council, as the local education authority, has provided information on the need for the additional provision of primary and secondary school places associated with the planned housing growth in the Core Strategy.

1.11 In terms of primary school provision, the County Council has advised that there will be shortfalls in Newhaven, Peacehaven, Ringmer, Seaford, and Wivelsfield over the Core Strategy period. These shortfalls can be met through the expansion of existing schools or the provision of new schools on existing land within its ownership.

1.12 In terms of secondary school provision, the County Council had advised that there will be shortfalls in Newhaven, Peacehaven and Seaford over the Core Strategy period. These shortfalls can similarly be accommodated by an expansion of the existing schools.

1.34 In **Seaford**, the 2003 Local Plan allocates a site in Richmond Road for an extension of the existing car park.

**Richmond Road Car Park**



<b>Existing Policy</b>	SF10	<b>Site area</b>	0.3ha
<b>Issues</b>	The site is located within the planning boundary for Seaford, as defined in the 2003 Local Plan. It is likely that the demand for public car parking in this location will increase but it is unclear how the proposed extension would be funded and who would be responsible for its provision in the period to 2030.		
<b>Options</b>	<ul style="list-style-type: none"> <li>▪ Retain the allocation</li> <li>▪ Delete allocation</li> </ul>		

**Water Supply**

1.35 The South East Water Draft Water Resource Management Plan, published this year, proposes two water re-use schemes to increase the availability of water supply and the overall resilience to changes in



supply in the future. One of these schemes will require further land at the Newhaven Waste Water Treatment Works (WWTW) at the end of Beach Road. It is unclear at this stage exactly how much land South East Water will require for its purposes but it is anticipated that it can be found within the existing site of the WWTW and will therefore not require a specific allocation.

### **How to respond to this Topic Paper?**

1.36 This is your opportunity to shape your local area and influence how the District develops over the next 15 years. The Council would appreciate and value any comments you have on this Topic Paper, particularly in relation to the following questions:

- *Do you have any views on the options identified in this Topic Paper?*
- *Are you aware of any additional sites that should be allocated for infrastructure purposes?*
- *Are there any other options, which have not been identified, that the Council should be considering?*

### **Comments may be sent to the Council by:**

Email to: [ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk)

Fax to: 01273 484452

Post to: Lewes District Council  
Planning Policy Team  
Southover House  
Southover Road  
Lewes  
BN7 1AB

***All comments and additional site submissions must be received by midnight Friday 17 January 2014***