



PLANNING & DEVELOPMENT COMMITTEE

Minutes of the Planning & Development Committee meeting
held at Meeching Hall, Fort Road, Newhaven
on **Tuesday 25th June 2024 at 7:15pm.**

PRESENT: Councillors Pinky McLean-Knight (Chair)
Kim Bishop
Lesley Boniface
Krissy Taylor
Graham Amy

ALSO ATTENDING: Ken Dry, Town Clerk

P009/24 The Chair stated that this meeting will be recorded and then made publicly available on the Newhaven Town Council Website for 28 days, followed by its removal and deletion.

P010/24 **APOLOGIES FOR ABSENCE**

Cllrs Saunders and S. Boniface.

P011/24 **DECLARATIONS OF INTEREST - DISCLOSURE BY COUNCILLORS OF PERSONAL INTERESTS IN MATTERS ON THE AGENDA, AND WHETHER THE COUNCILLOR REGARDS THEIR INTEREST AS PREJUDICIAL UNDER THE TERMS OF THE CODE OF CONDUCT.**

None declared.

P012/24 **TO CONSIDER WHETHER THE MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE HELD ON TUESDAY 28th MAY 2024 ARE AN ACCURATE RECORD OF THE MEETING.**

RESOLVED:

That these minutes be signed by the Chair as a true record of the proceedings.

P013/24 **PETITIONS/PUBLIC QUESTIONS**

None received.

P014/24 **TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS.**

LW/24/0382

Seahaven Swim and Fitness Centre Chapel Street

Replacement of the existing aluminium composite corrugated sheet roofing with

standing seam system including improvement to the facias, soffits and gutters along with installation of PV arrangement to the south elevation, edge protection, and installation of topfix standing seam guard rail system.

Following discussion the committee unanimously,

RESOLVED, that they had no objection to this application.

LW/24/0386

2 Wellington Road Denton

Demolition of existing garage and replacement with single storey outbuilding with associated landscaping.

Following discussion, the committee,

RESOLVED, that they had no objection to this application, but with the following caveats,

- That this should be for domestic use only and not for 'business purposes', and
- The drive should be permeable to aid surface water drainage.

LW/24/0397

Newhaven Fire Station Fort Road

Change of use from fire station to emergency services vehicle maintenance workshop with associated alterations, extensions and landscaping.

Following discussion, the committee,

RESOLVED, that they had no objection to this application, but measures are required to prevent the egress of water and foam from the site.

P015/24

TO CONSIDER AND NOTE A REPORT ON RECENT PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL.

Noted.

There being no further business, the Meeting closed at 7:50pm.

Date:

Chairman



NEWHAVEN TOWN COUNCIL

Ken Dry
Town Clerk

TOWN COUNCIL OFFICES
18 FORT ROAD
NEWHAVEN
EAST SUSSEX
BN9 9QE

Tel: (01273) 516100

Email: admin@newhaventowncouncil.gov.uk

To: Planning and Development Committee **Agenda Item 6.**

Date: 30th July 2024

Contact for this report: Ken Dry - Town Clerk

Subject: **Recent Planning Decisions by Lewes District Council**

LEWES DISTRICT COUNCIL PLANNING DECISIONS

PLANNING APPLICATIONS APPROVED

Conditions for Approved Applications can be found at Appendix 1 of this report.

LW/23/0757

Land at Railway Road Newhaven

Outline planning application with all matters reserved except access; removal of all existing structures, relocation of vehicle entrances and construction of 33 self-contained flats with associated parking and cycle parking

Considered by this committee 30th January 2024. The Committee had no objection to this application in principle, but they felt that;

- *greater detail regarding height of elevations is required,*
- *consideration of the potential for 'over-crowding' of existing residences,*
- *and the objections made to date via the LDC Planning Portal are pertinent.*

LW/24/0306

95 Gibbon Road Newhaven

Single storey side extension

Not considered by this committee.

LW/24/0308

33 Wellington Road Denton

Erection of a single storey front and side wraparound extension

Considered by this committee 28th May 2024. The committee had no objection to this application but requested that permeable paving/surfacing be used to prevent surface water 'run-off.'

LW/24/0300

32 First Avenue Newhaven

Single storey rear extension and raised timber decking

Considered by this committee 30th April 2024. The committee had no objection to this application

LW/24/0121

4 Holmstreu Villas Fort Road

Installation of front driveway with associated landscaping, creation of dropped kerb, addition of brick wall to both sides of the driveway and removal of brick wall to front elevation

Considered by this committee 26th March 2024. The committee had no objection to this application

PLANNING APPLICATIONS REFUSED

TW/24/0051/TPO

8 Station Road Denton

T1 - Sycamore - fell to ground level

Considered by this committee 28th May 2024. The committee had no objection to this application

SDNP/24/02823/TEL

Foxhole Farm The Crescent Newhaven

Removal of existing 12.5m lattice tower supporting 6no. antennas and 1no. 300mm dish to be replaced with new 20m lattice tower supporting 6no. new antennas and existing 1no. 300mm dish, installation of 1no. new 300mm dish, internal cabin works and ancillary works

Not considered by this committee.

Appendix 1

Planning Conditions for Approved Applications.

LW/23/0757

Land at Railway Road Newhaven

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	5 December 2023	768 PP 01 Rev B – Site Location Plan ONLY
Other Plan(s)	5 December 2023	768 PP 03 Rev B - Ground Floor Vehicular and Pedestrian Plan (ACCESS ARRANGEMENTS ONLY)

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The access shall not be used until visibility splays of 2.4m by 43m are provided in both directions and maintained thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.114 and 116 of the NPPF.

3. The development shall not be occupied until parking areas have been provided in accordance with plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles. Parking spaces shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls).

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.114 and 116 of the NPPF.

4. The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with plans which shall have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the turning space shall thereafter be retained for that use and shall not be obstructed.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.114 and 116 of the NPPF.

5. The development shall not be occupied until a cycle parking area has been provided in accordance with plans which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area[s] shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non- car modes and to meet the objectives of sustainable development in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para.114 and 116 of the NPPF.

6. Prior to the commencement of any development a detailed surface water drainage plan shall be submitted to and approved by the Local Planning Authority in conjunction with the Lead Local Flood Authority. The plan must respond to the following requirements: - 1. Surface water discharge rates not exceeding 1.2l/s for all rainfall events, including those with 1 in 100 (+45% for climate change) annual probability of occurrence. Evidence of this (in the form of hydraulic calculations) should be submitted with the detailed drainage drawings. The hydraulic calculations should take into account the connectivity of the different surface water drainage features. 2. The details of the outfall of the proposed attenuation and how it connects into the sewer should be provided as part of the detailed design together with an offsite sewer or diversion works which are necessary. 3. The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely. 4. The detailed design of the below ground attenuation should be informed by findings of groundwater monitoring between autumn and spring. The design should leave at least 1m unsaturated zone between the base of the storage the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided including calculations for potential floatation due to high groundwater. For this site we could also accept a robust approximation of high ground water level with reference to the adjacent river.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policies CP10 and CP12, LLP2 policy DM22 and paras. 163 and 165 of the NPPF.

7. Prior to the commencement of any development, a maintenance and management plan for the entire drainage system should be submitted to and approved by the local planning authority in conjunction with the Lead Local Flood Authority in order to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan should cover the following: a) Clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details. b) Provide evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policies CP10 and CP12, LLP2 policy DM22 and paras. 163 and 165 of the NPPF.

8. Before the development proceeds past dampproof course level, evidence (including photographs) shall be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22 and paras. 163 and 165 of the NPPF.

9. Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: In order to ensure drainage is managed correctly and surrounding water bodies are protected from pollution in accordance with LLP1 policies CP10 and CP12, LLP2 policy DM22 and paras. 163, 165 and 174 of the NPPF.

10. No buildings or structures within the development shall exceed four storeys in height.

Reason: In order to control the scale of the development in the interest of visual amenity and landscape impact in accordance with LLP1 policy CP11, LLP2 policy DM25 para. 135 of the NPPF and NNP policies D1 and H3.

11. The development shall be carried out in accordance with the submitted flood risk assessment (ref - Flood Risk Assessment & Surface Water Drainage Strategy 082023/MC0304 Railway Road FRA SWDS) and the following mitigation measures it details: • All habitable rooms and sleeping accommodation will be raised to a minimum of 5.89m AOD to be above the 1 in 200 year defended tidal event level of 5.38m AOD. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and maximise the safety of future occupants. The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

12. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed construction does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement A4 of the 'The Environment Agency's approach to groundwater protection'.

13. Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components: 1. A preliminary risk assessment which has identified: • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating sources, pathways and receptors • potentially unacceptable risks arising from contamination at the site 2. 3. 4. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be

affected, including those off-site. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework

14. Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

16. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters, • The anticipated number, frequency and types of vehicles used during construction, • The method of access and egress and routeing of vehicles during construction, • Measures to control noise, dust, and light emissions during works. • Measures to prevent discharge of dirt/mud onto the public highway • Measures to prevent flood risk both on and off-site during construction works. • Site waste management plan • Parking arrangements for site operatives and visitors • The loading and unloading of plant, materials, and waste, • Details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils, and fuel. • Details of any external lighting. • The erection and maintenance of security hoarding, • The provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), • Precautionary measures to protect wildlife in compliance with the recommendations of the submitted Preliminary Ecological Appraisal. • Details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with LLP1 policies CP10 and CP12, LLP2 policies DM20, DM22, DM23 and DM25 and paras. 108, 109, 110 and 174 of the National Planning Policy Framework (NPPF).

17. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to LLP1 policy CP11, LLP2 policies DM20 and DM23 and para. 174 of the NPPF.

18. Prior to the occupation of the development hereby approved, a scheme for landscaping shall be submitted to and approved by the Local Planning Authority. The scheme shall include: - a) details of all hard surfacing; b) details of all boundary treatments; c) details of all proposed planting, including quantity, species, and size d) details of biodiversity enhancements, achieving a minimum of 10% biodiversity net gain. All soft landscaping shall be carried out, at the latest, during the first planting season following the first occupation of the building. Any plants which within a period of 5 years from

the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interest of visual amenity and biodiversity in accordance with LLP1 policies CP10 and CP11, LLP2 policy DM24 and DM27 and para. 130 of the NPPF.

19. Prior to the construction of the residential development, a scheme of glazing and ventilation shall be submitted to and approved in writing by the Local Planning Authority, to achieve internal noise levels recommended in BS 8233 and WHO for habitable rooms. The development shall be implemented in accordance with the approved details. The proposed residential units shall not be occupied until a validation report has been provided by a suitably qualified acoustic consultant to demonstrate that the required internal noise levels requirements have been achieved.

Reason: In the interest of environmental, and residential amenity in accordance with LLP1 policy CP11, LLP2 policies DM23 and DM25 and para.174 and 185 of the NPPF.

20. Prior to the first occupation of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Sussex Police Designing Out Crime Officers. Once approved, the development shall be carried out in accordance with the agreed details.

Reason: In order to ensure existing and future occupants live in a safe environment in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF

21. Prior to the first occupation of any part of the development, full details of all sustainability measures to be provided as part of the development, following the principles set out in the submitted Energy and Sustainability Strategy, shall be submitted to, and approved by the Local Planning Authority and the development carried out and maintained in full accordance with the approved details.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with LLP1 policy CP14, LLP2 policy DM20 and para. 152 of the NPPF.

22. The building to be demolished may contain asbestos. Accordingly, prior to demolition, a demolition asbestos survey should be undertaken by a competent person in accordance with the current guidance and practice. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors having regard to policy DM21 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

23. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the recording of any items of historical or archaeological interest in accordance with LLP1 policy CP11 coupled with the requirements of paragraphs 200211 of the NPPF.

24. No part of the development hereby permitted shall be occupied until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the approved written scheme of investigation.

3. The flat roof of the single storey ground floor extension, hereby approved, shall not at any time be used for sitting out, as an amenity area or for any other purpose other than that of an emergency or for maintenance.

Reason: To safeguard the amenity of the occupiers of adjoining properties.

4. Notwithstanding the plans hereby approved, all water run-off from the new roof shall be dealt with using rainwater goods installed at the host property and no surface water shall be discharged onto any adjoining property, nor shall the rainwater goods or downpipes encroach on any neighbouring property and thereafter shall be retained as such.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect adjoining property by way of localised flooding or encroachment

5. Notwithstanding the approved plans, all ground surfaces of the development, hereby approved, shall be constructed in porous materials or shall discharge surface water onto porous areas within the application site and shall remain as such for the lifetime of the development. No surface water shall be discharged onto the public highway or adjoining land.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect the public highway or adjoining properties.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved, and a verification report shall be submitted to the Local Planning Authority.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179].

LW/24/0300

32 First Avenue Newhaven

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Block Plan	18 April 2024	2416/04 - Proposed Block Plan
Proposed Elevation(s)	18 April 2024	2416/03 - Proposed Elevations, Floor Plan and Section Plan
Proposed Floor Plan(s)	18 April 2024	2416/03 - Proposed Elevations, Floor Plan and Section Plan
Proposed Section(s)	18 April 2024	2416/03 - Proposed Elevations, Floor Plan and Section Plan
Location Plan	18 April 2024	2416/01 - Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Prior to the first use of the raised decked area hereby approved, a 1.8 metre high timber slatted screen shall be installed on the northern edge, flanking the boundary shared with 30 First Avenue, and shall thereafter maintained in place for the lifetime of the development.

Reason: To protect the amenities of neighbouring residents in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF.

3. No part of the flat roofing over the extensions hereby approved shall be used as a balcony or terrace at any time, with any access to the roof prohibited other than for maintenance or emergency purposes.

Reason: In order to protect the amenities of neighbouring residents in accordance with LLP1 policy CP11 and LLP2 policies DM25 and DM28.

4. The external materials and finishes applied to the extensions hereby approved shall be in accordance with those listed on the approved plans and shall be maintained as such throughout the lifetime of the development.

Reason: To assist integration with the existing dwelling in the interest of visual amenity in accordance with LLP1 policy CP11, LLP2 policies DM25 and DM28 and para. 135 of the NPPF. 5. If, during development, contamination not previously known is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with LLP2 policies DM20, DM21 and DM22 and para. 180 and 189 of the NPPF.

LW/24/0121

4 Holmstreu Villas Fort Road

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Other Plan(s)	7 May 2024	Drainage illustration and plan
Proposed Elevation(s)	20 February 2024	Proposed Elevation with Measurements
Proposed Floor Plan(s)	20 February 2024	Proposed Driveway Plan
Photographs	20 February 2024	Photos of Existing and Proposed Elevations and Proposed Landscaping
Other Plan(s)	20 February 2024	Proposed Site Plan
Photographs	26 March 2024	Site Photos - Combined
Location Plan	1 March 2024	Location Plan
Existing Block Plan	1 March 2024	Block Plan

Reason:

For the avoidance of doubt and in the interests of proper planning.

2. Surface water drainage

All surface water generated by the hard surfacing shall be managed via permeable surfacing or appropriate drains within the site curtilage and shall not be discharged onto neighbouring property or onto the public highway.

Reason: In the interest of managing surface water flood risk and to prevent damage or disruption on the public highway network in accordance with LLP1 policies CP11 and CP12, LLP2 policy DM22 and para. 114 and 173 of the NPPF.

3. In accordance with driveway plan

The vehicular access serving the development shall be constructed in accordance with the approved driveway plan.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

4. Parking area in accordance with driveway plan

The parking area shall be provided in accordance with the approved driveway plan which has been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the area[s] shall thereafter be retained for that use

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

5. Maximum Gradients

The completed access shall have maximum gradients of 4% (1 in 25) from the channel line, or for the whole width of the footway/verge whichever is the greater and 11% (1 in 9) thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway

From:



Subject:

Date:

Attachments:

LDC Local Plan - New Sites request for Technical Evidence exercise

22 July 2024 12:44:49

[New LAA Sites Proformas 2024.pdf](#)

[New LAA Sites - Large Sites 68RG and 20HY.pdf](#)

[2024 Development Capacity Study Report.pdf](#)

Dear All,

I am emailing following on from last week's briefing at which we presented the sites submitted to us as part of the latest 'Call for Sites' exercise and the updated Development Capacity Study.


At the briefing I said that the information on the sites would be shared with you, so please find attached the assessment on each site. As a reminder the purpose of sharing this is for you as Parish or Town Councils to provide us with any technical evidence that you may already have about a site. The opportunity to submit technical evidence will run until **19th of August**. This will, then, allow us to take the information you provide into account as part of our work on the sites.

The information being shared with you, consists of:

1. New LAA Sites Proformas for each of the sites
New LAA sites – Large sites proforma – there are two sites at a large scale.
2. 2024 Development Capacity Study – updated with additional sites identified from desktop exercise

Technical information is being sought on the assessment criteria in the tables for each of the sites, e.g; environmental constraints, Landscape sensitivity, flood zone, etc.

Please note, **that this is NOT a consultation exercise** on the Local Plan, and therefore we are not inviting comments on the merits of the additional sites. While, it is understandable that the information shared may end up being seen by a wider audience, it is important that the exercise does not undermine the process for preparing the local plan. As such, we are treating this as a closed exercise with Parish and Town Councils and any technical information provided must be returned to us via yourselves.

Please ensure that any technical information that you will be sending through is sent to the  email address.

While there will be further public consultation on the Local Plan, as in the published Local Development Scheme, we may need to revisit this following publication of the consultation on a new NPPF which government has suggested would be made available by month end.

In the meantime, if you have any queries or would you like to speak about this email, please do get in touch.

Kind regards,
Nadeem

Nadeem Din

Head of Policy (Planning)
Lewes District and Eastbourne Borough Council

Note: Please note my normal working days at Monday – Thursdays and occasionally Fridays.

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Site Reference: 13BA Not Deliverable or Developable
Land north of Cooksbridge Road/Highstreet Junction, Barcombe Cross

		Parish or Town	
		Barcombe	
		Site Area	1.1 Ha
		Greenfield or Previously Developed: Greenfield	
		Proposed Development	
		Residential	
		Site Source	
		2023 CfS	
Current or Last Use	Agricultural		
Recent and Relevant Planning History	None relevant		
Theoretical Residential Capacity	27 homes	Indicative Density	30 dph
LAA Indicative Residential Capacity	0 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Not suitable
Employment Suitability: Not Assessed

The site is a greenfield site outside and not adjacent to the existing settlement boundary of Barcombe Cross. The site is separated from the allocated site to the east by the old railway line. The railway bridge is narrow and does not currently have a dedicated footpath across, it is unlikely that a footpath of standard width could be provided on the existing bridge. This likely makes this area unable to accommodate large growth given the lack of safe pedestrian access to any amenities and services available in Barcombe including the bus service. The site would likely be car dependant. Unknown availability of utilities, specifically sewer could be a significant cost to development in this location. No existing vehicular access to the High Street however likely this could be provided within existing highway requirements. The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development on this

site would expand the settlement and connect with the existing linear development along Hamsey Road expanding urbanising influences in the generally rural character area.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Falls outside the current defined planning boundary of Barcombe Cross.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1, No known risks from key sources of flooding identified in draft Stage 1 SFRA.
Land Contamination	No contamination issues identified.
Topography	Generally flat
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	There is adjacent woodland to the north east, north west and south of the site (not adjacent) and LWS to the north (Dismantled Railway Line, Barcombe). Protected and notable species recorded adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	No sewer identified adjacent potential costs of utilities to the site.
Bad Neighbours?	Agricultural and residential
Within Setting of SDNP?	No
Landscape Sensitivity	The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The landscape character area covers undulating landform forming the transition between the lower lying floodplains of the Lewes Ouse Catchment and the SDNP. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development on this site would expand the settlement and connect with the existing linear development along Hamsey Road expanding urbanising influences in the generally rural character area.
Historic Built Environment Constraints	Adjacent to Barcombe Cross Conservation Area. No listed buildings on or adjacent the site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	The site is within walking distance of bus stop on High Street, with limited services to Lewes and Cooksbridge train station.
Active Travel	There is no existing footpath linking the site with the village. Pedestrian footpath would need to cross the existing bridge, which is narrow and unlikely to be able to provide a separate pedestrian footpath. No dedicated cycle path.
Public Rights of Way	None on site

Suitability Issue	Suitability Assessment Comments
Site Access	Existing field access only. New access would be required.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be within dual ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2025. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment. Barcombe Cross's housing market is considered relatively strong with good demand and viability. Some additional costs associated with access and utilities.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Some additional costs associated with access and utilities.

Site Reference: 14BA Not Deliverable or Developable
Land Fronting Hamsey Road, Barcombe Cross

		Parish or Town		
		Barcombe		
		Site Area	0.82 Ha	
		Greenfield or Previously Developed: Greenfield		
		Proposed Development		
		Residential		
Site Source		2023 CfS		
Current or Last Use	Agricultural			
Recent and Relevant Planning History	None relevant			
Theoretical Residential Capacity	19 homes	Indicative Density	30 dph	
LAA Indicative Residential Capacity	0 homes			
LAA Indicative Employment Capacity	0Ha			

Suitability Assessment

Residential Suitability: Not suitable
Employment Suitability: Not Assessed

The site is a greenfield site outside and not adjacent to the existing settlement boundary of Barcombe Cross. The site is isolated from the existing settlement of Barcombe Cross, within an area of existing linear development. The railway bridge between the site and the village is narrow and does not currently have a dedicated footpath across, it is unlikely that a footpath of standard width could be provided on the existing bridge. This likely makes this area unable to accommodate large growth given the lack of safe pedestrian access to any amenities and services available in Barcombe including the bus service. The site would likely be car dependant. Unknown availability of utilities, specifically sewer could be a significant cost to development in this location. No existing vehicular access to the High Street however likely this could be provided within existing highway requirements. The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from development and transport routes. The assessment states that development should be limited and

designed to retain the rural character of the area. Development on this site would expand the existing linear development along Hamsey Road expanding urbanising influences in the generally rural character area.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Falls outside the current defined planning boundary of Barcombe Cross.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1, part of the site is susceptible to ground water flooding below ground and at surface which would require mitigation.
Land Contamination	No contamination issues identified.
Topography	Generally flat
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	There is adjacent woodland to the north east, north west and south of the site (not adjacent) and LWS to the north (Dismantled Railway Line, Barcombe). Protected and notable species recorded adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	No sewer identified adjacent potential costs of utilities to the site.
Bad Neighbours?	Agricultural and residential
Within Setting of SDNP?	No
Landscape Sensitivity	The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The landscape character area covers undulating landform forming the transition between the lower lying floodplains of the Lewes Ouse Catchment and the SDNP. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development on this site would expand the settlement and connect with the existing linear development along Hamsey Road expanding urbanising influences in the generally rural character area.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	The site is within walking distance of bus stop on High Street, with limited services to Lewes and Cooksbridge train station.
Active Travel	There is no existing footpath linking the site with the village. No dedicated cycle path.
Public Rights of Way	None on site
Site Access	Existing field access only. New access would be required.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be within dual ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2025. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment. Barcombe Cross's housing market is considered relatively strong with good demand and viability. Some additional costs associated with access and utilities.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Some additional costs associated with access and utilities.

Site Reference: 15BA Not Deliverable or Developable
Land to the North of Stepney Farm House

		Parish or Town		
		Barcombe		
		Site Area	4.3 Ha	
		Greenfield or Previously Developed: Predominantly Greenfield		
		Proposed Development		
		Residential		
		Site Source		
		2023 CfS		
Current or Last Use	Agricultural			
Recent and Relevant Planning History	None relevant			
Theoretical Residential Capacity	96 homes	Indicative Density	30 dph	
LAA Indicative Residential Capacity	0 homes			
LAA Indicative Employment Capacity	0Ha			

Suitability Assessment

Residential Suitability: Not suitable
Employment Suitability: Not Assessed

The site is a greenfield site outside and not adjacent to the existing settlement boundary of Barcombe Cross. Access to the site would need to be provided through 13BA. The site is separated from the allocated site to the east by the old railway line. The railway bridge is narrow and does not currently have a dedicated footpath across, it is unlikely that a footpath of standard width could be provided on the existing bridge. This likely makes this area unable to accommodate large growth given the lack of safe pedestrian access to any amenities and services available in Barcombe including the bus service. Unknown availability of utilities, specifically sewer could be a significant cost to development in this location. No existing vehicular access to the High Street however likely this could be provided within existing highway requirements. The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development on this

site would expand the settlement and connect with the existing linear development along Hamsey Road expanding urbanising influences in the generally rural character area.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Falls outside the current defined planning boundary of Barcombe Cross.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1, part of the site is susceptible to surface water flooding and site is also susceptible to groundwater flooding at surface.
Land Contamination	No contamination issues identified.
Topography	Generally flat
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	There is adjacent woodland to the north east, north west and south of the site (not adjacent) and LWS to the north (Dismantled Railway Line, Barcombe). Protected and notable species recorded adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	No sewer identified adjacent potential costs of utilities to the site.
Bad Neighbours?	Agricultural and residential
Within Setting of SDNP?	No
Landscape Sensitivity	The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The landscape character area covers undulating landform forming the transition between the lower lying floodplains of the Lewes Ouse Catchment and the SDNP. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development on this site would need to include site 13BA to provide access, this would expand the settlement and connect with the existing linear development along Hamsey Road expanding urbanising influences in the generally rural character area.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	The site is within walking distance of bus stop on High Street, with limited services to Lewes and Cooksbridge train station.
Active Travel	There is no existing footpath linking the site with the village. No dedicated cycle path.
Public Rights of Way	None on site
Site Access	Existing field access only. New access would be required.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be within dual ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2025. Being promoted for residential use.
Phasing Requirements	

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment. Barcombe Cross's housing market is considered relatively strong with good demand and viability. Some additional costs associated with access and utilities.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Some additional costs associated with access and utilities.

Site Reference: 16BA Not Deliverable or Developable
Stepney Farmhouse and land adjacent Cooksbridge Road, Barcombe Cross

		Parish or Town		
		Barcombe		
		Site Area	1.046 Ha	
		Greenfield or Previously Developed: Greenfield		
		Proposed Development		
		Residential		
Site Source		2023 CfS		
Current or Last Use	Agricultural			
Recent and Relevant Planning History	None relevant			
Theoretical Residential Capacity	25 homes	Indicative Density	30 dph	
LAA Indicative Residential Capacity	0 homes			
LAA Indicative Employment Capacity	0Ha			

Suitability Assessment

Residential Suitability: Not suitable
Employment Suitability: Not Assessed

The site is a greenfield site outside and not adjacent to the existing settlement boundary of Barcombe Cross. The site is isolated from the existing settlement of Barcombe Cross, within an area of existing linear development containing some residential and some agricultural buildings. The railway bridge between the site and the village is narrow and does not currently have a dedicated footpath across, it is unlikely that a footpath of standard width could be provided on the existing bridge. There is also no existing footpath along Cooksbridge Road. This likely makes this area unable to accommodate large growth given the lack of safe pedestrian access to any amenities and services available in Barcombe including the bus service. The site would likely be car dependant. Unknown availability of utilities, specifically sewer could be a significant cost to development in this location. No existing vehicular access to the High Street however likely this could be provided within existing highway requirements. The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from Site 16BA - Stepney Farmhouse and land adjacent Cooksbridge Road, Barcombe Cross

development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development on this site would expand the existing linear development along Cooksbridge Road expanding urbanising influences in the generally rural character area.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Falls outside the current defined planning boundary of Barcombe Cross.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1. No known risks from key sources of flooding identified in draft Stage 1 SFRA.
Land Contamination	No contamination issues identified.
Topography	Generally flat
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	There is adjacent woodland to the north east, north west and south of the site (not adjacent) and LWS to the north (Dismantled Railway Line, Barcombe). Protected and notable species recorded adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	No sewer identified adjacent potential costs of utilities to the site.
Bad Neighbours?	Agricultural and residential
Within Setting of SDNP?	No
Landscape Sensitivity	The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The landscape character area covers undulating landform forming the transition between the lower lying floodplains of the Lewes Ouse Catchment and the SDNP. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development on this site would expand the settlement and connect with the existing linear development along Hamsey Road expanding urbanising influences in the generally rural character area.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	The site is within walking distance of bus stop on High Street, with limited services to Lewes and Cooksbridge train station.
Active Travel	There is no existing footpath linking the site with the village. No dedicated cycle path.
Public Rights of Way	None on site

Suitability Issue	Suitability Assessment Comments
Site Access	Existing field access only. New access would be required.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be within dual ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2025. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment. Barcombe Cross's housing market is considered relatively strong with good demand and viability. Some additional costs associated with access and utilities.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Some additional costs associated with access and utilities however these are not considered to affect viability in this location.

Site Reference: 17BA Not Deliverable or Developable
Land North East of Barcombe Mills Road

		Parish or Town	
		Barcombe	
		Site Area	1.72 Ha
		Greenfield or Previously Developed: Greenfield	
		Proposed Development	
		Residential	
		Site Source	
		2023 CfS	
Current or Last Use	Agricultural field		
Recent and Relevant Planning History	None relevant		
Theoretical Residential Capacity	41.3 homes	Indicative Density	30 dph
LAA Indicative Residential Capacity	0 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Not suitable
Employment Suitability: Not Assessed

The site is greenfield located on the southeastern edge of Barcombe Cross, surrounding the existing village hall. The site falls within Parcel Barcombe Cross B of the Landscape Sensitivity Study which is assessed as having a high-medium sensitivity to small-scale and medium-scale residential development. The parcel assessment states the parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The assessment highlights that the southern part of the parcel, where this site is located, is separated from the settlement edge of Barcombe Cross by mature vegetation and has a strong relationship with rural landscape to the east of the parcel. Residential development on the site would therefore be inconsistent with the settlement pattern of Barcombe Cross. There is no existing vehicular access, a new access to the north of the Village Hall would require the partial removal of the existing tree line along Barcombe Mills Road. It is unknown whether trees protected under the Tree Preservation Order may be impacted to provide adequate visibility splays. It is therefore unknown if suitable access could be achieved. However, this tree line presents a green corridor/buffer between the existing property adjacent and the village hall at the edge of the settlement as it transitions to countryside. Its potential removal is likely to have an adverse impact on the character and visual amenity at the entrance to Barcombe Cross. Other key development

considerations include potential impacts on the setting of the Barcombe Cross Conservation Area and adjacency to multiple trees protected under the Tree Preservation Order and deciduous woodland (priority habitats).

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside but adjacent planning boundary on the south eastern edge of the Village. Existing development adjacent, including village hall to the south.
Minerals and Waste Designations	No minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1.No known risks from key sources of flooding identified in draft Stage 1 SFRA.
Land Contamination	None identified
Topography	Gentle slope
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	The site is adjacent to a number of trees protected under the Tree Preservation Order and deciduous woodland (priority habitats) located along the western boundary.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	located adjacent
Bad Neighbours?	No bad neighbours identified.
Within Setting of SDNP?	No
Landscape Sensitivity	The site falls within Parcel Barcombe Cross B of the Landscape Sensitivity Study which is assessed having a high-medium sensitivity to small-scale and medium-scale residential development. The parcel is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. The assessment also highlights that the southern part of the parcel, where this site is located, is separated from the settlement edge of Barcombe Cross by mature vegetation and has a strong relationship with rural landscape to the east of the parcel. Development would therefore be inconsistent with the settlement pattern of Barcombe Cross. The site falls within LCA C2 Barcombe, Plumpton and Cooksbridge Western Low Weald Landscape of the 2023 Landscape Character Study, which indicates that development should be limited in this LCA and designed to retain its rural character, including by avoiding development on higher, more visible areas of the LCA.
Historic Built Environment Constraints	Adjacent to Barcombe Cross Conservation Area
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Within 350m of bus stop in Barcombe Village with services to Lewes. No train station at Barcombe Cross.
Active Travel	Site is connected by pavement to village centre services and facilities. No dedicated cycle path.
Public Rights of Way	PRoW runs along the southern boundary of the site

Suitability Issue	Suitability Assessment Comments
Site Access	Unless access can be taken from the Village Hall a new access onto the public highway would have to be from immediately north west of village hall with limited highway frontage. Trees are likely needed to be removed to obtain both access and visibility, some trees are protected which could result in inability to provide suitable access.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in dual ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2026. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	None identified

Site Reference: 18BA Not Deliverable or Developable
Land At Primrose Hill, High Street, Barcombe

	Parish or Town		
	Barcombe		
	Site Area	3 Ha	
	Greenfield or Previously Developed: Greenfield		
	Proposed Development		
	Residential		
Site Source			
2023 CfS			
Current or Last Use	Open field, shrubland, informal open space.		
Recent and Relevant Planning History	PREAPP/23/0122. No planning application submitted.		
Theoretical Residential Capacity	67.5 homes	Indicative Density	30 dph
LAA Indicative Residential Capacity	0 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Not suitable

Employment Suitability: Not Assessed

The site is greenfield between the planning boundary of Barcombe Cross and the disused railway. The site forms an informal open space and is crossed by existing Public Rights of Way which would need to be protected and enhanced. Other key suitability constraints identified relate to potential ecology, heritage and landscape impacts which would need to be mitigated. The site is adjacent to identified priority habitats (deciduous woodland) along the railway and the Barcombe Cross Conservation Area. Access to the site through the existing property (See 02BA) has previously been considered unacheivable. A new access from the High Street would require removal of trees within the Conservation Area which are considered to form a cohesive feature within the street scene and are of considerable landscape value. There is also concern regarding the impact of the approved access to the allocated site opposite the site which could cause a conflict with a new access from this site to the High Street.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Site is outside the existing planning boundaries within countryside policy area

Suitability Issue	Suitability Assessment Comments
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1, part of the site is susceptible to surface water flooding and ground water flood at surface.
Land Contamination	None identified
Topography	Relatively flat site
Environmental Constraints	The site is not located within any identified environmental designations. Area of ancient woodland to the south-east.
Ecological Constraints	No ecological constraints identified on the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	No sewer identified adjacent potential costs of utilities to the site.
Bad Neighbours?	Residential neighbours, Barcombe Community Firestation adjacent.
Within Setting of SDNP?	No
Landscape Sensitivity	The site falls within Parcel Barcombe Cross C of the draft Landscape Sensitivity Study, which is assessed as having a medium sensitivity to small and medium scale residential development. The site falls within LCA C2 Barcombe, Plumpton and Cooksbridge Western Low Weald Landscape of the 2023 Landscape Character Study, which indicates that development should be limited in this LCA and designed to retain its rural character, including by avoiding development on higher, more visible areas of the LCA.
Historic Built Environment Constraints	The northern part of the site would fall within the Barcombe Cross Conservation Area.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	The site is within walking distance of bus stop on High Street, with limited services to Lewes and Cooksbridge train station.
Active Travel	Footpath to village available, no dedicated cycle path.
Public Rights of Way	Two public ways across/through the site which would need to be retained.
Site Access	For access to come from High Street trees would require removal which are protected due to the conservation area designation.

Availability Assessment: Available

The site is actively promoted for residential development. No ransom strips identified.

Availability Issue	Availability Assessment Comments
Ownership	Single ownership
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Submitted to call for sites
Phasing Requirements	Single Phase

Achievability Assessment: Potentially Achievable

To be considered in LDC Whole Plan Viability Assessment. Barcombe Cross's housing market is considered relatively strong with good demand and viability.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	None identified

**Site Reference: 38CH Potentially Deliverable or Developable
Land At Coldharbour Lane**

	Parish or Town		
	Chailey		
	Site Area	0.59 Ha	
	Greenfield or Previously Developed: Greenfield		
	Proposed Development		
	Residential		
	Site Source		
2023 CfS			
Current or Last Use	Grazing/paddock		
Recent and Relevant Planning History	LW/20/0642 submitted for 18 Dwellings		
Theoretical Residential Capacity	10 homes	Indicative Density	20 dph
LAA Indicative Residential Capacity	10 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Potentially Suitable
Employment Suitability: Not Assessed

The site is a greenfield site outside and unrelated to the settlement boundary of North Chailey. However the site is situated adjacent to ribbon development along Station Road and would not be considered isolated. The site falls within the Landscape Character Area C1: Wivlesfield, Neick and Chailey Western Low Weald as assessed in the Lewes Landscape Character Assessment 2023. The assessment states that the settlement pattern is characterised by edges of settlement, small scale linear and nucleated settlements, linear ribbon development along the winding road network and farmsteads. Overall, beyond the settlements and road networks the assessment states that the Landscape Character Area exhibits a highly rural and tranquil character due to the land use and enclosure from mature vegetation. Previous appeal at the site found that the development of the field would erode a substantial proportion of the natural green gap in this location which would have the undesirable effect of further merging the extent of existing development in both directions. The site is well contained and immediately adjacent to existing ribbon development, a

reduction in scale and/or landscaping could assist with the reduction in overall impact on the visual openness of this break in development along Station Road. Site is considered relatively sustainable, just within walking distance (1.6km) of Primary School and post office within Newick with footpath access. Bus stop available adjacent the site with links to Newick, Uckfield, Lewes and Haywards Heath. Although constrained and issues of contamination and of access need to be resolved the site is considered suitable.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Site is outside the existing planning boundaries within countryside policy area
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1. No known risks from key sources of flooding identified in draft Stage 1 SFRA.
Land Contamination	Potential contamination identified from backfilling the former railway cutting through the site.
Topography	Relatively flat site
Environmental Constraints	The site is not located within any identified environmental designations.
Ecological Constraints	No ecological constraints identified on the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Available adjacent
Bad Neighbours?	Residential and agricultural neighbours
Within Setting of SDNP?	No
Landscape Sensitivity	The site falls within the Landscape Character Area C1: Wivlesfield, Newick and Chailey Western Low Weald as assessed in the Lewes Landscape Character Assessment 2023. The assessment states that the settlement pattern is characterised by edges of settlement, small scale linear and nucleated settlements, linear ribbon development along the winding road network and farmsteads. Overall, beyond the settlements and road networks the assessment states that the Landscape Character Area exhibits a highly rural and tranquil character due to the land use and enclosure from mature vegetation. Previous appeal at the site found that the development of the field would erode a substantial proportion of the natural green gap in this location which would have the undesirable effect of further merging the extent of existing development in both directions.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Bus stop adjacent with services to Newick, Uckfield, Lewes and Haywards Heath.
Active Travel	There is a footpath on Station Road linking the site with Newick. No dedicated cycle path
Public Rights of Way	No public rights of way across the site.

Suitability Issue	Suitability Assessment Comments
Site Access	Proposed from Station Road. Previous application raised concerns over the safety of access. A Road Safety Audit is required to show that a new access is achievable in this location.

Availability Assessment: Available

The site is actively promoted for residential development. It is in single ownership and no ransom strips identified.

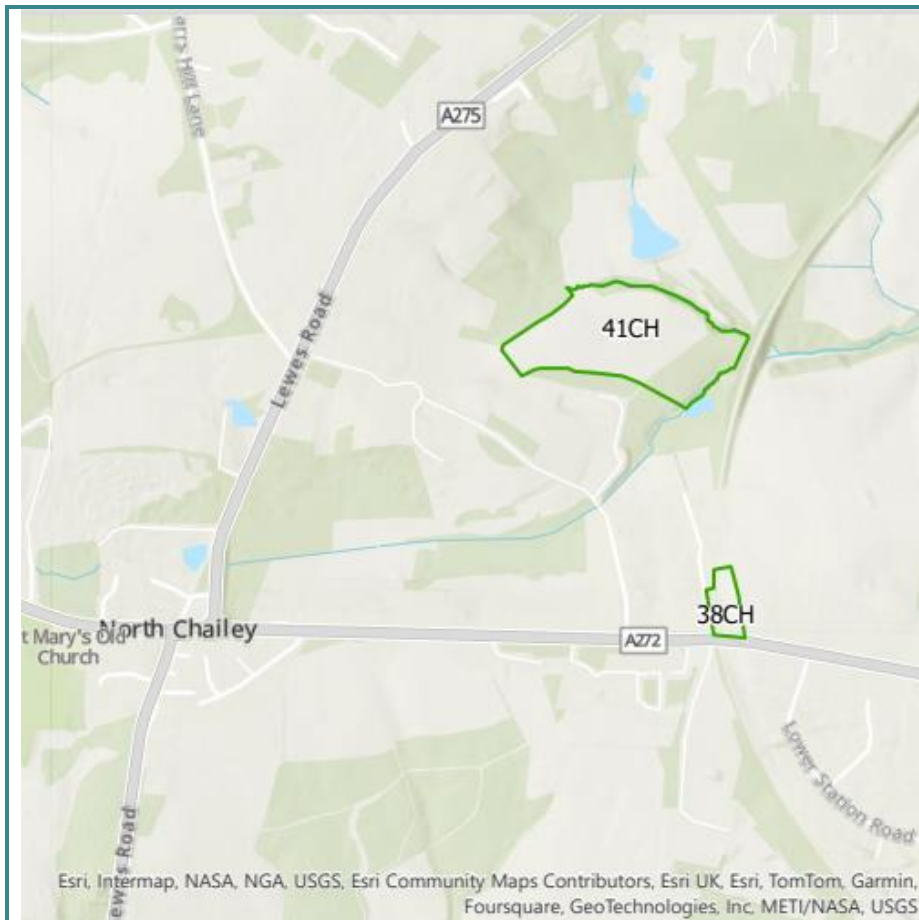
Availability Issue	Availability Assessment Comments
Ownership	The site is owned by two people
Ransom Strips	Submitted to call for sites and confirmed as available
Most Recent Evidence of Intention to Develop	Submission states available within 5 years by March 2026
Phasing Requirements	Single Phase

Achievability Assessment: Potentially Achievable

To be considered in LDC Whole Plan Viability Assessment.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	Area considered to have a relatively buoyant and stable housing market.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	No abnormal costs with development identified.

**Site Reference: 41CH Not Deliverable or Developable
Land at Damerel, Land End Common**



Parish or Town	
Chailey	
Site Area	4.8Ha
Greenfield or Previously Developed: Greenfield	
Proposed Development	
Residential	
Site Source	
2023 CfS	

Current or Last Use	Previously used in association with adjacent poultry farm.		
Recent and Relevant Planning History	No recent or relevant planning history.		
Theoretical Residential Capacity	72 homes	Indicative Density	20 dph
LAA Indicative Residential Capacity	0 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Not Suitable

Employment Suitability:

The site is a greenfield site situated outside the settlement boundary of North Chailey. There are bus stops on Station Road and a convenience store at the nearby petrol station within walking distance of the site. Access is unknown as would be required across third party land. The site is separated from the settlement by pockets of ancient woodland, which would screen any development in wider views, but would also disassociate the site with the existing settlement. Without further evidence to show access is achievable for development, this site is considered unsuitable for development at present.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside existing settlement boundaries.

Suitability Issue	Suitability Assessment Comments
Minerals and Waste Designations	No minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1.
Land Contamination	No contamination identified
Topography	Generally flat.
Environmental Constraints	None on site.
Ecological Constraints	Within the Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area. Local Wildlife Site to the north.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Unknown
Bad Neighbours?	Adjacent to residential, agricultural uses and poultry farm.
Within Setting of SDNP?	No
Landscape Sensitivity	The site is not assessed within a parcel of the Landscape Sensitivity Study, however it is immediately to the north of the parcel North Chailey D. The parcel is assessed as having a medium sensitivity to small and medium-scale residential development, due to reasons including the woodland and vegetation pattern across the parcel and the importance of this to be retained. The site is situated within the Landscape Character Type C: Western Low Weald of the Lewes Landscape Character Assessment. The assessment states that overall, beyond the settlements and road networks, the area exhibits a highly rural and tranquil character due to the land use and the enclosure from mature vegetation, with localised references to villages.
Historic Built Environment Constraints	No listed buildings on or adjacent the site. Not currently in an ANA
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Majority of the site would be within 650m of bus stops on Station Road providing limited services to Lewes, Newick and Cooksbridge if access was provided across the site to the south to Hazledene Lane.
Active Travel	Neither Hazledene nor Warren Lane have pedestrian footpaths. However from Station Road there is footpath access to Newick and North Chailey.
Public Rights of Way	None across the site.
Site Access	The submission states that the site benefits from a right of way for vehicular purposes across land to the west providing a connection to Warren Lane.

Availability Assessment: Available

The site is actively promoted and available for development.

Availability Issue	Availability Assessment Comments
Ownership	Site in single ownership

Availability Issue	Availability Assessment Comments
Ransom Strips	Access potentially across third party land.
Most Recent Evidence of Intention to Develop	2023 CfS
Phasing Requirements	None

Achievability Assessment: Unknown

Unknown achievability of access across third party land.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	Area considered to have a relatively buoyant and stable housing market.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	None identified

**Site Reference: 42CH Potentially Deliverable or Developable
Land to the East of Green Lane, South Street**

	Parish or Town		
	Chailey		
	Site Area	1 Ha	
	Greenfield or Previously Developed: Greenfield		
	Proposed Development		
	Residential		
	Site Source		
2024 CfS			
Current or Last Use	Agricultural / grazing land		
Recent and Relevant Planning History	No recent or relevant planning history.		
Theoretical Residential Capacity	24 homes	Indicative Density	30 dph
LAA Indicative Residential Capacity	24 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

**Residential Suitability: Potentially Suitable
Employment Suitability:**

The site is outside but adjacent the existing settlement boundary of South Street. The site has a local convenience store and bus stops within walking distance, no other services available in South Street. Identified constraints to development relate to the acheivability of a suitable access. No existing access from Green Lane so it appears that access would need to be taken from the site to the north. Planning permission has been granted for this site for a small number of properties. Existing trees should be retained.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside but adjacent the existing settlement boundary of South Street, within countryside policy area. Site to the north adjacent to South Road has planning permission for residential development.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Risk Zone 1. No known risks from key sources of flooding identified in draft Stage 1 SFRA.
Land Contamination	None identified
Topography	Flat
Environmental Constraints	None identified on site or adjacent
Ecological Constraints	No ecological constraints identified on or adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 4
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Services will likely be available adjacent
Bad Neighbours?	Residential and agricultural
Within Setting of SDNP?	No
Landscape Sensitivity	The site falls within parcel South Street C of the Lewes Landscape Sensitivity Study 2023. The parcel is assessed as having a medium sensitivity to small and medium scale residential development, the parcel may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects, as long as the development is consistent with the existing development of South Street and well contained within a strong landscape framework
Historic Built Environment Constraints	No historic of built environment constraints identified on site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Bus stop within 450m with frequent service (122 hourly services Monday-Friday).
Active Travel	Footpaths available on Green Lane providing access to the local convenience store and bus stops.
Public Rights of Way	None across the site.
Site Access	There is no existing access from Green Lane to the Site, access would need to come from the site to the North.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	Believed to be in dual ownership
Ransom Strips	None identified

Availability Issue	Availability Assessment Comments
Most Recent Evidence of Intention to Develop	Submitted to the CfS and confirmed as available.
Phasing Requirements	No

Achievability Assessment: Potentially Achievable

Unknown achievability of access.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	Area considered to have a relatively buoyant and stable housing market.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	None identified

Site Reference: 75NH Deliverable or Developable Land at Eastside, Newhaven

	Parish or Town		
	Newhaven		
	Site Area	2.4 Ha	
	Greenfield or Previously Developed: Greenfield		
	Proposed Development		
	Employment		
Site Source			
2023 CfS			
Current or Last Use	Grassland and Scrub		
Recent and Relevant Planning History	Application submitted for erection of a warehouse and employment units, later withdrawn (Ref: LW/21/0422). Planning permission granted for up to 190 dwellings, B1 Employment space, port access, retail and petrol station (Ref: LW/11/0635).		
Theoretical Residential Capacity	90 homes	Indicative Density	50 dph
LAA Indicative Residential Capacity	0 homes		
LAA Indicative Employment Capacity	Ha		

Suitability Assessment

Residential Suitability: Suitable
Employment Suitability: Suitable

Site is part of wider site which has an extant planning permission for 190 residential units (Ref: LW/11/0635). Site is within the existing settlement boundary of Newhaven, although outside built up area. Existing access to the site from McKinley Way. However pedestrian access should be explored from the west to improve the sustainability of the site with improved access to public transport options. Constraints identified including the impact on the adjacent SDNP, loss of biodiversity and habitat as the site is a designated Local Wildlife Site. Impacts on the highway network need to be investigated.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Within the existing settlement boundary of Newhaven.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Site is predominantly within Flood Zone 1 (59%), partly within flood zone 3a (30%). Part of the site is subject to surface water flooding and ground water flooding at surface.
Land Contamination	Historic landfill and contaminative users in the wider area, but nothing identified on site.
Topography	Relatively flat area.
Environmental Constraints	The site is designated a Local Wildlife Site and borders the SDNP to the East.
Ecological Constraints	The site is a Local Wildlife Site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Will be available near the site.
Bad Neighbours?	Industrial neighbours.
Within Setting of SDNP?	Yes
Landscape Sensitivity	The site is within the settlement boundary of newhaven but outside the built up area. The site is not assessed within a parcel of the Landscape Sensitivity Study 2023 nor does it fall within a Landscape Character Area as defined in the Lewes Landscape Character Assessment 2023. There is an existing landscape boundary to the built up area in this location by way of the existing tree belt. The site forms a transition between the built up area and the SDNP. However the existing road, McKinley Way also provides a boundary between the site and the SDNP. The site is relatively flat and any wider views of the site would be within the context of the settlement. An LVIA should be considered based on the proposed scale of development.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site. Part of the site falls within an archaeological notification area.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Within 400m of Newhaven Train Station. 1.1km to bus stops on A259 with regular services to Brighton and Eastbourne, though access would need to be made through the existing tree belt to the west and through the industrial sites.
Active Travel	McKinley Way has existing footpath to Newhaven and cycle path to the A259.
Public Rights of Way	No Public Rights of Way across the site.
Site Access	Existing spur from McKinley Way which links the site to the A259 for vehicular access. No existing access to Newhaven to the west.

Availability Assessment: Available

The site is confirmed as available for development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in single ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2025. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Potentially Achievable

To be considered in LDC Whole Plan Viability Assessment.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	Demand/market for employment land needs to be considered following updated EDNA evidence.
Within a Regeneration Priority Area	Yes
Cumulative or Abnormal Delivery Costs	None identified

		Parish or Town		
		Newick		
		Site Area	1.76 Ha	
		Greenfield or Previously Developed: Greenfield		
		Proposed Development		
		Residential		
		Site Source		
		2023 Cfs		
Current or Last Use	Agricultural field and buildings			
Recent and Relevant Planning History	LW/20/0298 and LW/18/0351 Applications for 69 dwellings refused and dismissed at appeal.			
Theoretical Residential Capacity	42 homes	Indicative Density	30 dph	
LAA Indicative Residential Capacity	28 homes			
LAA Indicative Employment Capacity	0Ha			

Suitability Assessment

Residential Suitability: Potentially suitable

Employment Suitability: Not Assessed

The site is a greenfield site, outside the existing settlement boundary of Newick but adjacent to an existing allocation for residential development which is currently under construction. The site falls within Parcel Newick C which is assessed to be of high-medium sensitivity to small-scale and medium-scale residential development in the Landscape Sensitivity Study. Any development should respect and fit into the existing pockets of small-scale development within a robust vegetation structure. The existing field pattern should be retained where possible. The site is within walking distance of the amenities and services within Newick, including a regular bus service to other settlements. Overall the site could have potential for some development in a robust landscape setting, providing a transition from Newick to the East.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside the existing settlement boundary of Newick. Adjacent to an allocated site which is currently under construction.

Suitability Issue	Suitability Assessment Comments
Minerals and Waste Designations	No minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Risk Zone 1. No known risks from key sources of flooding identified in Level 1 SFRA.
Land Contamination	No contamination issues identified.
Topography	Relatively flat site
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	No designations on or adjacent site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Within 7km
Availability of Utilities	Available adjacent
Bad Neighbours?	Agricultural and residential.
Within Setting of SDNP?	No
Landscape Sensitivity	The site falls within Parcel Newick C which is assessed to be of high-medium sensitivity to small-scale and medium-scale residential development in the Landscape Sensitivity Study. Any development should respect and fit into the existing pockets of small-scale development within a robust vegetation structure. The existing field pattern should be retained where possible. Development should be concentrated in the northern part of the parcel, near to the settlement edge of Newick and the A272, to reflect the existing settlement pattern. Reducing the scale of development to smaller scale and lower densities towards the southern and eastern parts of the parcel would ensure a more sympathetic transition in scale to the wider landscape.
Historic Built Environment Constraints	No onsite or adjacent heritage assets.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Within 500m of bus stops at The Green which runs a limited service to Uckfield and Lewes. There is no train station within Newick
Active Travel	Footpath along Goldbridge Road linking the site with Newick Village.
Public Rights of Way	No Public Rights of Way across the site.
Site Access	New access would be required from Goldbridge Road, or through adjacent site to the west.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in dual ownership.
Ransom Strips	None identified

Availability Issue	Availability Assessment Comments
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2025. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment:

To be considered in LDC Whole Plan Viability Assessment. Newicks housing market is considered relatively strong with good demand and viability

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	No cumulative or abnormal costs identified.

Site Reference: 36NW

Potentially Deliverable or Developable

Haven Cottage, Blind Lane, Newick

	Parish or Town		
	Newick		
	Site Area	2.7Ha	
	Greenfield or Previously Developed: Greenfield		
	Proposed Development		
	Residential		
Site Source			
2023 CfS			
Current or Last Use	Residential and grazing land		
Recent and Relevant Planning History	None relevant		
Theoretical Residential Capacity	61 homes	Indicative Density	30 dph
LAA Indicative Residential Capacity	60 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Potentially Suitable

Employment Suitability: Not Assessed

The site is predominantly greenfield outside the existing settlement boundary of Newick. The site is adjacent other LAA sites. The site falls within Parcel Newick C which is assessed to be of high-medium sensitivity to small-scale and medium-scale residential development in the Landscape Sensitivity Study. Any development should respect and fit into the existing pockets of small-scale development within a robust vegetation structure. Existing access to the site from Blind Lane could not accommodate growth, so access would need to be taken from adjacent sites to the north/west. The site is within walking distance of the amenities and services within Newick, including a regular bus service to other settlements. Overall the site could have potential for some development in a robust landscape setting, providing a transition from Newick to the East.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside the existing Newick settlement boundary. Adjacent to LAA sites 27NW and 28NW

Suitability Issue	Suitability Assessment Comments
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Risk Zone 1. No known risks from key sources of flooding identified in Level 1 SFRA.
Land Contamination	No contamination issues identified.
Topography	Relatively flat site
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	No ecological constraints identified on or adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Within 7km
Availability of Utilities	Query over sewer accessibility
Bad Neighbours?	Agricultural and residential.
Within Setting of SDNP?	No
Landscape Sensitivity	The site falls within Parcel Newick C which is assessed to be of high-medium sensitivity to small-scale and medium-scale residential development in the Landscape Sensitivity Study. Any development should respect and fit into the existing pockets of small-scale development within a robust vegetation structure. The existing field pattern should be retained where possible. Development should be concentrated in the northern part of the parcel, near to the settlement edge of Newick and the A272, to reflect the existing settlement pattern. Reducing the scale of development to smaller scale and lower densities towards the southern and eastern parts of the parcel would ensure a more sympathetic transition in scale to the wider landscape.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Within 400m of bus stops at The Green which runs a limited service to Uckfield and Lewes. There is no train station within Newick
Active Travel	Blind Lane has no dedicated footpath. Church Road has a footpath to the village, no dedicated cycle path.
Public Rights of Way	No Public Rights of Way across the site.
Site Access	Existing access to Blind Lane, however this is a narrow road which is unlikely to be able to accommodate growth in this location. Access would need to be obtained from adjacent sites to the north/west.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in dual ownership.

Availability Issue	Availability Assessment Comments
Ransom Strips	Access would need to come from an adjacent site.
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2026. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Potentially Achievable

To be considered in LDC Whole Plan Viability Assessment. Newicks housing market is considered relatively strong with good demand and viability. It is unlikely that existing access could be utilised for growth in this location therefore access would need to come from an adjacent site subject to agreements.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Some additional costs associated with access and utilities however these are not considered to affect viability in this location.

Site Reference: 36SF Deliverable or Developable
Former St John's School, Firle Road, Seaford

		Parish or Town	
		Seaford	
		Site Area	2.8 Ha
		Greenfield or Previously Developed: Greenfield/Brownfield	
		Proposed Development	
		Residential	
		Site Source	
		2023 CfS	
Current or Last Use	Former specialist educational institution. Including educational buildings (3,255m ²) a separate boarding house, and playing fields.		
Recent and Relevant Planning History	None relevant		
Theoretical Residential Capacity	105 homes	Indicative Density	50 dph
LAA Indicative Residential Capacity	105 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Suitable
Employment Suitability: Not Assessed

The site is a former school within the built up area and settlement boundary of Seaford, surrounded by existing residential properties. There are no constraints identified to the change of use to residential. TPO trees should be retained. Main building is substantial and potentially suitable for conversion rather than demolition. Further capacity in grounds for mixed residential development.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Within the built up area and settlement boundary of Seaford. The site was previously occupied by a non-maintained specialist college, the submission states that the occupier merged with another facility and this site is now surplus to requirements.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1, Level 1 SFRA shows part of the site is at risk of surface water flooding.

Suitability Issue	Suitability Assessment Comments
Land Contamination	No contamination issues identified.
Topography	Flat site.
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	No ecological constraints identified on or adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Urban
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Will be available onsite.
Bad Neighbours?	Residential neighbours surrounding the site.
Within Setting of SDNP?	No
Landscape Sensitivity	The site is within the built up area of Seaford, therefore no wider landscape impact.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site.
Impacts on Highways Network	No impact identified
Public Transport	The site is within walking distance of bus stop on Clementine Avenue which provides a limited service around seaford with connections to other routes.
Active Travel	There is no existing footpath along Firle Road, however the grass banks to the road are wide, flat and apparently kept mown.
Public Rights of Way	None on site
Site Access	Two existing access points to Firle Road (previously used as one in and one out).

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in one ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2026. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment. Seafords housing market is considered relatively strong with good demand and viability. Some additional costs associated demolition of buildings.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Some additional costs associated demolition of buildings.

**Site Reference: 37SF
Sutton Place**

Potentially Deliverable or Developable

		Parish or Town	
		Seaford	
		Site Area	1.2 Ha
		Greenfield or Previously Developed: Greenfield/Brownfield	
		Proposed Development	
		Residential	
		Site Source	
		2023 CfS	
Current or Last Use	Former educational uses, vacant for some time, listed building in surrounding grounds.		
Recent and Relevant Planning History	Application for the redevelopment of the listed building and change of use to 5 residential properties refused (Ref: LW/23/0598)		
Theoretical Residential Capacity	48 homes	Indicative Density	50 dph
LAA Indicative Residential Capacity	13 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Potentially Suitable

Employment Suitability: Not Assessed

The site is a former school within the built up area and settlement boundary of Seaford, surrounded by existing residential properties. An application for planning permission for the conversion of the building to 5 residential flats has recently been refused for two reasons. 1. That the development would result in an unacceptable loss of privacy for the residents of the adjoining property and 2. Due to safety of the proposed access. Subject to impacts on the setting of the listed building there is potential capacity for additional residential properties within the grounds of the site. However, the reasons for refusal of the recently proposed scheme would need to be overcome including potentially an alternative access.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Within the built up area and settlement boundary of Seaford. Site is former school which has been closed for some time.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.

Suitability Issue	Suitability Assessment Comments
Flood Zone	Flood Zone 1, Level 1 SFRA shows that a small part of the site is subject to low risk of surface water flooding.
Land Contamination	No contamination issues identified.
Topography	Flat site
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	No ecological constraints identified on or adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Urban
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Will be available onsite.
Bad Neighbours?	Residential neighbours surrounding the site.
Within Setting of SDNP?	No
Landscape Sensitivity	The site is within the built up area of Seaford, therefore no wider landscape impact.
Historic Built Environment Constraints	Grade II listed building on site.
Impacts on Highways Network	No impact identified
Public Transport	There are existing bus stops at the entrance to the site with the A259 with a regular bus service to Eastbourne and Brighton.
Active Travel	There are existing footpaths from the site to Seaford Town Centre.
Public Rights of Way	None on site
Site Access	Existing access from Alfriston Road/A259 junction.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in one ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2027. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment. Seafords housing market is considered relatively strong with good demand and viability. Some additional costs associated with the listed building and demolition of out buildings.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Some additional costs associated with the listed building and demolition of out buildings.

Site Reference: 42SF Deliverable or Developable
Former Burdyke Lodge, Southdown Road

<p>Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/ NASA, USGS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Bijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community</p>		Parish or Town		
		Seaford		
		Site Area	0.11 Ha	
		Greenfield or Previously Developed: Brownfield		
		Proposed Development		
		Residential		
Site Source		2024		
Current or Last Use	Former care home which has ceased operation			
Recent and Relevant Planning History	Planning permission granted for change of use to 9 residential flats.			
Theoretical Residential Capacity	5 homes	Indicative Density	50 dph	
LAA Indicative Residential Capacity	9 homes			
LAA Indicative Employment Capacity	Ha			

Suitability Assessment

This site now has planning permission therefore a full assessment is not required.

Site Reference: 43SF Potentially Deliverable or Developable

White Lion Hotel, 74 Claremont Road

		Parish or Town		
		Seaford		
		Site Area	0.09 Ha	
		Greenfield or Previously Developed: Brownfield		
		Proposed Development		
		Residential		
		Site Source		
			2024	
Current or Last Use	Public house and hotel, currently for sale			
Recent and Relevant Planning History	None relevant			
Theoretical Residential Capacity	6	Indicative Density	80 dph	
LAA Indicative Residential Capacity	5 homes			
LAA Indicative Employment Capacity	0Ha			

Suitability Assessment

Residential Suitability: Suitable

Employment Suitability: Not Assessed

The site is a brownfield site within the built up area of Seaford within walking distance of good public transport links and services available in Seaford Town Centre. Redevelopment of the site would likely result in the loss of the public house and hotel.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Within the built up area and settlement boundary of Seaford. Redevelopment would result in the loss of the public house.
Minerals and Waste Designations	No minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1.
Land Contamination	None identified

Suitability Issue	Suitability Assessment Comments
Topography	Site rises to the north.
Environmental Constraints	The site is not located within any identified environmental designations.
Ecological Constraints	No ecological constraints identified on the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Urban
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Will be available onsite.
Bad Neighbours?	No bad neighbours identified
Within Setting of SDNP?	No
Landscape Sensitivity	Within the built up area of Seaford, no wider landscape concerns
Historic Built Environment Constraints	None on site nor adjacent
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Within 800m of Seaford Train Station and Bus Stops on Claremont Road with regular services to Brighton and Eastbourne.
Active Travel	The site is connected with Seaford Town Centre by footpath, no dedicated cycle path.
Public Rights of Way	No public rights of way across the site.
Site Access	Existing access from Claremont Road to forecourt including off street parking and existing garage.

Availability Assessment: Unknown

Availability Issue	Availability Assessment Comments
Ownership	Unknown
Ransom Strips	None Identified
Most Recent Evidence of Intention to Develop	Unknown
Phasing Requirements	Single Phase

Achievability Assessment: Achievable

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	None identified

Site Reference: 42WV Not Deliverable or Developable
Land East of Ditchling Road, Wivelsfield Green

		Parish or Town		
		Wivelsfield		
		Site Area	6 Ha	
		Greenfield or Previously Developed: Greenfield		
		Proposed Development		
		Residential		
Site Source		2024 CfS		
Current or Last Use	Grazing land			
Recent and Relevant Planning History	None relevant.			
Theoretical Residential Capacity	135 homes	Indicative Density	30 dph	
LAA Indicative Residential Capacity	0 homes			
LAA Indicative Employment Capacity	0Ha			

Suitability Assessment

Residential Suitability: Not suitable
Employment Suitability: Not Assessed

Greenfield site at the western end of Wivelsfield Green to the south of 32WV which has planning permission for development of upto 96 residential properties. The site falls within parcel Wivelsfield and Wivelsfield Green D of the Lewes Landscape Sensitivity Study 2023. Assessment states the land adjacent to the B2112 functions to provide a rural southern approach to Wivelsfield Green and concludes a high-medium sensitivity to large scale residential development due to the linear settlement pattern and green infrastructure through the parcel would unlikely be retained. The development of this site needs to be considered cumulatively with the site to the north, large scale development in this area would erode the linear settlement pattern which would be harmful to the landscape character of the area.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside the existing settlement boundary of Wivelsfield, within countryside policy area. Adjacent to LAA site 32WV which adjoins with the planning boundary and has extant planning permission for a residential development.

Suitability Issue	Suitability Assessment Comments
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Risk Zone 1, however there is a watercourse running though the site. Level 1 SFRA shows that 35% of the site is subject to low to medium risk of surface water flooding
Land Contamination	No contamination issues identified.
Topography	Flat site
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	No ecological constraints identified on or adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Will be available adjacent the site
Bad Neighbours?	Residential and agricultural
Within Setting of SDNP?	No
Landscape Sensitivity	Falls within parcel Wivelsfield and Wivelsfield Green D of the Lewes Landscape Sensitivity Study 2023. Assessment states the land adjacent to the B2112 functions to provide a rural southern approach to Wivelsfield Green. The assessment states a medium sensitivity to medium-scale residential development, and susceptibility to large-scale residential development would be higher as the likelihood of retaining the linear settlement pattern would be reduced. Any development should be sympathetic to the character of Wivelsfield, as such it should be consistent with the scale and typologies of surrounding development. Should development come forwards, the green infrastructure network on and surrounding the parcel should be protected and enhanced to strengthen the local green infrastructure network where possible.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Bus stops available on Ditchling Road and Green Road within walking distance of all parts of the site. Limited services to Lewes/Burgess Hill.
Active Travel	Footpaths available on Green Road to connect the site with the village services.
Public Rights of Way	Crossing the site, these would need to be protected
Site Access	No existing vehicular access, new access would be required from Wivelsfield Road, unless the approved access to the site to the north could accommodate further development.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.


Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in single ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2025. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment:

To be considered in LDC Whole Plan Viability Assessment.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	None identified

**Site Reference: 43WV Potentially Deliverable or Developable
Land at Roselands, North Common Road**

		Parish or Town	
		Wivelsfield	
		Site Area	7.6 Ha
		Greenfield or Previously Developed: Predominantly Greenfield	
		Proposed Development	
		Residential	
		Site Source	
		2024 CfS	
Current or Last Use	Single dwelling and surrounding land		
Recent and Relevant Planning History	None relevant		
Theoretical Residential Capacity	114 homes	Indicative Density	20 dph
LAA Indicative Residential Capacity	50 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Potentially suitable
Employment Suitability: Not Assessed

The greenfield site is situated outside the existing settlement boundary of Wivelsfield. This part of North Common Road provides a transition, with ribbon development of some larger properties set back from the road in large plots, and some agricultural uses, from the more built up settlement into the open countryside to the north and east. The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald of the Lewes Landscape Character Assessment 2023. The character assessment states that the settlement pattern is characterised by edges of settlement, small-scale linear and nucleated settlements, linear ribbon development along the winding road network. Overall, beyond the settlements and road networks, the Landscape Character Area exhibits a highly rural and tranquil character due to the land use and the enclosure from mature vegetation, with localised references to villages via church towers. The character assessment development guidelines sets out that historic field patterns should be restored or retained. There are a number of trees on the site, and hedgerows separating existing field enclosures. There may be some potential for a smaller scale development on this site which respects the character of the wider area providing a transition from the settlement to open countryside, however large scale

development would be detrimental to the character of the area. Footpath access would need to be provided to link the site with the existing village.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside the existing settlement boundary of Wivelsfield, within countryside policy area
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1, Level 1 SFRA shows that a small part of the site is subject to low risk of surface water flooding.
Land Contamination	No
Topography	Sloped site
Environmental Constraints	The site is not located within any identified environmental designations. There are pockets of ancient woodland to the south of the site.
Ecological Constraints	No ecological constraints identified on or adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Unknown availability in this location.
Bad Neighbours?	Residential and agricultural
Within Setting of SDNP?	No
Landscape Sensitivity	The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C1: Wivelsfield, Newick and Chailey Western Low Weald. The character assessment states that the settlement pattern is characterised by edges of settlement, small-scale linear and nucleated settlements, linear ribbon development along the winding road network. Overall, beyond the settlements and road networks, the Landscape Character Area exhibits a highly rural and tranquil character due to the land use and the enclosure from mature vegetation, with localised references to villages via church towers. The character assessment development guidelines sets out that historic field patterns should be restored or retained.
Historic Built Environment Constraints	Skinners to the west if grade II listed. No conservation areas
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Within 700m of bus stops on South Road providing bus services daily to Burgess Hill and Haywards Heath.
Active Travel	There are not currently existing made footpaths on North Common Road providing access from the site to the Village, the footpath stops at Charters Gate Way approximately 150m to the west of the site.
Public Rights of Way	None on site
Site Access	Existing access from North Common Road, would require widening.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in multiple ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2025. Being promoted for residential use.
Phasing Requirements	None

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Some additional costs associated with access and utilities however these are not considered to affect viability in this location.

Site Reference: 46WV Not Deliverable or Developable
Land on the South West Side of South Road, Wivelsfield Green

		Parish or Town	
		Wivelsfield	
		Site Area	13.16 Ha
		Greenfield or Previously Developed: Greenfield	
		Proposed Development	
		Residential	
Site Source		2024 CfS	
Current or Last Use	Agricultural land		
Recent and Relevant Planning History	No recent or relevant planning history.		
Theoretical Residential Capacity	197	Indicative Density	30 dph
LAA Indicative Residential Capacity	0 homes		
LAA Indicative Employment Capacity	0 Ha		

Suitability Assessment

Residential Suitability: Not Suitable
Employment Suitability: Not Assessed

The site is outside the existing settlement boundary of Wivelsfield, to the south of a LAA site which has planning permission for residential development. The site is separated from the adjacent permitted site by an existing tree belt and hedgerow. The permission for the site adjacent has low density housing to the west of the site, with the eastern section providing green space and childrens play area, with new tree planting separating the site with the southern field. The site to the north is also significantly sloped, from south to north. The site is assessed as Parcel Wivelsfield and Wivelsfield Green G in the draft LSS, and is assessed as having a medium-low sensitivity to small-scale residential development by creating a development which is consistent with the scale and typologies of Wivelsfield Green. The assessment states that residential development should connect to the southern settlement edge of Wivelsfield Green adjacent to South Road, such that it is consistent with the existing settlement pattern. The extension further south, beyond the existing and proposed tree line to the south of the permitted extension to the settlement would extend development further into open countryside detrimental to the wider landscape. Unknown access, layout of scheme to the north and topography would not allow for access from this site, a new access may be required from South Road.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside the existing settlement boundary of Wivelsfield, within countryside policy area. Site to the north adjacent to South Road has planning permission for residential development.
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Zone 1. Level 1 SFRA shows that approximately 2% of the site is subject to low risk of surface water flooding.
Land Contamination	None identified
Topography	Sloping to the south.
Environmental Constraints	The site is not located within any identified environmental designations. There are pockets of ancient woodland to the south and east of the site.
Ecological Constraints	No ecological constraints identified on or adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Will be available adjacent
Bad Neighbours?	Residential and agricultural
Within Setting of SDNP?	No
Landscape Sensitivity	The site is assessed as Parcel Wivelsfield and Wivelsfield Green G in the draft LSS, and is assessed as having a medium-low sensitivity to small-scale residential development by creating a development which is consistent with the scale and typologies of Wivelsfield Green. Green infrastructure network on and surrounding the parcel should be protected. Residential development should connect to the southern settlement edge of Wivelsfield Green adjacent to South Road, such that it is consistent with the existing settlement pattern.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Site is within walking distance of bus stops on South Road, which has limited services to Burgess Hill and Haywards Heath. No railway station within 800m.
Active Travel	There are footpaths on the northern side of South Road only as far as the existing properties.
Public Rights of Way	None across the site.
Site Access	No existing access. Farm access from South Road to the south, unknown if this can be utilised. May require new access from South Road. Layout of the scheme to the north would not allow for access to this site.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	Believed to be in single ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Submitted to the CfS and confirmed as available.
Phasing Requirements	None

Achievability Assessment: Achievable

To be considered in LDC Whole Plan Viability Assessment. Wivelsfields housing market is considered relatively strong with good demand and viability

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	Area considered to have a relatively buoyant and stable housing market.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	None identified.

Site Reference: 68RG

TBD Developable or Deliverable

Land to the West of the A26

		Parish or Town		
		Ringmer		
		Site Area	50 Ha	
		Greenfield or Previously Developed: Greenfield		
		Proposed Development		
		Mixed use		
Site Source		2024 CfS		
Current or Last Use	Agricultural			
Recent and Relevant Planning History	None relevant			
Theoretical Residential Capacity	750 homes	Indicative Density	30 dph	
LAA Indicative Residential Capacity	1000 homes			
LAA Indicative Employment Capacity	0Ha			

Suitability Assessment

Residential Suitability: Under assessment

Employment Suitability: Not Assessed

The site is a greenfield site outside of any existing settlement, although there is an area of development on the eastern side of the A26 at The Orchards and the site of Averys Nursery has planning permission for further development. Primary concern is over the existing sustainability of the site. The site is isolated, there are some existing footpaths on the A26 and bus stops which provide a limited service to surrounding settlements. There is a convenience store at the existing petrol station but there are no other services within walking/cycling distance, unless the site was self supporting it would be car dependant. The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The landscape character area covers undulating landform forming the transition between the lower lying floodplains of the Lewes Ouse Catchment and the SDNP. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquillity with localised urbanising influences from

development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development of scale on this site would create a new settlement, expanding urbanising influences in the generally rural character area. Other constraints consist of unknown achievability of a new vehicular access, and impact on the setting of the SDNP.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside existing settlement boundaries, within countryside policy area
Minerals and Waste Designations	There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	The site is predominantly Flood Zone 1, however 3% of the site is within flood zone 3b functional floodplain. The Level 1 SFRA shows the site is subject to surface water flooding and ground water flooding. The site would also be at risk of reservoir flooding on dry and wet days.
Land Contamination	No contamination issues identified.
Topography	Generally flat site
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations.
Ecological Constraints	No ecological constraints identified on or adjacent the site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Unknown availability in this location.
Bad Neighbours?	Agricultural, Barcombe Reservoir and water treatment works adjacent, some residential neighbours.
Within Setting of SDNP?	SDNP boundary approximately 1km to the south, given the scale of development the site is considered within the setting of the SDNP.
Landscape Sensitivity	The site does not fall within a parcel individually assessed in the Lewes Landscape Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald. The landscape character area covers undulating landform forming the transition between the lower lying floodplains of the Lewes Ouse Catchment and the SDNP. The character area assessment sets out that land use is predominantly a mixture of pasture and arable agricultural uses, and overall the area is a semi-rural landscape with a semi-enclosed character and a varied tranquility with localised urbanising influences from development and transport routes. The assessment states that development should be limited and designed to retain the rural character of the area. Development of scale on this site would create a new settlement, expanding urbanising influences in the generally rural character area.
Historic Built Environment Constraints	No listed buildings or conservation areas on or adjacent the site. Part of the site falls within an archaeological notification area.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Bus stop is situated on the A26 adjacent to the site, services to Lewes, Uckfield and Brighton with a fairly regular service Monday-Saturday, limited Sunday service. Nearest train station would be Lewes. No existing crossing point to access bus stop on other side of the road though. Bus stops to the south at the Service station do have shelters and timetables etc.

Suitability Issue	Suitability Assessment Comments
Active Travel	No existing footpath along A26, nor safe crossing points.
Public Rights of Way	Existing public right of way crosses the site east to west.
Site Access	Existing access to farm buildings from the A26, would require a new or updated access.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in single ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2029. Being promoted for mixed use including residential, employment, local centre and education.
Phasing Requirements	Phasing likely given size of site.

Achievability Assessment: Potentially Achievable

To be considered in LDC Whole Plan Viability Assessment.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Not assessed.

Site Reference: 20HY Not Deliverable or Developable
Land at Hewen Street Farm

	Parish or Town		
	Hamsey		
	Site Area	25 Ha	
	Greenfield or Previously Developed: Greenfield		
	Proposed Development		
	Residential		
Site Source			
2023 CfS			
Current or Last Use	Agricultural		
Recent and Relevant Planning History	LW/21/0022 Granted consent for conversion of agricultural buildings to five dwellings.		
Theoretical Residential Capacity	375 homes	Indicative Density	30 dph
LAA Indicative Residential Capacity	600 homes		
LAA Indicative Employment Capacity	0Ha		

Suitability Assessment

Residential Suitability: Not suitable
Employment Suitability: Not Assessed

The site is a greenfield site outside of any existing settlement area, although there is an area of development to the north of the site. Primary concern is over the existing sustainability of the site. The site is isolated without existing footpath access to bus stops which provide a limited service to surrounding settlements, unknown if footpaths could be extended to the site due to land ownership. There are no services within walking/cycling distance, unless the site was self supporting it would be car dependant. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald of the Lewes Landscape Character Study 2023. The character assessment states that the settlement pattern is characterised by two-storey residential development in a linear and ribbon arrangement adjacent to the road networks. There are also several smaller concentrated areas of residential development and commercial and industrial development interspersed in the agricultural landscape, including farmsteads. Overall, the Landscape Character Area is a semi-rural landscape with a semi-enclosed character and a

varied tranquillity. The assessment development guidelines set out that development should be limited and designed to retain the rural character of the area, including avoiding development on higher, more visible areas of the Landscape Character Area. Other constraints consist of adjacent ancient woodland, unknown achievability of a new vehicular access, and impact on the setting of the SDNP.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Outside the existing settlement boundaries.
Minerals and Waste Designations	No minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Site is within Flood Zone 1. Level 1 SFRA shows the site is at risk of surface water flooding and ground water flooding.
Land Contamination	Small part of the site shows contamination from previous uses.
Topography	Generally flat site
Environmental Constraints	None on site, ancient woodland to the north, east and south.
Ecological Constraints	No designations on or adjacent site.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Will be available adjacent the site
Bad Neighbours?	The site is adjacent to the former Hamsey Brickworks site (now residential).
Within Setting of SDNP?	Yes
Landscape Sensitivity	The site does not fall within a parcel individually assessed in the Landscape Sensitivity Study 2023. The site falls within Landscape Character Area C2: Barcombe, Plumpton and Cooksbridge Western Low Weald of the Lewes Landscape Character Study 2023. The character assessment states that the settlement pattern is characterised by two-storey residential development in a linear and ribbon arrangement adjacent to the road networks. There are also several smaller concentrated areas of residential development and commercial and industrial development interspersed in the agricultural landscape, including farmsteads. Overall, the Landscape Character Area is a semi-rural landscape with a semi-enclosed character and a varied tranquillity. The assessment development guidelines set out that development should be limited and designed to retain the rural character of the area, including avoiding development on higher, more visible areas of the Landscape Character Area.
Historic Built Environment Constraints	No onsite or adjacent heritage assets.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Bus stop within 150m however no footpath access. No existing crossing to bus stop on opposite side of the A275.
Active Travel	No footpath from the site. No dedicated cycle path.
Public Rights of Way	None on site

Suitability Issue	Suitability Assessment Comments
Site Access	Existing farm access. New or upgrading would be required. Would require consideration of access to the site to the north and the right hand turn lane. Unknown if suitable access could be provided.

Availability Assessment: Available

The site is confirmed as available for residential development within the plan period.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be in one ownership.
Ransom Strips	None identified
Most Recent Evidence of Intention to Develop	Proponent states that site would be available within 5 years, by March 2026. Being promoted for residential use.
Phasing Requirements	Phasing likely given size of site.

Achievability Assessment: Potentially Achievable

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	No abnormal costs identified.



Lewes District Council

Draft Lewes District Development Capacity Study 2024

DRAFT

July 2024

DRAFT

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1. Introduction

- 1.1. Lewes District Council is currently preparing a new Local Plan which will set out where and how new development will take place over the plan period to 2040 for the areas outside of the South Downs National Park (the plan area). The emerging Lewes Local Plan 2020-2040 (hereafter referred to as the Plan) seeks to allocate land for different uses, including housing and employment, and will set out policies to help address the climate and nature emergencies, safeguard the environment and secure high quality design. A Regulation 18 consultation was undertaken on spatial strategy options and policy directions between November 2023 and February 2024¹. This consultation identified a range for the housing requirement within the LDC Plan area over the Plan Period. Accommodating economic needs on existing sites is sufficient to address the identified need².
- 1.2. This Development Capacity Study (DCS) seeks to quantify the potential for accommodating new homes on land and buildings within or adjacent to settlements identified as being within the top two tiers of the settlement hierarchy as identified in the Lewes Settlement Hierarchy Study 2023 and key transport hubs in the Plan Area. This potential may contribute towards meeting the housing requirement of the plan area. The DCS is a technical study to supplement the Land Availability Assessment (LAA) by identifying additional development opportunities. This DCS updates the 2023 DCS which was published alongside the Towards a Preferred Option consultation and informed the draft spatial strategy.
- 1.3. The DCS is intended to be a proactive approach to site identification and might be used to help unlock development opportunities in the most sustainable areas within the plan area. The approach undertaken is consistent with [Paragraph 121 of the National Planning Policy Framework \(NPPF\)](#) and [Paragraph 010 \(Reference ID: 3-010-20190722\) of the relevant Planning Practice Guidance on Housing and Economic Land Availability Assessment](#). National policy advises that plan-makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible, and that plan-makers should not simply rely on sites that they have been informed about, but actively identify sites through the desktop review that may assist in meeting the development needs.
- 1.4. The DCS is not a statement of LDC Council policy and does not in itself determine whether a site identified within it should be allocated for development in the emerging Local Plan nor does it necessarily mean an identified site would be granted planning permission. The DCS is part of a suite of evidence documents and should be read alongside those documents, which explain the overall spatial strategy and position on development land supply, including the Lewes LAA.

¹ https://planningpolicyconsult.lewes-eastbourne.gov.uk/LDC_PO_2023/consultationHome

² https://planningpolicyconsult.lewes-eastbourne.gov.uk/gf2.ti/f/1568674/187822885.1/PDF/-/Lewes%20District%20Economic%20Needs%20Assessment_Final%20Report%20AECOM%2017.09.23.pdf

2. Study Methodology

- 2.1. The identification and assessment of additional potential development sites followed a robust and proportionate three-stage assessment comprising the following stages:
 - **Stage 1:** Defining the Areas of Search to focus on the most sustainable locations in the Plan area
 - **Stage 2:** Site Identification through officer-led desktop analysis and engagement with LDC Regeneration and Estates officers;
 - **Stage 3:** High level Constraints and Opportunities analysis of all identified sites to establish their likely suitability of development, identify any likely delivery barriers and estimate their potential development capacity.
- 2.2. The assessment outputs are presented in Appendix A, including detailed site schedules of all the identified potential development sites.
- 2.3. Following publication of the 2023 DCS and subsequent consultation, amendments have been made to the methodology of the study to take into account representations made. These include widening the search to include brownfield land within any existing adopted settlement boundary, and excluding residential gardens or properties.

Stage 1: Key Areas of Search

- 2.4. The first stage involved defining the Key Areas of Search to provide a spatial focus for further identification of individual potential development sites. In accordance with the emerging Spatial Strategy, it seeks to prioritise growth at the most sustainable locations in the Plan area, particularly those with the highest level of services and connectivity to the transport network.
- 2.5. The defined Key Areas of Search included land within and adjacent the settlement boundaries of the top two tier settlements as identified in the Lewes Settlement Hierarchy Study 2023. This includes three District Centres (Seaford, Newhaven and Peacehaven & Telscombe) and two Rural Service Centres (Newick and Ringmer). These settlements have been identified as being the most sustainable and accessible settlements by public transport and road within the Plan Area, containing a wide range of key services and facilities that meet many day to day needs of their residents and those in nearby settlements.
- 2.6. The effective use of land in urban areas, particularly previously-developed or 'brownfield' land is supported by the National Planning Policy Framework (Paragraph 119). Paragraph 120 of the NPPF seeks to promote and support the development of under-utilised land and buildings, especially if this could help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. In accordance with the emerging spatial strategy and sustainable development principles previously-developed or 'brownfield' sites within any defined settlement boundary will be included in the defined area of search. However previously developed or

'brownfield' land which is outside of any adopted settlement boundaries that is not closely related to a the top two tier settlement have not been included. Development of isolated homes in the countryside is not in accordance with the emerging spatial strategy nor [Paragraph 84 of the NPPF](#).

- 2.7. In addition, land within 800m or ten-minutes walking distance of existing railway stations was also included within the Key Areas of Search. Development near sustainable transport infrastructure can often limit the need to travel and offer a genuine choice of transport modes, and is supported by the National Planning Policy Framework (Paragraph 105). Focusing growth at these locations can often bring many improvements to help to reduce congestion and vehicular emissions, improve air quality and public health.
- 2.8. The DCS recognises the role and ambitions of transport schemes currently being investigated through the emerging East Sussex Local Transport Plan 4. However, owing to uncertainty of their delivery timescales within the plan period, these locations have not been identified as Key Areas of Search for this iteration of the Development Capacity Study.
- 2.9. This study focused on the search for additional development opportunities the top two tier settlements and/or in close proximity to existing transport hubs. The potential development locations and the role of settlements at lower levels of the settlement hierarchy and rural areas are expected be addressed through the Plan's Spatial Strategy and its supporting evidence base, including the Lewes Land Availability Assessment (September 2023) and the emerging Sustainability Appraisal. The Development Capacity Study does not seek to replace the Sustainability Appraisal which considers reasonable alternatives including at rural areas, as part of its legal requirement for the Local Plan preparation.

Stage 2: Site Identification

- 2.10. Stage 2 focused on the identification of additional potential development sites within the defined Areas of Search.
- 2.11. The DCS excludes land which fully intersect with key absolute constraints to development as established by the Land Availability Assessment. These include: Sites of Special Scientific Interest (SSSIs), Special Area of Conservation (SACs), Ramsar sites, Scheduled Ancient Monuments, Historic Battlefields, Registered Parks and Gardens, National Natures Reserves and Ancient Woodland.
- 2.12. The following provides a list of sites included in the DCS.
- Uses included in review;
- Sites in commercial use where the most efficient use of land could include some residential development
 - Amenity green spaces

- Disused commercial sites
- Vacant sites
- Long term empty properties with redevelopment potential.

Uses excluded from the review

- Residential properties and/or gardens

2.13. A total of 14 additional potential development sites were identified through Stage 2 for further detailed Constraints and Opportunities analysis (Stage 3).

Stage 3: Constraints and Opportunities Analysis

2.14. Stage 3 focused on the detailed assessment of constraints and opportunities for each site identified, considering its likely suitability for potential residential development as informed by the LAA assessment criteria, potential barriers to delivery and any known constraints on availability. An indicative development capacity was estimated for each site, using the density multipliers outlined in **Appendix 10** of the Land Availability Assessment (September 2023) as the starting point. Where appropriate, a higher density multiplier may have been used to reflect the surrounding development context within urban areas to make effective use of land.

2.15. The assessment undertaken is a snapshot in time, prepared based on visual inspection of maps and photographs. At this stage, the DCS identified and assessed the high level constraints and opportunities of each site to establish its likely suitability for development. No assessment has been conducted on the development aspirations of the landowners (availability) and economic viability of the site (achievability) in detail at this stage. It would require further assessment through the Land Availability Assessment, if promoted for development.

2.16. Table 1: 2023 DCS Identified Sites

Site Reference	Parish	Site Name	Potential Capacity	Potential Residential Suitability
DCS1	Parish	Land south of South Way	14	No
DCS2	Parish	Land at Chyngton Lane	23	No
DCS3	Newick	Land south of Cuttings Cricketfield, Newick	6	Yes
DCS4	Seaford	Saxon Lane Car Park	9	Yes

DCS5	Peacehaven	North of Telscombe Road (East of Waterfront Close)	10	Yes
DCS6	Ringmer	Springett Avenue Car Park	10	Yes
DCS7	Seaford	Richmond Road Car Park	10	Yes
DCS8	Plumpton	Riddens Farm, Plumpton Green	17	No
DCS9	Hamsey	Land at Chatsfield Yard, Cooksbridge	23	Yes
DCS10	Newhaven	Land at Lower Place	42	Yes
DCS11	Wivelsfield	Land at Theobalds Road	44	No

2.17. Table 2: 2024 DCS Identified Sites

Site Reference	Parish	Site Name	Potential Capacity	Potential Residential Suitability
DCS12	Telscombe	374 South Coast Road	5	Yes
DCS13	Telscombe	Land to the rear of 370 South Coast Road	5	Yes
DCS14	Peacehaven	Roderick Avenue Car Park	5	Yes
DCS15	Peacehaven	8-10 Glynn Road	12	Yes
DCS16	Newhaven	Land to the east of Fairholme Road	36	No
DCS17	Peacehaven	Land to the rear of Cissbury Avenue	14	Yes
DCS18	Seaford	Land at Surrey Road	7	Yes
DCS19	Seaford	Richmond Road Car Park	0	Duplicate of DCS07
DCS20	Seaford	Chatham Place (West Street) Car Park	8	Yes
DCS21	Seaford	Land to the West of College Road	10	No

DCS22	Seaford	Land to the East of College Road	15	No
DCS23	Seaford	Garages and Car Parking between The Causeway and Ringmer Road	19	No
DCS24	Beddingham	Balcombe Chalk Pit	179	Yes
DCS25	Seaford	Talland Parade	17	Yes

- 2.18. Of the 13 additional potential 2024 development sites assessed, 9 sites are considered likely at this stage to be suitable or potentially suitable for residential development, with a theoretical capacity of 252 dwellings, subject to further investigation of availability and achievability. Added to the 2023 DCS Sites of 7 potentially suitable sites this could provide a theoretical capacity of 362 dwellings in total.
- 2.19. The next stage is to include the potentially suitable sites in the LAA and ascertain the availability and achievability of the sites.
- 2.20. **Appendix A Site Schedules** provides a detailed assessment of all additional development sites assessed at Stage 3.

3. Conclusion

- 3.1. This Development Capacity Study demonstrates a proactive approach to site identification to help unlock development opportunities in the most sustainable areas in the Plan area in order to help meet our identified needs. It has actively identified additional development opportunities over and above that identified in the Land Availability Assessment, as supported by national policy and forms part of the supporting technical evidence base to inform the preparation of the new Local Plan.
- 3.2. A total of 13 additional potential development sites are identified within or adjacent the top tier settlements and key transport hubs in the Plan Area. Cumulatively, these sites identified as potentially suitable have a theoretical capacity of 252 dwellings which may contribute towards the overall housing supply.
- 3.3. The DCS assessment undertaken is a snapshot in time, prepared based on visual inspection of maps and photographs. It is recognised that additional sites are likely to emerge based on private investment/economic decisions.
- 3.4. At this stage the DCS provided an assessment of the high level constraints and opportunities of each site, however individual sites' availability and achievability would need to be further considered. The technical assessment provided does not in itself determine whether a site should be allocated for development in the emerging Local Plan nor does it necessarily mean that it would be granted planning permission.

2. Appendix A Site Schedules

Ref:	DCS12	
Parish	Telscombe	
Site Name	374 South Coast Road	
	Site Area(Ha)	0.08
	Assessed Land Use	Residential
	Indicative Development Capacity	5
	Site Description	Two storey property unused at present. Site is used for vehicle storage in association with adjacent motorhome showroom. Corner site, adjacent residential block is 4 storeys.
	Planning History	Planning Permission granted for the change of use of two self contained flats to vehicle showroom and display area (Ref: LW/94/0115)
Constraints and Opportunities	<p>The site is a corner plot comprising a dwelling which was previously granted change of use from residential to vehicle showroom/offices. The site is within the existing settlement boundary, within the built up area of Telscombe in a sustainable location adjacent to existing bus stops with local convenience store and primary school within walking distance. Should the existing use cease the site has opportunities for redevelopment to residential to make efficient use of land.</p>	
Barriers to Delivery	Existing business would require relocation	
Known Constraints to Availability	Unknown availability	

Ref:	DCS13	
Parish	Telscombe	
Site Name	Land to the rear of 370 South Coast Road	
	Site Area(Ha)	0.12
	Assessed Land Use	Residential
	Indicative Development Capacity	5
	Site Description	Site is a parking area/displays vehicles assumingly in association with adjacent motorhome business.
	Planning History	Outline planning permission was granted for the erection of a light industrial unit (Ref: LW/97/0010). This was not implemented
Constraints and Opportunities	The site is within the existing settlement boundary, within the built up area of Telscombe in a sustainable location adjacent to existing bus stops with local convenience store and primary school within walking distance. The site is currently used for vehicle storage and has opportunities to accommodate development to make efficient use of land through redevelopment. Constraints relate to the proximity of surrounding residential properties, design would require careful consideration.	
Barriers to Delivery	Existing business would require relocation	
Known Constraints to Availability	Unknown availability	

Ref:	DCS14		
Parish	Peacehaven		
Site Name	Roderick Avenue Car Park		
	Site Area(Ha)	0.12	
	Assessed Land Use	Residential	
	Indicative Development Capacity	5	
	Site Description	Existing public car park and public toilets	
	Planning History	No relevant recent history	
Constraints and Opportunities	<p>The site consists of an existing public car park and public toilets within the existing settlement boundary and built up area of Peacehaven. If the car park is deemed surplus to requirements, efficient use of the land could be made through redevelopment. Alternatively undercroft car parking could be retained on site subject to viability constraints. Constraints result from reduced car parking to support surrounding business and the loss of public conveniences</p>		
Barriers to Delivery	<p>No recent review of car park use or ability for the surrounding area to accommodate additional vehicles.</p>		
Known Constraints to Availability	<p>Not currently available</p>		

Ref:	DCS15		
Parish	Peacehaven		
Site Name	8-10 Glynn Road		
	Site Area(Ha)	0.27	
	Assessed Land Use	Residential	
	Indicative Development Capacity	12	
	Site Description	Vacant plot surrounded by residential properties.	
	Planning History	No relevant recent history	
Constraints and Opportunities	Site is an undeveloped plot in a sustainable location within the settlement boundary and built up area of Peacehaven. Peacehaven Meridian Centre, primary school and bus stops are within walking distance of the site. Opportunity for development of unused plot to accommodate additional dwellings to make efficient use of land.		
Barriers to Delivery	Plot is covered with vegetation and would require ecological assessment.		
Known Constraints to Availability	Unknown availability		

Ref:	DCS16		
Parish	Newhaven		
Site Name	Land to the east of Fairholme Road		
	Site Area(Ha)	0.9	
	Assessed Land Use	Residential	
	Indicative Development Capacity	0	
	Site Description	Grazing, scrub land, fenced with some public access.	
	Planning History	No relevant recent history	
Constraints and Opportunities	<p>The site is a greenfield site, outside the existing settlement boundary of Newhaven and outside the built up area. The site is adjacent to the SDNP in an area of transition from the built up area of Denton to the open countryside. The site falls within Parcel Newhaven E of the Lewes Landscape Sensitivity Study which assesses the parcel as having a high-medium sensitivity to small scale residential development. The assessment states the parcel forms a gateway to the SDNP and is unlikely to be able to accommodate development overall or only in limited situations without significant adverse character change or visual effects. Site is sloped which would increase the visual impact of development in this location. Therefore the development of the site would likely be detrimental to this transition and the setting of the SDNP. Additional constraints relate to biodiversity impacts and Fairholme Road being a narrow, single lane access.</p>		
Barriers to Delivery	Wider landscape impacts and impacts on the setting of the SDNP.		
Known Constraints to Availability	Unknown availability		

Ref:	DCS17		
Parish	Peacehaven		
Site Name	Land to the rear of Cissbury Avenue		
	Site Area(Ha)	0.3	
	Assessed Land Use	Residential	
	Indicative Development Capacity	13	
	Site Description	Vacant scrub land surrounded by residential properties.	
	Planning History	LW/14/0367 granted permission for 4 dwellings (2 pairs of semi-detached dwellings), and LW/13/0612 for 4 self contained flats. Both permissions have now expired without commencement.	
Constraints and Opportunities	<p>The site is within the existing settlement boundary, within the built up area of Peacehaven. The site is vacant land surrounded by residential properties with opportunities to accommodate additional dwellings to make efficient use of land through redevelopment. Constraints include biodiversity impacts as the site is greenfield with scrub and tree cover., Access is currently from a single lane track from Cissbury Avenue which is likely to require upgrading. Site is outside walking distance of many services, however the site is situated within the built up area and is within walking distance of regular bus services on South Coast Road. Site is adjacent to the edge of the settlement and therefore development would need to be sympathetic to the setting of the SDNP.</p>		
Barriers to Delivery	Access to the site is via a single track lane off Cissbury Avenue		
Known Constraints to Availability	Unknown availability		

Ref:	DCS18	
Parish	Seaford	
Site Name	Land at Surrey Road	
	Site Area(Ha)	0.15
	Assessed Land Use	Residential
	Indicative Development Capacity	7
	Site Description	Amenity space adjacent to blocks of residential flats
	Planning History	No relevant recent history
Constraints and Opportunities	<p>Site consists of a greenfield amenity space adjacent to residential flats within the existing settlement boundary and built up area of Seaford. The site is identified as amenity greenspace in the Open Space Strategy. The site is situated within a sustainable location within walking distance of good bus and rail links and services available in Seaford. There are opportunities to accommodate additional dwellings in keeping with the adjacent use to make efficient use of land. Constraints to delivery are limited to the topography of the site as the land is sloped, but that is not considered to impact achievability.</p>	
Barriers to Delivery	Topography of site.	
Known Constraints to Availability	Unknown availability	

Ref:	DCS20	
Parish	Seaford	
Site Name	Chatham Place (West Street) Car Park	
	Site Area(Ha)	0.17
	Assessed Land Use	Residential
	Indicative Development Capacity	8
	Site Description	Public car park
	Planning History	No relevant recent history
Constraints and Opportunities	<p>Site is a car park surrounded by existing buildings, in commercial and residential uses within the existing settlement boundary and built up area of Seaford. The site is situated within a sustainable location within Seaford Town Centre, within walking distance of good bus and rail links. The site has opportunities to accommodate additional dwellings to make efficient use of land. Constraints include the shape of the site, potential impacts on surrounding properties, impact on the Seaford Town Centre Conservation Area and setting of listed buildings and the adjacent Scheduled Monument (medieval crypt).. A review of the use of the car park and ability for the surrounding area to accommodate additional vehicles would be required.</p>	
Barriers to Delivery	Shape of site and potential impacts on surrounding properties. Impacts on conservation area.	
Known Constraints to Availability	Not currently available	

Ref:	DCS21	
Parish	Seaford	
Site Name	Land to the West of College Road	
	Site Area(Ha)	0.23
	Assessed Land Use	Residential
	Indicative Development Capacity	10
	Site Description	Grass amenity space surrounded by residential properties
	Planning History	No relevant recent history
Constraints and Opportunities	<p>Site is a greenfield site within the existing settlement boundary and built up area of Seaford. The site is a sustainable location within walking distance of good public transport links and seaford town centre. Development of the site would result in the loss of amenity space identified in the Open Space Strategy as Amenity Greenspace. The Open Space Strategy identified a very small deficiency in this open space typology within Seaford. The topography of the site would require potential infilling though this is not consider to impact on acheivability. The Site is within Flood Zone 3b, functional floodplain, national policy sets out that 'More Vulnerable' development including residential will not be permitted in Flood Zone 3b. Therefore the site is not suitable for development.</p>	
Barriers to Delivery	Loss of greenspace	
Known Constraints to Availability	Unknown availability	

Ref:	DCS22	
Parish	Seaford	
Site Name	Land to the East of College Road	
	Site Area(Ha)	0.34
	Assessed Land Use	Residential
	Indicative Development Capacity	15
	Site Description	Grass amenity space surrounded by residential properties
	Planning History	No relevant recent history
Constraints and Opportunities	<p>Site is a greenfield site within the existing settlement boundary and built up area of Seaford. The site is a sustainable location within walking distance of good public transport links and seaford town centre. Development of the site would result in the loss of amenity space identified in the Open Space Strategy as Amenity Greenspace the Open Space Strategy identified a very small deficiency in this open space typology within Seaford. The topography of the site would require potential infilling though this is not consider to impact on acheivability. The Site is within Flood Zone 3b, functional floodplain, national policy sets out that 'More Vulnerable' development including residential will not be permitted in Flood Zone 3b. Therefore the site is not suitable for development.</p>	
Barriers to Delivery	Loss of greenspace	
Known Constraints to Availability	Unknown availability	

Ref:	DCS23		
Parish	Seaford		
Site Name	Garages and Car Parking between The Causeway and Ringmer Road		
	Site Area	0.42	
	Assessed Land Use	Residential	
	Indicative Development Capacity	19	
	Site Description	Garages and car parking for surrounding blocks of residential flats.	
	Planning History	No relevant recent history	
Constraints and Opportunities	<p>Brownfield site within the existing settlement boundary and built up area of Seaford. The site is a sustainable location within walking distance of good bus and rail links and Seaford Town Centre. Constraints identified include impacts on surrounding residential properties. The site is an existing car park and garages for adjacent residential properties and redevelopment would result in the loss of car parking for existing properties. The Site is within Flood Zone 3b, functional floodplain, national policy sets out that 'More Vulnerable' development including residential will not be permitted in Flood Zone 3b. Therefore the site is not suitable for development.</p>		
Barriers to Delivery	Loss of car parking for existing properties and unknown ability for the surrounding area to accommodate additional car parking.		
Known Constraints to Availability	The site is in multiple ownership and is therefore unlikely to come forward.		

Ref:	DCS24		
Parish	Beddingham		
Site Name	Balcombe Chalk Pit		
	Site Area(Ha)	11.9	
	Assessed Land Use	Residential/Employment	
	Indicative Development Capacity	179	
	Site Description	Disused quarry	
	Planning History	Part of site was previously allocated in the 2003 Lewes District Local Plan (Policy BG1) which was 'saved' by LPP1. Following EELA conclusions that the site did not have good prospects of delivering employment space, the allocated was not 'saved' by LPP2. Planning permission was granted for continued use of a premises on the site for car and light vehicle repairs (Ref: LW/12/0763). Planning permission granted for three suites of Class E offices at the entrance to the site (Ref: LW/21/0734) this is currently under construction.	
Constraints and Opportunities	<p>The site is outside but adjacent the village of Glynde which is situated within the SDNP. The site is also adjacent to the Glynde Conservation Area. There is a very limited bus service available in Glynde and no local shops or services are available in the village. The site is situated in close proximity to Glynde Train Station. Limited landscape impact given the depth of the quarry restricting views. Existing access to the site from Lacy's Hill, existing permission for office premises is under construction this would not restrict access to the wider site. The site has opportunities to accommodate further development.</p>		
Barriers to Delivery	<p>Potential contamination and ground stability issues from previous quarrying. Site is now unused and would require ecological appraisal. Access to the site may require improvements for increased use.</p>		
Known Constraints to Availability	Unknown availability		

Ref:	DCS25		
Parish	Seaford		
Site Name	Talland Parade		
	Site Area(Ha)	0.17	
	Assessed Land Use	Residential	
	Indicative Development Capacity	17	
	Site Description	The site consists of a two storey flat roof building consisting of retail uses at ground floor and office at first floor with residential flats at Saxon Lane.	
	Planning History	Planning permission was granted to convert the first floor office space to residential in 1999 (Ref: LW/99/1591) however only the Saxon Lane part of the building was converted (to 4 flats) the remaining first floor was retained as office space. Planning permission was then granted in 2012 for the erection of a second floor to provide 10 flats (this was later revised to 11) and retaining the office space at first floor.	
Constraints and Opportunities	<p>Site is within the Seaford Settlement Boundary and built up area. The site occupies a prominent location within the town centre and redevelopment provides an opportunity to enhance the area. Consolidating the two unimplemented permissions results in a net gain of 17 dwellings.</p> <p>Development could retain an element of retail/commercial space at the ground floor given the prominent location within the town centre. Upper floors could be converted to residential to make the most efficient use of the site. There is also an extant permission for a second floor extension.</p>		
Barriers to Delivery	Site has been derelict for some time.		
Known Constraints to Availability	Unknown availability		

From: [PlanningPolicy](#)
Cc: [PlanningPolicy](#)
Subject: South Downs Local Plan Review - how you can get involved
Date: 08 July 2024 12:48:23

Dear Consultee

South Downs Local Plan Review is underway – you can get involved

We have begun work on reviewing the South Downs Local Plan to make sure it's up to date and addresses important issues including nature recovery, climate change and supporting local communities to thrive.

From **8 July to 16 September** we are undertaking an early participation stage on the Local Plan Review by inviting feedback on the scope of the review and how people would like to be involved in preparing the new Local Plan.

There are three project documents we are inviting comments on at this stage:

- **Project Initiation Document (PID)** – this defines the scope and issues for the plan, the resources needed to deliver it and the risks associated with the project.
- **Local Development Scheme (LDS)** – this includes a timetable for the preparation and adoption of the Local Plan.
- **Statement of Community Involvement (SCI)** – this sets out how we will consult with all stakeholders, including local communities, business, and public bodies, on planning matters. We are proposing changes to the SCI on how we consult on draft plans, including key principles and introducing the preparation of bespoke 'Community Involvement Plans' for separate planning policy consultations.

These documents are available to view and comment on at:

<https://sdnpalocalplanreview.commonplace.is/> Here you can also complete the **Local Plan Review survey**. This asks for feedback on the scope of the Local Plan Review and what important issues it should address. We are also seeking feedback on the National Park Vision 2050, which will be considered as part of the Partnership Management Review later this year.

There is also a "youth survey" for 13 to 25-year-olds, with the chance to enter a prize draw for a £50 gift voucher.

We anticipate that the formal (Regulation 18) consultation on the Local Plan Review will begin early next year.

The planning policy team will be attending events within and around the National Park throughout the summer. If you have an event or can distribute our Local Plan Review postcards or posters, do get in touch and we will send these to you. Please do share the [consultation hub and surveys](#) on your social media and via your networks.

We look forward to receiving your feedback,

Planning Policy Team

South Downs National Park Authority
South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH
www.southdowns.gov.uk | [facebook](#) | [SDNPA twitter](#) | [Ranger twitter](#) | [youtube](#)



**SOUTH DOWNS
NATIONAL PARK
LOCAL PLAN**

**South Downs Local Plan Review is underway –
you can get involved from 8 July – 16 September:**

- Answer a quick survey on the scope of the Local Plan Review
- Comment on draft project documents including the timetable and approach to consultation
- Bespoke survey for 13 – 25 year olds, with a chance to enter a prize draw for £50 gift voucher

South Downs Local Plan Review

Draft Project Initiation Document

June 2024

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Appendix A – Design Code Scope

Appendix B – Risk Register

Appendix C – Alignment and Cooperation Strategy

Appendix D – LPR Engagement Strategy

DRAFT

I. Introduction

Purpose of this document

- I.1 This draft Project Initiation Document (PID) defines the scope of and programme for the South Downs Local Plan Review undertaken by the South Downs National Park Authority (SDNPA). It is important to note that the Local Plan Review is being undertaken at a time when considerable change to the planning system is in progress. The contents of this PID, including the timetable, are subject to the progression of legislation, national planning policy and transitional arrangements for these reforms.
- I.2 In this draft PID:
- Section 1 explains the purpose of this document, the requirement for a Local Plan Review, gives an overview of the adopted South Downs Local Plan and explains the commencement of the Local Plan Review.
 - Section 2 defines the scope of the local plan and identifies evidence required to create a sound plan and identifies key issues likely to be relevant to the plan or environmental assessment.
 - Section 3 sets out the timetable.
 - Section 4 sets out the project management, governance, risks to delivery and resourcing arrangements.
 - Section 5 outlines the overall approach to community and stakeholder engagement.

Requirement for a Local Plan Review

- I.3 The National Planning Policy Framework paragraph 33 states ‘policies in local plans and spatial development strategies, should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary’. The [Planning Practice Guidance for plan-making and reviews](#) (2019) advises ‘Under regulation 10A of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#) local planning authorities must review local plans, and Statements of Community Involvement at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community. Most plans are likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand’ (Paragraph: 062 Reference ID: 61-062-20190315).

The South Downs Local Plan and commencement of the Local Plan Review

- I.4 The SDNPA’s development plan includes the South Downs Local Plan (SDLP), Minerals & Waste Plans prepared jointly with other local planning authorities, and Neighbourhood Development Plans (NDPs). The SDLP establishes the strategic planning policy framework for the preparation of NDPs in the National Park. As of March 2024, there are a total of 61 areas designated for the purposes of neighbourhood planning and 43 NDPs made part of the development plan.
- I.5 The SDLP was adopted in 2019. It is landscape-led and seeks to deliver ecosystem services. It has a development strategy of a medium level of growth dispersed across the National Park. It also sets ambitious requirements for affordable housing provision. The SDLP includes 55 core, strategic and development management policies setting development requirements across a

range of topics/issues. In addition, there are 37 site allocation policies, two of which are strategic sites: Shoreham Cement Works, and North Street Quarter in Lewes.

- 1.6 The SDNPA has Full Authority approval to proceed with the Local Plan Review. At a Full Authority Meeting on 19 May 2022, SDNPA resolved to:
1. Note the purpose, resourcing and risks for the Local Plan Review and associated potential reviews of Neighbourhood Development Plans.
 2. Approve the commencement of the Local Plan Review.
 3. Approve the virement (budget transfer) of £227K from other Planning Policy budgets to the Development Plan budget in line with the Authority's financial procedures.
 4. Approve the Local Development Scheme (seventh revision) for the South Downs National Park set out in Appendix I of this report.

Papers for the Full Authority Meeting on 19 May 2022 can be viewed by clicking this [link](#). Minutes from the Full Authority Meeting on 19 May 2022 can be viewed by clicking this [link](#).

- 1.7 At the Full Authority meeting on 14 December 2022 Members approved the integration of the Shoreham Cement Works Area Action Plan into the Local Plan Review, and a revised timetable for the Local Plan Review accordingly. The Authority:
1. Noted the current uncertainty in national and regional planning matters and the Authority's resourcing for the Shoreham Cement Works Area Action Plan and Local Plan Review
 2. Approved the integration of the Shoreham Cement Works Area Action Plan into the Local Plan Review
 3. Approved the Local Development Scheme (eighth revision) for the South Downs National Park, incorporating a revised timetable for the Local Plan Review, as set out in Appendix I of this report.

Papers for the Full Authority Meeting on 14 December 2022 can be viewed by clicking this [link](#).

Minutes from the Full Authority Meeting on 14 December 2022 can be viewed by clicking this [link](#).

National Planning Reforms

- 1.8 In September 2023 Government consulted on proposed changes to the plan-making system being introduced through the Levelling Up and Regeneration Act 2023. Government has also confirmed that there will be a cut-off date for submission of Local Plans under the existing planning system of June 2025. Implications of these proposals and a response to this consultation were considered in a report to Planning Committee in October 2023. The proposals include a 30-month timescale incorporating three 'Gateway' checks by the Planning Inspectorate or similar body. Secondary legislation is expected later this year with the intention of the new planning system commencing in Autumn 2024. The consultation proposed selecting 10 'frontrunners' to start preparing plans under the new system in Autumn 2024, followed by others in waves at six-month intervals to manage the workload impact on the Planning Inspectorate and consultees.
- 1.9 There are many uncertainties about what the new system would comprise, and it is possible that the deadline will be moved back to allow the Local Plan Review to progress under the current system. As a result, the approach to the Local Plan Review set out in this PID seeks to progress the Local Plan Review in a way that would work under both systems, taking what we know about the new one and combining it with what we would need to do under the existing

one. However, as more is known about the new planning system, aspects of this PID, such as the timetable, may need to be revised.

Finalising the PID

I.10 This document is a draft PID. It will be updated and finalised following public engagement in summer 2024.

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2. Scope of the Local Plan Review

Key issues for the Local Plan Review

Environment, Social and Economic Overview

2.1 Key matters include:

- The **Climate emergency** and the **biodiversity crisis**. Climate change is one of the principal drivers of environmental change worldwide. In the UK, projections indicate we will see hotter, drier summers, changes in patterns in rainfall and increase in the impact of extreme weather events such as flooding. We are already seeing the beginning of these changes. The Government has committed to a legally binding target to achieve net zero by 2050 through joining the Paris Agreement, an international treaty on climate change which came into force in 2016. The UK, like most other countries worldwide, has seen significant loss of biodiversity, and as recognised in the [State of Nature Report 2023](#) the UK is now one of the most nature-depleted countries on Earth. We are all dependent on nature and so there is a clear need for actions to achieve nature recovery and creation of a resilient ecological network. The Government has made a variety of legislative and policy commitments referenced in paragraph 2.2 below.
- **Economic challenges**: Inflation, supply chains / UK EU Exit, including economic impacts arising from the Covid-19 pandemic including increased remote and flexible working, increased demand for online services.
- **Social issues**: Health, including both mental and physical health, access to nature, and quality homes and social impacts from the Covid-19 pandemic such as awareness and value of gardens, public open space and other access to nature. The South Downs National Park has a role to help address these issues as the 'natural health service' for the South East. Housing, including affordability of homes in general and homes for those on low incomes living in the National Park, availability of types of homes and design of homes for adaptability and suitability over our lifetime, including for older people and people with disabilities, and maintaining vibrant communities.

The Local Plan Review will consider how choices in strategy, allocations, and topic based / park-wide policy requirements can contribute to addressing these overarching environmental, social and economic matters.

Strategic Matters

2.2 Key matters include:

- **National Planning Reform** – The Levelling Up and Regeneration Act (LURA) 2023 and emerging subsequent secondary legislation will introduce a new plan-making system as described in paragraph 1.8 above. In addition to the changes and implications mentioned in paragraph 1.8 the following key matters noted from the LURA or from the direction of travel indicated by the Government's plan-making reforms consultation in 2023:
 - **National Development Management Policies (NDMPs)** – Government intends to produce a suite of NDMPs to sit alongside an updated NPPF. It is intended that these would cover policy matters which typically occur and are dealt with in a similar way across the country, avoiding the need for each Local Planning Authority (LPA) to write their own very similar version. Matters covered by NDMPs would not be appropriate to address in Local Plans. However, it is anticipated that Local Plans would be able to have policies that cover locally specific matters not addressed in NDMPs.

- **Loss of Supplementary Planning Documents (SPDs)** – It is indicated that these would fall away once a Local Plan is adopted under the new system. A new type of document called a ‘Supplementary Plan’ is intended to be introduced. These would have the same weight as the Local Plan but generally can only cover a specific area within the LPA i.e., not be LPA wide. The exception to this is a Design Code (see below). If the Local Plan Review progresses under the new system, it will be necessary to consider what aspects of existing SPDs should be incorporated into the Local Plan Review or Design Code documents.
- **Design Codes** – A new document and a type of supplementary plan. This would have the same status as the Local Plan and it is mandatory under the new planning system. More information about Design Codes and the potential scope for a South Downs Design Code is set out in Appendix A.
- **Environmental Outcomes Reports** – The Government is intending to replace the current Strategic Environmental Assessment (SEA) process with a new ‘Environmental Outcomes Report’. The intention is for the process to become more outcome focused. It is understood that the Government will publish an Outcomes Framework and targets which Plans will be assessed against.
- **The strengthened duty** – The strengthened duty under Section 245 of the Levelling Up and Regeneration Act 2023 requires all relevant authorities to seek to further the purposes of the National Park, this includes the South Downs National Park Authority as well as other public bodies.
- **National planning policy changes** under the current system including but not limited to:
 - New NPPF(s). Since the SDLP was adopted there have been several iterations with varying degree of changes to the NPPF.
 - The new [National Design Guide](#) and [National Model Design Code](#).
 - [First Homes](#).
 - An updated Use Class Order.
 - Various changes to Permitted Development Rights.

These national planning policy changes will be considered in the Local Plan Review alongside emerging national planning reforms as appropriate.
- **Changes in legislation and national policy regarding nature**, including:
 - The [25 Year Environment Plan](#) and its first revision the [Environmental Improvement Plan 2023](#).
 - The [Environment Act 2021](#)
 - Local Nature Recovery Strategy Regulations
 - Biodiversity Net Gain Regulations

These will be addressed as appropriate through the Local Plan Review to ensure legal compliance.
- **Agricultural Sector Changes** – The agricultural sector is undergoing key changes following the UK’s Exit from the EU which is changing the approach to payments made to farmers and landowners, various economic challenges, climate change, and emerging role in nature-based solutions markets. There is increasing farm diversification in response to these changes.
- **Protected Landscapes Environmental Outcomes Framework** – The government has set ambitious targets for National Parks and National Landscapes. They will set the ambition for how Government expect Protected Landscapes to achieve 3 key outcomes from the Environmental Improvement Plan (EIP) 2023. National Park Authorities should incorporate the targets into their statutory management plans.

Local Matters

2.3 Key matters include:

- **SDNPA Corporate Priorities** - The Local Plan Review will consider how choices in strategy, allocations, and topic based / park-wide policy requirements can contribute to achieving these corporate priorities and associated targets.

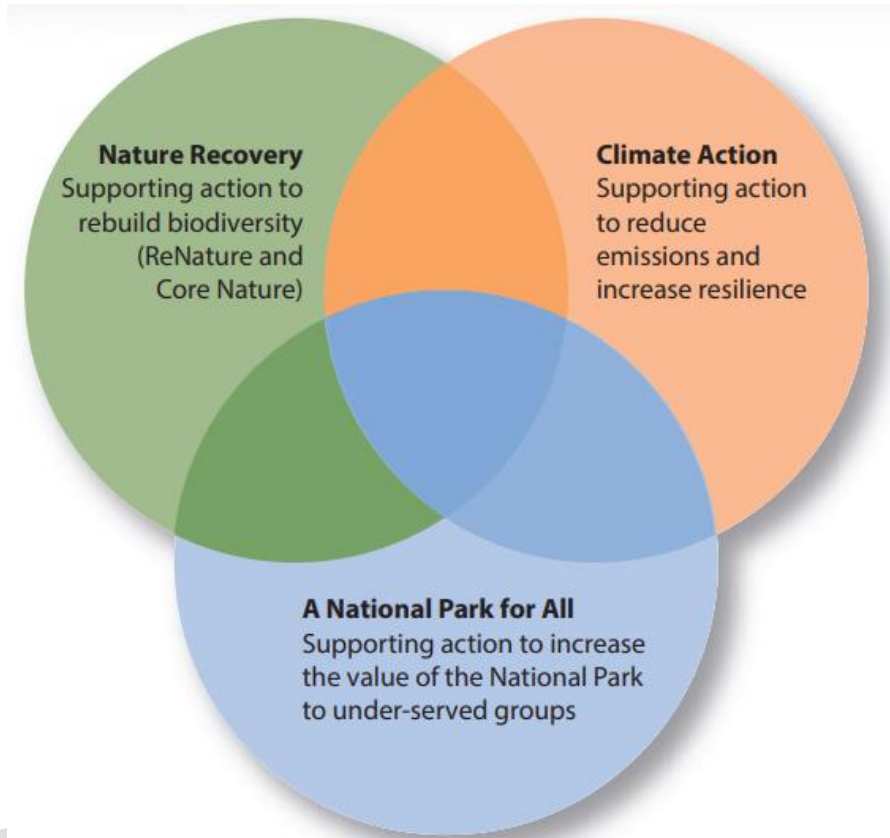


Figure 1: SDNPA Corporate Priorities

High Level Targets

Nature Recovery

- To secure an additional 13,000ha, or 33% of land managed for nature by 2030 from a baseline of 25%.
- Maintain, enhance and/or restore existing key sites, habitats and species.

Climate Action

- South Downs National Park Authority to reduce its carbon footprint by 150 tons per annum in line with the 2030 net zero target.
- 5% reduction per annum in the overall carbon footprint of the South Downs National Park from the baseline reported in 2019.

National Park For All

- Increase diversity of visitors to, and those engaging with, the South Downs National Park.
- 'Your National Park' campaign reaches 20,000 people by 2025.
- Impact measure for direct engagement.

Figure 2: High Level Targets for SDNPA Corporate Priorities

- The **Climate Change Adaptation Plan** and the **Climate Change Action Plan 2023** – The South Downs is particularly vulnerable to the impacts of present and future climate change. These documents recognise that impacts are likely to be significant and profound across a wide range of areas and assets. They set out a range of responses to the risks and opportunities from climate change, including flood and coastal erosion management, building ecological resilience to the impacts of climate change and effective water management. The Action Plan sets out a climate change programme with a series of objectives and key actions. The National Park Authority agreed in March 2020 to 'Committing to working towards the South Downs National Park becoming 'Net-Zero with Nature' by 2040 as defined within appendix 1' see [agenda item 12 of the March 2020 National Park Authority meeting](#). The Local Plan Review will need to consider how strategy and topic-based policies can address these targets and objectives.
- The **Partnership Management Plan Review** – The Partnership Management Plan (PMP) sets out the overarching five-year strategy for the management of the South Downs National Park. The PMP 2020-2025 sets out a series of outcomes and priorities that partners across the National Park together will deliver over the next five years to achieve by 2050. During preparation of the Local Plan Review, the production of the next PMP will take place. These timings will allow the preparation of these plans to inform each other, including opportunities to share evidence.
- **Affordable Housing Delivery** – There is a pressing need for affordable homes in the National Park, as with elsewhere in the South East. For this reason, the Local Plan has demanding policy requirements for affordable housing. Whilst these requirements are supported by viability evidence, there have still been challenges with delivery, particularly in the smaller villages and rural areas of the National Park, largely due to insufficient on-going management models.
- **New HRA issues have arisen** since the adoption of the Local Plan such as Nutrient Neutrality and Water Neutrality. Joint working with other affected partners is ongoing and will inform policy approaches in the Local Plan Review.
- **Overall Housing delivery** – The provision figure for approximately 4,750 net additional dwellings between 2014 and 2033 is set out in policy SD26 of the Local Plan and equates to an annualised number of approximately 250 net additional dwellings per annum (dpa). Between 2014/15 and 2019/20 (i.e., within the plan period pre Covid-19 pandemic) completion rates were at or above 250 per annum. From 2020/21 onwards completions have been below the annualised provision figure from the Local Plan, clearly showing the impact on construction progress of the Covid-19 pandemic, multiple lockdowns and economic impacts. However, in 2022/23 the level of completions has picked up from the previous two years. As well as the impact on construction from the pandemic, there are other national level challenges which impact housing delivery such as inflation.
- **Shoreham Cement Works** - In December 2022, the Authority agreed to incorporate the work on Shoreham Cement Works into this Review rather than progressing a separate Area Action Plan.

2.4 **Sustainability Appraisal Scoping Report** – Sustainability Appraisal (SA), including Strategic Environmental Assessment, is a key part of Local Plan preparation. The aim of SA is to promote sustainable development by assessing how well or otherwise a plan will help achieve environmental, economic and social objectives. The first step in the SA process is to produce a Scoping Report and consult statutory consultees. A Scoping Report sets the context and objectives, establishes the baseline and decides the scope. A Scoping Report for

the SA for the Local Plan Review has been prepared which pulls together data and evidence on a variety of issues across the South Downs National Park area and provides more detail on key issues for the Local Plan Review. It was subject to consultation with statutory and key consultees in 2023. The document was amended following feedback and the [Scoping Report is now published.](#)

What will the LPR include

2.5 The Local Plan Review documents will consist of:

- An updated South Downs Local Plan for the period 2022-2042 which will include:
 - Vision and objectives,
 - Policies in relation to the amount, type, location of and timetable (trajectory) for development, including site allocation policies, and
 - Parkwide strategic and development management policies setting requirements that should be met for planning permission for development to be granted on topics such as landscape, design, affordable housing, infrastructure and other particular characteristics or circumstances of the area.
- Policies Map
- Environmental Assessments (SA/EOR, HRA)
- Equalities Impact Assessment
- Other supporting evidence
- Infrastructure Delivery Plan
- Design Code (see Appendix A Design Code Scope)

Evidence required

2.6 At the scoping stage, a series of evidence studies to support the Local Plan Review have been identified. Further evidence may be required as the project progresses. Some studies will be undertaken internally by SDNPA officers, and others will be externally commissioned. Current evidence studies identified:

- Housing and Economic Needs Assessment (HEDNA) – Completed. The HEDNA has been published and is available on the SDNPA website and can be viewed by clicking on this [link](#).
- Land Availability Assessment (LAA) – Internal and in progress.
- Employment Land Review (ELR) – Internal and in progress.
- Gypsy and Traveller Accommodation Assessment (GTAA) – Commissioned and in progress.
- Local Green Space Assessment – Internal and in progress.
- Landscape Assessment – To be commissioned.
- Renewable Energy Study – Commissioned and in progress.
- Transport Assessment – Commissioned and in progress.
- Water Cycle Study – Commissioned and in progress.
- Settlement Study – Internal and in progress.
- Open Space Study – Internal and in progress.
- Viability Report – To be commissioned.
- Sustainability Appraisal / Environmental Outcomes Report – Commissioned and in progress.
- Habitats Regulations Assessment – Commissioned and in progress.
- Equalities Impact Assessment – Internal and in progress.

Project Objectives

2.7 The objective for the Local Plan Review is to deliver an up-to-date Local Plan, Policies Map and Design Code which:

- Will set the framework for development in the South Downs National Park for at least 15 years from adoption.
- Sets the vision, strategy, and requirements for how the area should develop over the lifetime of the plan.
- Seeks to further the National Park Purposes, and pursuant to these, the Duty.
- Delivers the SDNPA Corporate priorities and PMP outcomes where relevant.
- Is designed to secure that the use and development of land in the local planning authority's area contributes to the mitigation of, and adaptation to, climate change.
- Takes into account any local nature recovery strategy.
- Is prepared in a way that makes efficient use of resources.
- Is evidence based.
- Is legally compliant and sound.

DRAFT

3. Timetable

Overview

3.1 The key stages in the preparation of the Local Plan Review and the Design Code are set out in Table I below. The statutory milestones for the Local Plan Review are set out in the updated Local Development Scheme (9th Revision).

Table I: Local Plan Review & Design Code Timetable

	23-24	24-25				25-26				26-27				27-28	
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Local Plan Review															
Evidence gathering & preparing a draft Plan															
Early participation Summer 2024															
Regulation 18 Member Consideration															
Regulation 18 Consultation															
Revisions to the Plan															
Regulation 19 Member Consideration															
Regulation 19 Consultation															
Prepare the Plan for Submission															
Submit the Plan															
Examination															
Main Modifications Consultation															
Adoption															
Design Code															
Evidence gathering and preparing a draft Design Code															
Member consideration for consultation alongside Reg. 19 LPR															
Consultation of the Design Code alongside Reg. 19 LPR															
Prepare the Design Code for Submission															
Submit the Design Code															
Examination															
Adoption															

3.2 The timetable above is subject to the progress of the national planning reforms. The timetable for the Design Code shows work beginning in Autumn 2024. The production of a Design Code will depend on which system the Local Plan Review will be progressed under. If the transitional arrangement deadlines are delayed and the Local Plan Review progresses under the current system, then the Design Guide and other SPDs will still apply, and it would not be necessary to produce a Design Code at this time.

3.3 Figure 3 below shows the steps of the new plan-making system and what this may mean for the Local Plan Review timetable. This is based on (a) the new plan-making system commencing from September 2024 and (b) the Department for Levelling Up Homes and Communities (DLUHC) approving the South Downs Local Plan Review to be in the ‘first wave’ of the plans to progress under this new system.

New Plan-making System

South Downs Local Plan Review

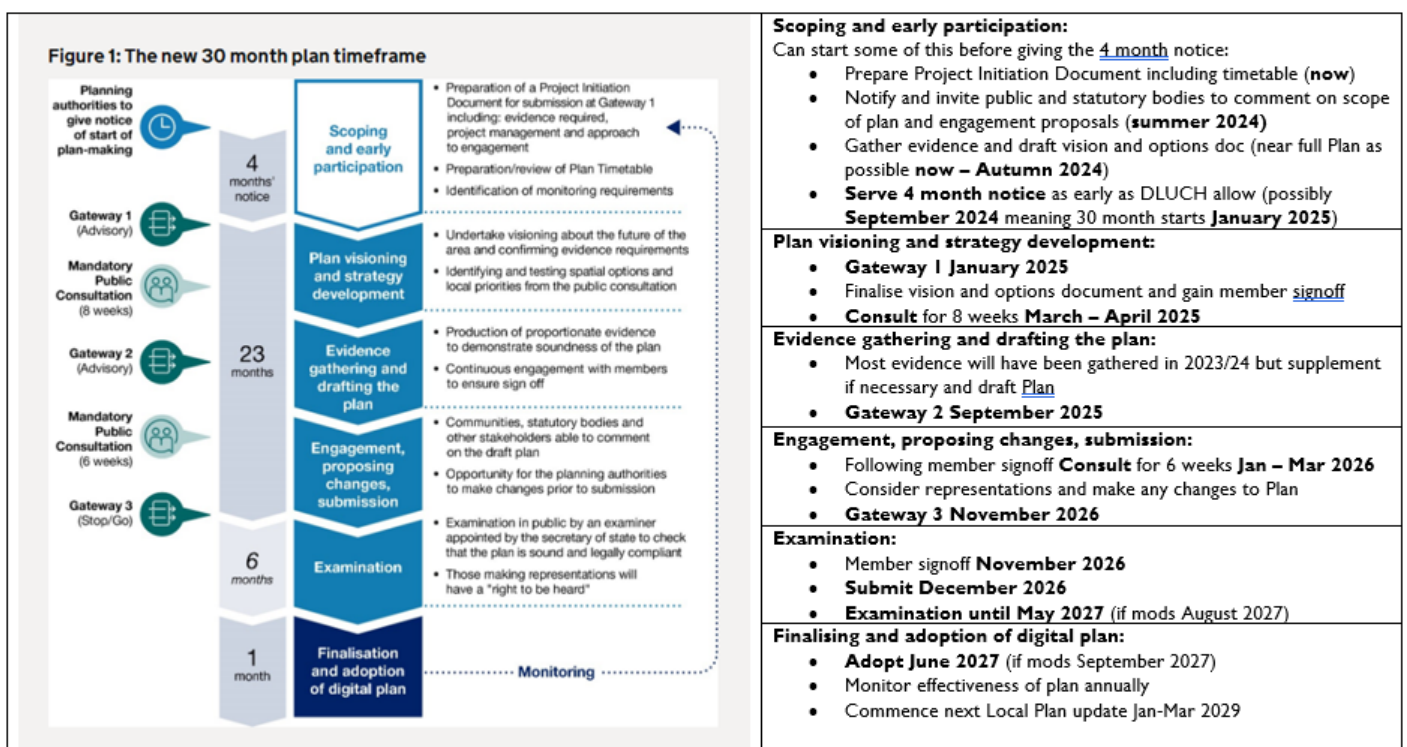


Figure 3: The proposed new plan-making system alongside a potential LPR timetable under this system

Evidence Gathering Stage

3.4 The first step of the Local Plan Review is to gather evidence and review and update the contents of the Local Plan accordingly. The Local Plan Review is being undertaken at a time of uncertainty in the context of wider national planning reforms as discussed earlier in this PID.

3.5 It is expected that the Local Plan Review will be prepared and submitted under the new planning system. However, we do not yet know (a) key details such as the content of National Development Management Policies and (b) whether the new planning system will come in according to Government’s intended timetable, or whether transitional arrangements may change or be delayed; indeed, we may find ourselves progressing under the current system.

3.6 To manage this risk, preparatory work for the draft Local Plan has been sequenced as shown in Figure 4. For either the current or new planning system information on development needs,

supply and allocations, and other items of evidence will be required. The biggest impact of planning reforms is likely to be on park-wide / topic-based policies, because aspects of these policies could be addressed by the National Development Management Policies. This approach allows the Authority to respond to emerging planning reforms.

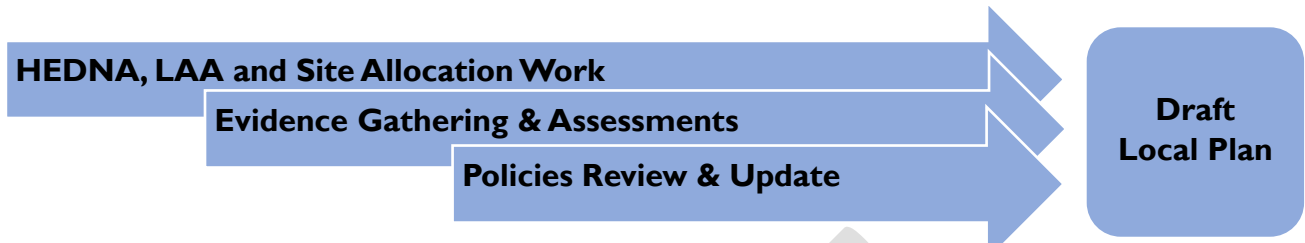


Figure 4: Draft Plan Preparation Workstreams Timing

Early Participation

- 3.7 The Government, in their plan-making reforms consultation '*Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms*', has indicated that there will be an 'early participation stage' in the new plan-making process. Although not a statutory step under the current planning system, to support our preparedness and to be proactive in regards the new planning system, an additional step for early participation has been built into the timetable. Please see Section 5 of this PID and Appendix D for further information.

4. Project Governance

Project Team

4.1 The Local Plan Review project team and their roles are:

- **Member Lead** – Vanessa Rowlands, Chair of the National Park Authority and Heather Baker, Chair of Planning Committee
- **Project Sponsors** – Mike Hughes, Director of Planning (Interim) and Claire Tester, Planning Policy Manager
- **Project Manager** – Katharine Stuart, Planning Policy Lead
- **Core Project Team** – Planning Policy Team

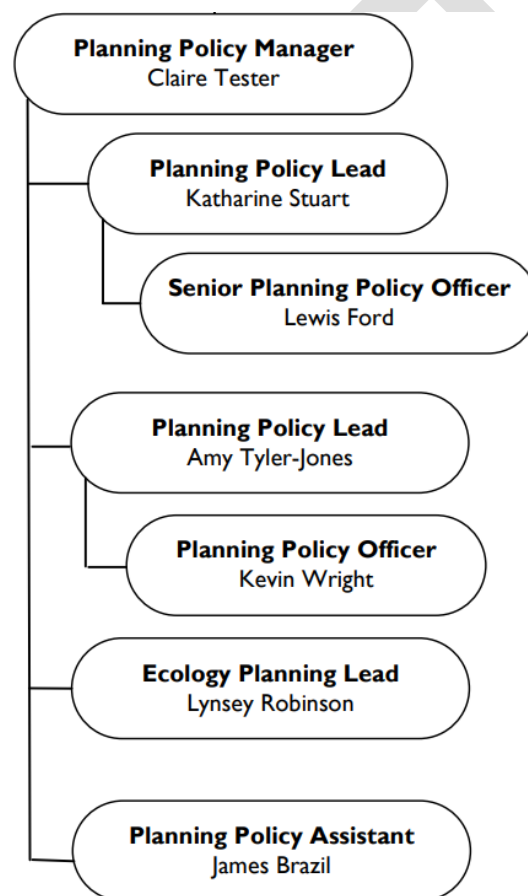


Figure 5: Planning Policy Team Structure

- **Specialist and technical input from the following:**
 - Development Management Team, Planning Directorate – providing development management input.
 - Major Projects and Performance Team, Planning Directorate – providing specialist input on design, landscape, heritage, transport, major projects, affordable homes, CIL and S106.
 - Countryside and Policy Management Directorate – providing specialist input on climate change, nature recovery, ecosystem services, tourism, economy, access, links with the Partnership Management Plan Review.

- Corporate Strategy Directorate – providing support on procurement, budget, communications, IT and GIS, and administrative support.
- **Legal Support** – Senior Solicitor, Environment – West Sussex County Council

Decision making and advisory structures

- 4.2 Regular updates on progress and any issues arising will be provided to the Planning Senior Management Team (PSMT) (comprising the Director of Planning, Planning Policy Manager, Major Projects and Performance Manager and Development Manager) and Senior Management Team (SMT) (comprising Chief Executive, Director of Planning and Director of Landscape and Strategy) as necessary. For a steer on key matters in the Local Plan Review, plus comment on draft documents in whole or in part will be provided primarily from PSMT. Officers will also receive steer from members on key matters via a series of Workshops.
- 4.3 The formal approval of final documents for the statutory milestones will be undertaken in accordance with SDNPA Standing Orders.

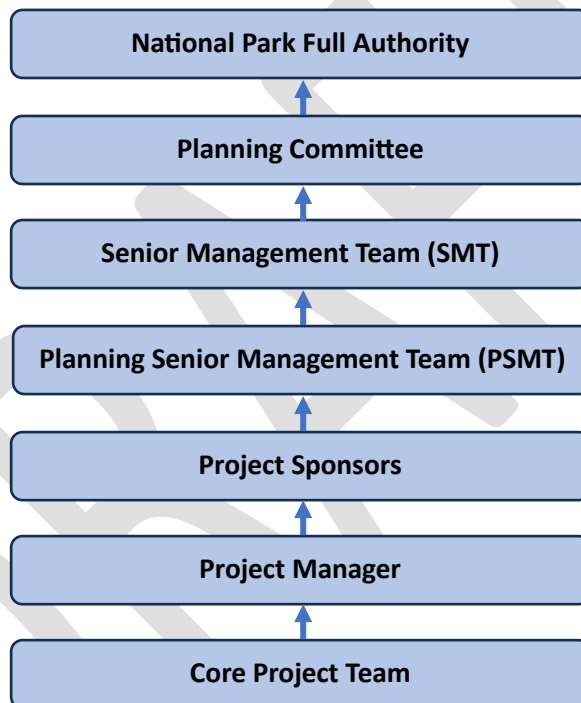


Figure 6: Governance Pathway

Key assumptions and dependencies

- 4.4 The following have been identified as key assumptions and/or dependencies in the development of the Local Plan Review:
- Staff resources and budget to complete the project.
 - The progression of national plan-making reforms will have implications for the timetable and contents of the Local Plan Review.
 - Close working and input from officers across the SDNPA.

Budget

- 4.5 As a multi-year project, the overall budget for the Local Plan Review sits across more than one financial year. Resourcing a Local Plan Review requires detailed evidence gathering, public

consultations, document preparations and amendments, examination in Public by an independent Inspector before adoption by the Authority.

- 4.6 The budget for the Local Plan Review is currently approximately £465,000. This excludes staff time and other similar 'in house' costs. Some of this initial budget has already been spent or committed to the evidence base documents referred to in paragraph 2.6. Further evidence-base work will need to be commissioned and the existing budget includes examination costs of £125,000. Officers are exploring the additional costs associated with the new planning system (for Gateway checks and barrister support at the examination) and these will be considered as part of the 2024/25 budget.

Risks

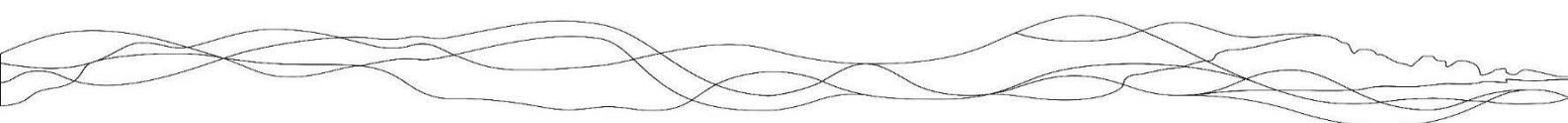
- 4.7 A risk register is set out in Appendix B and will support Project Management and the Project Plan of the Local Plan Review. Risks and scores may change during the Local Plan Review process as issues arise and mitigation applied.

5. Stakeholders and Engagement

- 5.1 Appendix C sets out the **Alignment and Cooperation Strategy** for engagement with partners.
- 5.2 Appendix D sets out the **Local Plan Review Engagement Strategy** with community and stakeholders.



South Downs National Park
Local Development Scheme
(Ninth Revision)
March 2024



If you need this document in a different format please contact the Planning Policy Team at:

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01730 814810

The Local Development Scheme is also available on the SDNPA website:
www.southdowns.gov.uk

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I. INTRODUCTION

- I.1** The Local Development Scheme (LDS) sets out the timetable that the South Downs National Park Authority (SDNPA) will follow in the preparation and adoption of planning policy documents.
- I.2** This is the ninth review of the LDS for the South Downs National Park. It provides a programme for the production of the following Local Plan Documents:
- South Downs Local Plan Review (LPR)
 - Neighbourhood Development Plans (NDP)
 - Supplementary Planning Documents (SPDs)
 - Joint Minerals and Waste Plans
- I.3** An LDS is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). Paragraph 003 of the Planning Practice Guidance Paragraph (Reference ID: 61-003-20190315)¹ states that it must specify, among other matters, the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publicly and kept up-to-date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their Local Development Scheme on their website.
- I.4** There are obviously a number of risks in preparing planning policy documents and a risk register is prepared and updated for the Local Plan Review. A significant risk is major changes to national legislation on planning. There is a considerable amount of uncertainty in plan making at the moment. The Levelling Up and Regeneration Act received Royal Assent in 2023. This sets out significant changes to plan-making and these requirements are expected to commence once supporting regulations and national policy have been produced by the Government. There are also a number of rapidly evolving issues that could have a significant impact on plan making particularly nutrient neutrality in the Solent area and water neutrality in the central area of the National Park.
- I.5** We also need to be mindful of pre-election periods commonly known as ‘purdah.’ The SDNPA will not launch public consultations on any of its plans during these periods and this may obviously impact on the LDS set out in this document.
- I.6** Progress on the LDS is reported annually in the Authority Monitoring Report (AMR)².

¹ [Plan-making - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

² [Authority Monitoring Reports - South Downs National Park Authority](#)

THE DEVELOPMENT PLAN FOR THE SOUTH DOWNS NATIONAL PARK

- 2.1** The development plan for the South Downs is made up of the adopted South Downs Local Plan which covers the National Park in its entirety, a number of made Neighbourhood Development Plans (NDP) which cover individual parishes and several adopted minerals and waste plans prepared for each county in partnership with other local planning authorities. The detailed Local Development Scheme (LDS) for these Plans is set out in Appendix I of this document and the highlights are set out below.

Local Plan Review

- 2.2** The South Downs Local Plan was adopted in July 2019. The Planning Committee of the South Downs National Park Authority (SDNPA) agreed to start work on the Local Plan Review (LPR) in May 2022 and a revised timetable was agreed by the Authority in December 2022. It will take full account of other relevant strategies and plans including the Partnership Management Plan (2020-25) and its review, and the Statement of Community Involvement (SCI) (updated 2024).
- 2.3** Evidence gathering for the LPR and the completion of a park-wide Land Availability Assessment will take place during 2023-24 and 2024-25. The Regulation 18 consultation is scheduled for Q4 2024-25 (during January to March 2025). The aim is to present the Pre-Submission version of the LPR to Planning Committee and a full Authority meeting in Q3 2025-26 (during October to December 2025). This would be followed by a public consultation in early 2026 and then submission for examination. The intention is that the LPR will be adopted early in 2027.

Neighbourhood Development Plans

- 2.4** The South Downs Local Plan established the strategic planning policy framework for the preparation of Neighbourhood Development Plans (NDP) in the National Park. As of December 2022 there were a total of 61 areas designated for the purposes of neighbourhood planning and 43 NDPs made part of the development plan.
- 2.5** This LDS does not set out the timetables for individual NDPs and their reviews.

Minerals & Waste Plans

- 2.6** The SDNPA is responsible for planning for the future management of waste and production of minerals within the South Downs National Park. We are working in partnership with the mineral and waste planning authorities in Hampshire, West Sussex, Brighton & Hove and East Sussex Councils on a number of local plans. To avoid duplication we do not report separately on minerals & waste plans in this LDS. The highlights are set out below.
- 2.7** The SDNPA is working in partnership with East Sussex County Council and Brighton & Hove City Council on the East Sussex, South Downs and Brighton & Hove Waste

and Minerals Local Plan Review. Full details on the LDS can be found on the East Sussex website³.

- 2.8** The SDNPA is also working in partnership with Hampshire County Council, Portsmouth City Council, Southampton City Council and the New Forest NPA. A Partial Review of the Hampshire Minerals and Waste Plan is underway. Full details on the LDS can be found on the Hampshire website⁴.
- 2.9** Finally, the SDNPA is working in partnership with West Sussex County Council. No plans are currently being prepared in West Sussex and full details on the LDS can be found on the West Sussex website⁵.

Supplementary Planning Documents

- 2.10** Supplementary Planning Documents (SPDs) provide more detailed guidance to explain policies and proposals set out in the Local Plan. A number of SPDs have been prepared and adopted since the adoption of the Local Plan. The SDNPA also currently adopts Village Design Statements as SPDs for those parts of the National Park that they individually cover. Those for Selborne, Upham and West Meon are nearing completion and feature in the LDS.

³ [East Sussex waste and minerals monitoring reports | East Sussex County Council](#)

⁴ [Hampshire Minerals and Waste Plan | Hampshire County Council \(hants.gov.uk\)](#)

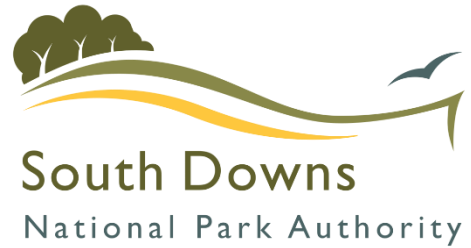
⁵ [Monitoring reports - West Sussex County Council](#)

APPENDIX I: LOCAL DEVELOPMENT SCHEME

	2023-24	2024-25				2025-26				2026-27				27-28			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Local Plan Review					18				19		S	E	M	A			
East Sussex, Hampshire, and West Sussex Waste and Minerals Plans	Please see ESCC, HCC & WSCC websites for details																
Selborne VDS SPD		A															
West Meon VDS SPD			A														
Upham VDS SPD				A													

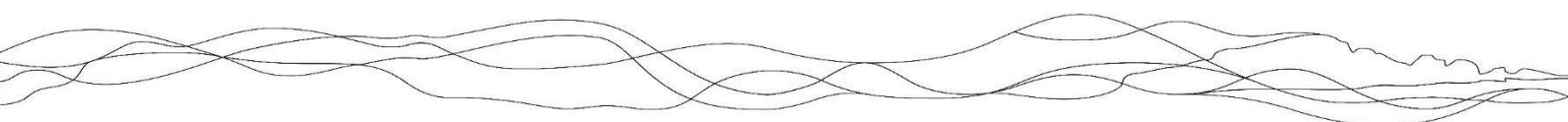
Key to Local Development Scheme

Symbol	Stage in document preparation
S	Submission of documents and information to the Secretary of State
E	Independent examination
M	Consultation on proposed modifications
A	Adoption
13	Representations on a supplementary planning document
18	Representations on the preparation of a local plan
19	Representations on a local plan



South Downs National Park
Statement of Community
Involvement – Draft for
Consultation 2024

Draft for Consultation



If you need this document in a different format please contact the Planning Policy Team at:

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Or to: planningpolicy@southdowns.gov.uk

Or contact the Planning Policy Team on 01730 814810

The Statement of Community Involvement is available:

- On the SDNPA website [via this link](#)
- At the South Downs Centre, Midhurst
- By post, on request

EXECUTIVE SUMMARY

The Statement of Community Involvement (SCI) sets out how the South Downs National Park Authority (SDNPA) will consult with all stakeholders, including local communities, businesses and public bodies, on planning matters.

This is [a draft sixth](#) version of the SCI with the first adopted in 2012. This latest version of the SCI [proposes to make changes](#) to the [approach to consultation on planning policy, setting out key principles and introducing the preparation of bespoke 'Community Involvement Plans' for separate planning policy consultations.](#)

Changes to the planning system and the context of the SCI are explained further in the Introduction.

Consultation and engagement on Planning Policy and Development Management (the planning application process), are covered in chapters 3 and 4 respectively.

Neighbourhood Planning is a key part of planning for local communities in the South Downs National Park. Consultation on neighbourhood planning is covered in chapter 5.

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I. INTRODUCTION

- 1.1 The South Downs National Park Authority (SDNPA) agreed to consult on a revised Statement of Community Involvement (SCI) in March 2024 to amend the approach to consultations on planning policy, setting out key principles and introducing the preparation of bespoke 'Community Involvement Plans' for separate planning policy consultations. The changes are dealt with in section 3) Approach to consultation (Planning Policy).
- 1.2 The South Downs National Park Authority (SDNPA) first adopted its *Statement of Community Involvement (SCI)* in 2012 to highlight the role that communities and other key partners play in influencing the formulation of planning policies and the determination of planning applications in the area. It identified what the Authority would do to ensure that the local community was proactively involved and has the opportunity to 'have their say' in planning decisions. Public participation remains at the heart of the process and allows interested parties to influence the decisions made.

I a) WHAT IS A STATEMENT OF COMMUNITY INVOLVEMENT?

- 1.3 The SCI sets out how the SDNPA will effectively involve residents, groups, organisations, businesses, other representatives and individuals within the community in decisions on planning applications and in the preparation and review of planning policies.

Data Protection

- 1.4 The consultation and engagement methods in the SCI, including the recording and storage of personal data for those purposes, will be conducted in accordance with the principles of the UK General Data Protection Regulation (GDPR).

I b) THE PLANNING SYSTEM

- 1.5 The planning system is underpinned by Acts of Parliament and guided by Government policy in the National Planning Policy Framework (NPPF). Greater community participation and empowerment is high on the national agenda as outlined in the Localism Act 2011 and the NPPF. The Neighbourhood Planning Act (2017) aimed to strengthen planning at the community level and the impact on consultation is outlined below. The power of digital engagement tools is also a key focus of the Levelling Up and Regeneration Act (2023).

The National Planning Policy Framework (NPPF)

- 1.6 The NPPF sets out the Government's policies for the system of writing plans, the planning application process and clarifies the overarching objectives for sustainable development. Particular reference is made to National Parks in the document (paragraphs 182, 183). It also directs readers to the *English National Parks and the Broads: UK Government Vision and Circular (2010)* for further guidance (NPPF footnote 63).

- I.7 Each Local Authority is required to produce a Local Plan, which can be reviewed in whole or in part. Any additional development plan documents should only be used where clearly justified.
- I.8 Paragraph 16 of the NPPF promotes early and meaningful engagement with the local community so that Local Plans are reflective of a collective vision and set agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.
- I.9 The NPPF also sets one of the overarching roles of the planning system as having a set of core land-use principles that underpin plan-making and decision-taking. One of those principles is to empower local people to shape their surroundings, with succinct local and neighbourhood plans setting a positive vision for the future of the area.

The Localism Act 2011

- I.10 The *Localism Act 2011* introduced a number of changes to the planning system. These included the introduction of Neighbourhood Development Plans (NDP) and Neighbourhood Development Orders (NDO) and the removal of Regional Spatial Strategies, such as the *South East Plan*.

The Neighbourhood Planning Act 2017

- I.11 The *Neighbourhood Planning Act (2017)* became law on 27 April 2017 and aims to strengthen neighbourhood planning.
- I.12 Measures in the Act make the following changes:
- Section 6 made it necessary for Local Planning Authorities (LPAs) to set out in their SCI the policies for giving advice or assistance on proposals for the making, or modification, of NDPs
 - LPAs must take account of well-advanced NDPs and give these plans full legal effect at an earlier stage, and an adopted NDP forms part of the Development Plan
 - LPAs must notify the Parish Council (or neighbourhood forum) of planning applications if there is a NDP in place in that area
 - Section 13 amends the *Planning and Compulsory Purchase Act (2004)* to require LPAs to set out in their SCIs their policies for involving interested parties in the preliminary stages of plan-making
 - Local authorities in England must identify the strategic priorities for development in their areas in an up-to-date plan
 - The Act also restricts the use of pre-commencement conditions on planning permissions
 - The Act gives power to the Secretary of State to require the LPA to prepare joint local plans and to intervene where local plan preparation is failing

The Levelling Up and Regeneration Act 2023

- I.13 In September 2023 Government consulted on proposed changes to the plan-making system being introduced through the Levelling Up and Regeneration Act 2023. The

proposals include a 30 month plan timescale incorporating three 'Gateway' checks by the Planning Inspectorate or similar body. The new 30 month plan timeframe includes three participation and consultation stages on the emerging plan. Secondary legislation is expected later this year with the intention of the new planning system commencing in Autumn 2024.

Ic) THE SOUTH DOWNS NATIONAL PARK AUTHORITY AND PLANNING

- I.14 The SDNPA assumed its full planning responsibilities as local planning authority (including minerals and waste planning) for the National Park on 01 April 2011.
- I.15 The SDNPA's role is to ensure that the two purposes of National Park designation are achieved. These purposes, set out in the National Parks and Access to Countryside Act (1949), as amended by the *Environment Act (1995)*, are:
- Conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
 - Promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- I.16 In pursuing these purposes, the SDNPA also has the duty to seek to foster the economic and social well-being of local communities within the National Park.
- I.17 The South Downs National Park (SDNP) covers parts of: Adur, Arun, Chichester, East Hampshire, Eastbourne, Horsham, Lewes, Mid-Sussex, Wealden, Winchester and Worthing districts, Brighton and Hove unitary authority area, and includes land within the counties of Hampshire, East Sussex and West Sussex (Map, see Appendix I).
- I.18 As the local planning authority for the National Park the SDNPA is responsible for:
1. Spatial planning;
 2. Minerals and waste planning;
 3. Development management;
 4. Planning enforcement and;
 5. Other related regulatory functions within the National Park.
- I.19 In July 2019, the SDNPA adopted the South Downs Local Plan (SDLP) providing policies for determining planning applications within the National Park. The SDLP replaced over a thousand policies across the National Park.
- I.20 The SDNPA receives on average 4,000-5,000 planning applications each year. To maximise use of resources and maintain local engagement and involvement, the SDNPA works in partnership with the local authorities covering the National Park to deliver the planning service. Legal agreements have been in place since 2011 with five of the authorities ('host authorities'): Chichester, East Hampshire, Horsham, Lewes and

Winchester. The agreements delegate the decision making power to the host authority, who are then able to determine planning applications on behalf of the SDNPA. The development management service and enforcement are delivered directly by the SDNPA in Arun, Adur and Worthing, Eastbourne, Brighton and Hove, Wealden and Mid-Sussex.

- I.21 In these local authority areas where the planning service has been ‘recovered’ by the SDNPA all development management work, including processing of all applications and related activities, will be undertaken directly by the SDNPA.
- I.22 As the SDNPA is the minerals and waste planning authority it is responsible for areas within the SDNP previously covered by Hampshire, West Sussex and East Sussex County Councils and Brighton and Hove City Council.
- I.23 Through working in partnership we now have adopted the following joint minerals and waste local plans:
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017)
 - Hampshire Minerals and Waste Plan (2013)
 - West Sussex Waste Plan (2014)
 - West Sussex and South Downs Joint Local Minerals Plan (2018) (Partial Review March 2021)

I d) PARISH WORKSHOPS

- I.24 The SDNPA recognise the important role Town and Parish Councils play in engaging with communities across the South Downs and can support the Authority in disseminating important information about the work of the Authority. The SDNPA established a Memorandum of Understanding (MoU) with The Associations of Local Councils within the South Downs to establish a process for engaging with all Town and Parish Councils across the National Park.
- I.25 The Authority, in response to the Covid-19 pandemic, carried out a review in 2021 of the Town and Parish Council workshops, liaising with SDNPA parish nominated members to understand how the Authority can more effectively engage with Local Councils. Following the review the Authority will now hold three engagement activities with Town and Parish Councils every year. The Authority will hold one Parish webinar for Town and Parish Councils and the wider community (summer). The webinar will present details of local community action, which has contributed to delivering the Outcomes identified in the Partnership Management Plan; the webinar will provide an opportunity for local communities to share best practice on local projects which have addressed local community issues.
- I.26 In addition to the SDNPA webinar the Authority will hold three in-person Parish meetings per year in the spring, one for each of the constituent counties of the National Park (Hampshire, West Sussex and East Sussex). The Authority will also hold three

virtual Parish meetings in the autumn, one for each of the constituent counties of the National Park. These meetings are an opportunity for Town and Parish Councils to hear about the work of the SDNPA in their local area; they also give Town and Parish Councils an opportunity to raise concerns they may have and ask questions of SDNPA officers and Members.

- I.27 The Parish meetings will cover topics including The Partnership Management Plan, South Downs Local Plan, and provide updates on key projects in the SDNPA. The workshops will also be used to facilitate engagement and consultation on key SDNPA policy.

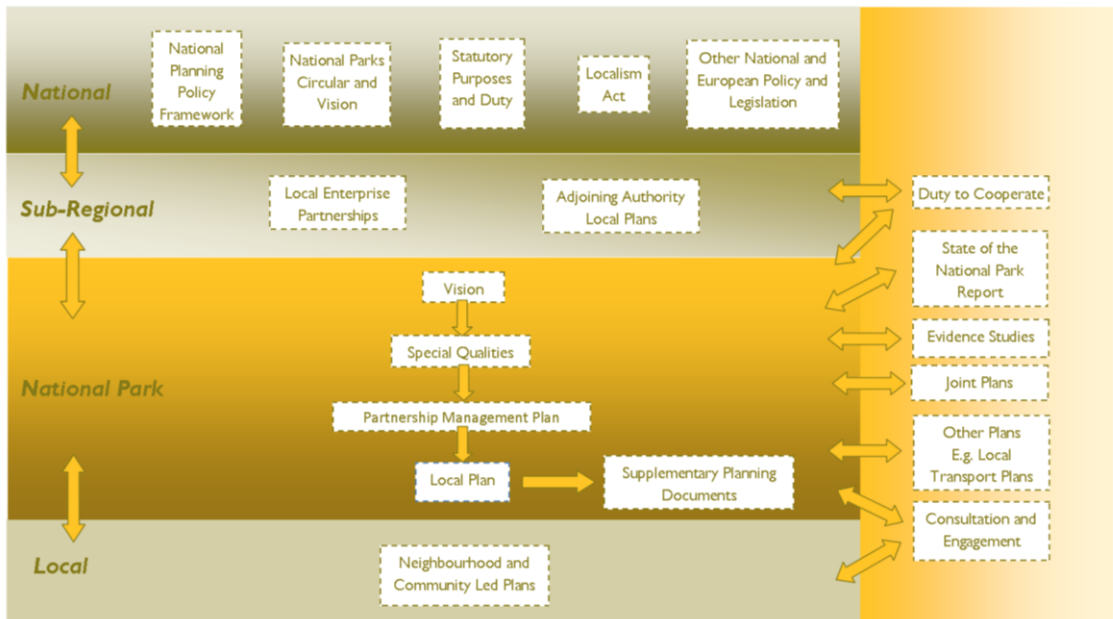
I e) DEVELOPING THE STATEMENT OF COMMUNITY INVOLVEMENT

- I.28 During July and August 2011, the SDNPA notified individuals, groups and organisations of its intention to prepare a SCI and invited people to provide their comments and views on how and when they would like to get involved in the planning policy and the planning application process. The comments received informed the original SCI.
- I.29 A second consultation was carried out for eight weeks between 17 October 2011 and 9 December 2011. This asked for comments on the content, format and ease of use of the document. These comments informed the SCI, adopted on 13 March 2012.
- I.30 In January 2014 and August 2017, the SDNPA updated the adopted SCI. These changes were focused primarily on factual updates as a result of changing national planning policy and legislation.
- I.31 The SDNPA updated the adopted SCI in August 2021 to reflect the adoption of the South Downs Local Plan and changes in legislation and national policy some of which were a response to the Covid-19 pandemic.
- I.32 In early 2024, the SDNPA agreed to consult on further changes to the SCI to revise the approach to consultations on planning policy. This includes setting out key principles and introducing bespoke 'Community Involvement Plans' for separate policy document consultations.
- I.33 The SDNPA will continue to regularly review the SCI to ensure it reflects any changes in legislation.

2. DEVELOPING PLANNING POLICY

2a) THE PLANNING POLICY FRAMEWORK

2.1. The diagram below (Figure 2.1) shows the different documents that together make up the planning policy framework.



2.2. The Development Plan Documents (DPD) set out planning policies to deliver the spatial strategy for the SDNPA (see Appendix 2 for list of the documents making up the Development Plan for the South Downs National Park). The different types of DPDs in the National Park are:

- Local Plan
- Area Action Plans
- Joint Minerals and Waste Local Plans
- Neighbourhood Development Plans (NDPs)

Neighbourhood Development Plans

2.3. Neighbourhood Development Plans (NDP) are DPDs prepared by local communities. Adoption or making will be subject to majority support at a local referendum.

2.4. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. It allows local communities to:

- Set planning policies through a NDP that is used in determining planning applications

- Grant planning permission through NDOs and Community Right to Build Orders for specific development which complies with the order
- 2.5. There are a number of other supporting documents which inform or monitor the plan making process:
- Statement of Community Involvement (SCI)
 - Local Development Scheme (LDS)
 - Authority Monitoring Report (AMR)

Supplementary Planning Documents

- 2.6. Supplementary Planning Documents expand upon existing policy or provide further detail to policies in the Local Plan, for example a Design Guide. They should only be used where clearly justified to help applicants make successful applications or aid infrastructure delivery and should not be used to add unnecessarily to the financial burdens on development.

Technical Advice Notes

- 2.7. Technical Advice Notes (TANs) are non-statutory documents that provide explanatory information and advice to applicants on specific policies. Consultation is discretionary and will be conducted using a method most appropriate to each individual TAN.

Sustainability Appraisal

- 2.8. A *Sustainability Appraisal (SA)* of the Local Plan is required by law; this must also incorporate the requirements of the *European Strategic Environmental Assessment Directive (SEA)*. The main purpose of the SA process is to assess the potential positive and negative impacts of policies, whether social, environmental or economic, at an early stage, allowing any negative effects to be mitigated. The appraisal is subject to consultation, and takes place alongside the preparation of the Local Plan. The SA for the Local Plan can be viewed on the [SDNPA website](#). Consultation with the statutory consultees (Historic England, Natural England and the Environment Agency) is also carried out on the scoping report for the SA for a period of five weeks in accordance with the Regulations. Some NDPs also require Strategic Environmental Assessment and the SDNPA will screen NDPs to assess whether this is necessary once the scope of the plans has been established.

3. APPROACH TO CONSULTATION (PLANNING POLICY)

3a) KEY PRINCIPLES FOR ENGAGEMENT IN PLANNING POLICY

3.1 The SDNPA recognises that each planning policy consultation will need a bespoke approach in order to reach relevant and representative audiences and to suit the stage of plan- making. The SCI sets out key principles that apply to all planning policy consultations, the detailed approach to engagement or consultation will be set out in bespoke **Community Involvement Plans (CIP)**.

3.2 Key Principles:

- a. **Timely** engagement and consultation – allowing early and ample opportunity to engage in policy formulation. We will provide early notification of upcoming consultations through the SDNPA website and Planning Newsletter. We will endeavour to avoid running any planning policy consultations during August or over the Christmas and New Year period. If it is necessary for a consultation to run over these periods, then the length of consultation will be extended.
- b. **Inclusive** engagement and consultation – which is accessible to all those who want to take part including additional outreach to engage with underrepresented groups. These can include:
 - Young people (specifically aged 16-24)
 - People with disabilities (including people with learning disabilities)
 - People from socially deprived areas (including areas of rural deprivation and urban areas on the edge of the National Park)
 - Black and Minority Ethnic groups (including Gypsies and Travellers)
 - People with no or limited internet access
 - People with children/and other caring commitments who may not be able to attend evening meetings
- c. **Effective and efficient** for both those responding to a consultation and for the SDNPA processing and analysing responses. We will look to use existing networks and events to save time and resources. We will maximise the use of digital engagement tools to widen public participation. Engagement and consultation exercises will be proportionate to the scale and importance of the matter under consideration. Ongoing monitoring will measure the effectiveness of different engagement and consultation methods.

d. **Clear results and accountability** – the SDNPA will acknowledge any comments on DPD consultations received electronically. At the end of each period of consultation we will analyse the responses received and prepare a summary report. The summary report will be published on the SDNPA's website and will be considered by Planning Committee at the appropriate stage when making subsequent decisions on planning policy.

3b) COMMUNITY INVOLVEMENT PLANS

3.3 The SDNPA recognise there is no “one size fits all” approach to engagement and consultation; and that each stage of Plan preparation may require different approaches to reach audiences as widely as possible. The SCI therefore requires that a bespoke Community Involvement Plan (CIP) for individual engagement or consultation exercises, which uses the key principles of the SCI and furthers the aim to engage underrepresented groups.

3.4 The CIP should cover the following, and reflect the key principles outlined above:

- **Why people are being involved?**
- **Who is to be involved?**
- **When will people be able to get involved?**
- **How people will be involved?**
- **How the results of community involvement will be used.**

3c) WHO WILL WE CONSULT?

3.13.5 Section 13 of *The Neighbourhood Planning Act 2017* amends the *Planning and Compulsory Purchase Act (2004)* to require local planning authorities to set out in their Statements of Community Involvement their policies for involving interested parties in the preliminary stages of plan-making.

3.23.6 The South Downs National Park Authority (SDNPA) is committed to opening the planning process to all sections of the community and hearing from as many groups and individuals as possible throughout the development of planning policy. There are existing legal requirements for consultation set out in the *Town and Country Planning (Local Planning) (England) Regulations (2012)*. The regulations categorise consultees into two groups (see also Appendix 3). These are:

- **Specific Consultation Bodies** - The regulations list specific organisations and types of organisations that should be defined as specific bodies. A local planning authority must consult with those organisations in this list that they consider may have an interest in the subject of the proposed planning document.
- **General Consultation Bodies** - The regulations list categories of organisations that should be defined as general consultation bodies. A local planning authority must consult with those organisations in their list of general consultation bodies, as they consider appropriate.

3.33.7 We will maintain a **consultee database** for all those who wish to be kept informed and alerted to consultations (if you would like to be added to or removed from this list, or would like to update your contact details please contact the Planning Policy Team at planningpolicy@southdowns.gov.uk).

3.8 In consulting with the local community the SDNPA will take all reasonable efforts to make documents accessible to everyone. All documents made available online will be web accessible. Web accessibility encompasses all disabilities that affect access to the web, including auditory; cognitive; neurological; physical; speech and visual.

3.43.9 Not everyone has access to the internet. The SDNPA will provide hard copies of consultation documents (either as a resource at a public venue or in response to individual requests where appropriate). The Authority will also ensure there are always alternative response methods available that do not require the internet (e.g. paper copies of response forms).

3d) HOW WE WILL CONSULT

3.53.10 We use a variety of mechanisms for consultation and engagement, particularly when undertaking additional outreach to underrepresented groups. We are mindful of the different levels of participation and influence in plan-making. We will therefore broaden our approach and encourage wider contributions and involvement from local communities, by ensuring our approach covers informing, engaging / consulting and co-designing policy with stakeholders and partners where appropriate and realistic. The SDNPA will make use of digital engagement tools for consultation with the public and other stakeholders to boost public engagement. Additional methods the Authority has tried and implemented in recent years include:

- Making documents available in different formats (for example in larger print or braille) and languages (on request)
- Engaging through any existing networks and establishing links with existing groups
- Providing hard copy documents, or parts of documents (on request) and enabling consultee response by letter
- Ensuring consultations are publicised effectively and it is clear how people can get involved in the process
- Providing electronic copies of documents on 'memory sticks'
- Providing a phone service for members of the public to ring to discuss any consultation documents.
- Using Social media channels such as Instagram and twitter to promote consultations
- Creating and filming You Tube videos to further explain consultations

3a)3e) MINIMUM CONSULTATION REQUIREMENTS

Development Plan Documents (DPDs)

3.63.11 DPDs include Local Plans, Minerals & Waste Plans and Area Action Plans. The tables below show the minimum consultation required by the current Regulations during the production of a DPD. The SDNPA commonly prepares joint Mineral & Waste Plans with relevant local planning authorities. County Councils leading on the consultation of these plans, will ensure minimum regulatory consultation requirements are met.

3.73.12 It is standard practice to consult on main modifications to a DPD after its examination hearings. These consultations will normally be limited to those who have been previously engaged in the plan at Regulation 18 and 19 stages because new issues cannot be addressed at this point in the process.

FIGURE 3.1: CONSULTATION REQUIREMENTS

Minimum consultation required by Regulations

Regulation 18	Regulation 19
Notify each of the Specific Consultation Bodies that the SDNPA considers may have an interest in the DPD and invite representations.	Send, to those Specific Consultation Bodies invited to make representations at Reg. 18, a statement of where proposed Submission documents are available and the procedure for making representations.
Notify those of the General Consultation Bodies that the SDNPA considers appropriate and invite representations.	Send, to those General Consultation Bodies invited to make representations at Reg. 18, a statement of where proposed Submission documents are available and the procedure for making representations.
Invite representations from persons who are resident or carrying on business in the National Park as the SDNPA decides is appropriate.	Any person may make representations on a proposed Submission document (that would include residents or those carrying on business) [N.B. This provision is in Reg. 20]
Methods used to notify these bodies and invite representations: either email or where email is not available by letter in post.	Methods used to send statement of where proposed Submission documents available and how to make representations: either email or where email is not available by letter in post.
The SDNPA must carry out the consultation on the DPD for a period of not less than eight <u>six</u> weeks.	The SDNPA must carry out the consultation on the DPD for a period of not less than eight <u>six</u> weeks.
Copies of the proposed document(s) to be made available in The South Downs Centre.	Copies of the proposed Submission document(s) to be made available in The South Downs Centre.
Provide web-based proposed document(s).	Provide web-based proposed Submission document(s).

Supplementary Planning Documents (SPDs)

3.83.13 The table below shows the minimum consultation required during the production of a SPD and the additional range of methods to be used by the SDNPA as it sees appropriate for the type and coverage of document and the resource implications for the SDNPA.

3.93.14 Consultation on a draft SPD will involve two stages. For the first stage there is no prescription in the Regulations as to how this consultation is conducted. SDNPA will carry out this consultation for a minimum of ~~eight~~ six weeks. For the second stage the minimum requirements for consultation are explained in Figure 3.2 below. ~~SDNPA will extend the consultation to six weeks for the second consultation from the minimum statutory period of four weeks.~~ After both stages any issues raised and how these were addressed, along with any necessary changes to the SPD, will be summarised in the consultation statement referred to in Figure 3.2.

FIGURE 3.2: CONSULTATION REQUIREMENTS (SPD)

Minimum consultation required by Regulations (SPD)
Before adopting an SPD, the authority must prepare a consultation statement setting out who has been consulted, a summary of the main issues raised and how these issues have been addressed in the SPD (that is who was consulted and the issues raised from the first consultation).
Before adopting an SPD the proposed document must be made available for comment along with the consultation statement. There is a minimum statutory period of four weeks allowed for any representations to be made (Reg. 12).

~~3b)~~ **3f) OPTIONAL CONSULTATION METHODS**

3.103.15 The following are a list of additional consultation methods for DPD and SPD production processes, which may also be used by the SDNPA:

- Early notification through Planning Newsletter
- Production of summary leaflet to accompany DPD/SPD documents
- Consultation of general consultees as appropriate (e.g. may depend on location for SPDs)
- Notification to all contacts in consultee database
- Public meetings and / or manned and unmanned exhibitions
- Public notices / posters
- Media release
- Stakeholder workshop

- Virtual events
- You Tube videos
- Social media press releases and posts
- Consultation phone service
- Use of QR codes to easily access online information
- Online surveys and polls
- Place specific notifications / publicity
- Interactive map based consultation tools

3e)3g) ONGOING ENGAGEMENT ON PLANNING POLICIES

3.113.16 We are committed to providing as much information as possible and keeping our local communities up to date with the progress of planning policy development, as well as providing information on the wider / national changes to the planning system.

3.123.17 Three channels that we will utilise are:

- **Website** - we will maintain the SDNPA website, publishing regular updates and information, documents, and contact details. This should be a first port of call to members of the community and stakeholders
- **Planning Newsletter** - the SDNPA produce a newsletter, covering a range of topics relating to planning. The newsletter is sent via email to all contacts on the consultee database and published on the SDNPA website ([click here for link to Planning Newsletter](#)). Paper copies will be made available to those without access to email or the internet
- **Media Releases and Social Media** - the SDNPA will publicise consultations through media releases and through social media channels

4. APPROACH TO CONSULTATION (DEVELOPMENT MANAGEMENT)

4a) INTRODUCTION

- 4.1 Development Management is responsible for processing and determining planning applications, along with other applications including works to trees, advertisements and listed buildings. These planning services are provided by either the SDNPA or local authorities through hosted arrangements. The Development Management teams provide pre-application planning advice and investigate and take appropriate action in respect of breaches of planning control.
- 4.2 Involvement of the community and stakeholders at an early stage of the decision-making process is more likely to deliver development which meets their needs and aspirations, whilst ensuring the statutory purposes of the South Downs National Park Authority (SDNPA) are adhered to. The *Statement of Community Involvement (SCI)* is an important tool for involving the wider community in the planning process, particularly in the decision making process for key planning applications.
- 4.3 Determination of planning applications is dealt with either by councils (host authorities) within the SDNPA, or directly by the SDNPA where the planning services have been 'recovered', as explained in section 1d) above.

4b) CALL-IN PROCEDURE

- 4.4 Within the authority areas where the role of dealing with the applications is delegated i.e. the host authorities, the SDNPA will also identify key applications which could potentially generate particular, special or major issues for the National Park and which will then be 'called in' to be dealt with by the SDNPA.
- 4.5 The 'call in' process is a 'Direction' served on the relevant local authority by the SDNPA stating the reason for the 'call in'. In some cases an application may be major development [in terms of its size as defined by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended], but it is not considered likely to have a significant adverse impact on the beauty, wildlife, cultural heritage or recreational opportunities provided by the South Downs National Park (SDNP). In those cases a 'Reverse Direction' is served which allows the local council to continue dealing with the application. Directions can be served at any time after the application has been accepted as valid, up to the point before a decision is made. In some cases the SDNPA may accept a host authority recommendation to its planning committee, but would issue a 'Potential Recovery Direction' (informally "red card") which gives the SDNPA an opportunity to call the application in if local councillors resolve to make a

decision against officer recommendation. All such Directions are published on the SDNPA website on the [planning register](#) and can be found in the list of documents for the relevant application.

4c) PRE-APPLICATION CONSULTATION

- 4.6 The SDNPA directly provides the pre-application service for the parts of Arun District Council, Adur and Worthing Council, Eastbourne Brough Council, Brighton and Hove City Council, Mid Sussex District Council and Wealden District Council within the National Park. Outside these areas, but within the National Park, the host authorities will continue to provide the pre-application service on our behalf.
- 4.7 Advice provided by SDNPA is free for householder proposals although there may be a charge if a meeting is required. Advice for other forms of development will be subject to a fee depending on the proposals.
- 4.8 For applications which are likely to be 'called in' and considered by the SDNPA, any pre-application advice registration and fee charges are still administered by the relevant host authority but a planning officer from the SDNPA may provide the advice.
- 4.9 In order to operate a transparent service, pre-application details and responses will be placed on the online planning register at the point of which a formal planning application is received and validated by the Authority.
- 4.10 Applicants will be encouraged to consult the community when developing their proposal in a way that is proportionate to the scale and impact of the proposal. The SDNPA's *Local Validation List* is a list of documents and information that, together with the national government list, will be required before an application is accepted as valid. This list can be found on our [website](#). Consultation will be carried out on the IAPP local validation list every two years with all relevant parties to ensure the information required to submit a planning application is up to date and fit for purpose. The consultation will be published on the SDNPA website and will be carried out for eight weeks.
- 4.11 The Authority greatly values the role of neighbourhood plans and the qualifying bodies who prepare them. Therefore, we have established a protocol on pre-application advice for parishes with a made Neighbourhood Development Plan; this is set out in Appendix 4 of this document. The purpose of the protocol is to invite qualifying bodies to provide a formal response to the SDNPA or the host authorities working on its behalf in regard to locally significant pre-application advice requests. This is to ensure concerns / issues are identified as early as possible and dialogue established to explain and where possible resolve any conflict between parties in relation to the proposals.

4d) PUBLICITY FOR PLANNING APPLICATIONS

- 4.12 Our initial consultation with stakeholders and members of the public showed the importance of site notices, the publicising of planning applications in the local press and informing adjoining neighbours.
- 4.13 All applications will be publicised via a site notice and adjoining neighbours will receive a letter. Neighbours will be considered to be adjoining where the boundaries of the application site are at any point contiguous, or if there was not a footpath or highway in between would be contiguous. In addition we will place an advertisement in the local press where specifically directed by Article 15 of the *Town and Country Planning Development Management Procedure Order (2015)*. See Appendix 5 for further information on what type of publicity is required (site notice, advert in local newspaper, neighbour notification) depending on the nature of the development being proposed.
- 4.14 There will be a minimum of 28 days to respond to the site notice, the newspaper advertisement and / or the letter and the date of the 28 day period expiry will be clearly stated on each form of publicity. However, if the dates of the site notice being put up, the newspaper being published, and the letter being sent out to neighbours are different then the overall expiry date will be the latest of the 28 day expiry periods. As soon as the overall publicity date has expired the application can be determined. It is therefore advisable to ensure that a letter of representation is sent before the expiry date on the form of publicity to which they are responding.
- 4.15 In our consultation with the public in preparing the 2012 SCI it was clear that email communication was preferred for both receiving information and providing comments to the SDNPA. For initial contact, such as to neighbouring owners, when email addresses will be unknown, information will have to be provided in hard copy but, where an email address is then provided, subsequent contact will be made via email.
- 4.16 A public access system allows users to do the following:
- Search and view a weekly or monthly list of applications, appeals and enforcements;
 - Search and view applications, appeals and enforcements, using address, keyword or using a map based search;
 - Make comments online linked to an application;
 - Track the progress of applications (once registered) and;
 - Register to be notified of applications.
- 4.17 The easiest way to comment on a planning application is to search for it on our [website](#). You can search for an application by address or by its planning reference number and submit your comments online. Alternatively you can send comments to us by post addressed to SDNPA, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH, to planning@southdowns.gov.uk or to the relevant host authority ([link to contact details](#)).

- 4.18 Comments on applications submitted by email or letter will be published on the SDNPA website. Comments submitted online via the Public Access system will be automatically processed and published immediately on that platform. A summary copy of the comments submitted online will be automatically sent to the contributor by return email. Comments submitted by email or letter will be published on the SDNPA website. No acknowledgement will be sent for comments received by email or letter.
- 4.19 All consultation responses and representations received by the publicity expiry date which are material to planning and relevant to the proposal, will be summarised in the case officer report and taken into account, whether the application is determined by officers or by the Planning Committee. SDNPA will exercise discretion in considering comments received after the publicity expiry date.
- 4.20 Only 'material planning considerations' will be taken into account when reviewing the comments submitted. There are many material considerations but the most common include:
- Loss of light / overshadowing
 - Overlooking / loss of privacy
 - Visual amenity (but not loss of view)
 - Adequacy of parking / loading / turning
 - Highway safety / traffic generation / Road access
 - Smells, Noise and disturbance resulting from use
 - Hazardous materials
 - Loss of trees
 - Effect on listed building and conservation area
 - Layout and density of building
 - Design, appearance and materials
 - Landscaping
 - Local, strategic, regional and national planning policies,
 - Proposals in the Development Plan
 - Government circulars, orders and statutory instruments
 - Disabled persons' accessibility
 - Compensation and awards of costs against the Council at public enquiries
 - Previous planning / appeal decisions
 - Nature conservation
 - Archaeology

4.21 The following are NOT considered to be valid planning concerns:

- Effect on property value
- The loss of view
- The impact of construction work or competition between firms
- Restrictive covenants
- Boundary, access matters or ownerships disputes
- Personal moral issues or opinion of the applicant

4e) PLANNING APPLICATIONS DECIDED BY THE PLANNING COMMITTEE

4.22 If the application is for a development which is considered, by the Director of Planning, to have potential significant impact or could set an important precedent it will be referred to the Authority's Planning Committee for consideration. In addition, some major applications will be referred to the Planning Committee for consideration or applications submitted by Authority members, the Authority itself, or by an Authority employee.

4.23 All those who make a representation on planning applications will be informed (by email, or by letter if they have not provided their email address) of the date when the application is going to committee. Reports and agendas for Planning Committee meetings can be found on the website five clear working days before the meeting date.

4.24 Anyone can speak at a SDNPA Planning Committee providing they have made written representations on the planning matter in question beforehand and have notified the Member Services Officer at the SDNPA at least 3 working days before the meeting.

4.25 A maximum of six people are invited to speak on each planning application or related matter, for example, three in support and three against. If more than three individuals or representatives wish to raise similar points, then they will be asked to agree amongst themselves who should speak on their behalf. If necessary, the Chair of the Planning Committee will make any final decision on which members of the public may speak on an issue. The Chair may also use his/her discretion to increase the number of people who may speak.

4.26 Further information on public speaking at Planning Committee meetings can be found on our [website](#).

4f) PLANNING APPLICATION DECISIONS

4.27 All decision notices are available to view on the [SDNPA website](#).

4g) APPEALS

4.28 If a planning application is refused, or a decision is not made within specified time limits, the applicant may choose to appeal. In this circumstance an independent planning inspector or the Secretary of State will make a final decision on the application, and there may be a further opportunity for public involvement in the process.

Draft for Consultation

5. APPROACH TO ADVICE AND ASSISTANCE FOR NEIGHBOURHOOD PLANNING

5a) INTRODUCTION

- 5.1 Neighbourhood Development Plans (NDPs), Neighbourhood Development Orders (NDOs), including the Community Right to Build, provide the tools for successful neighbourhood planning; allowing communities to decide the future of the places where they live and work.
- 5.2 The introduction of the *Neighbourhood Planning Act (2017)*, in particular section 6, made it necessary for Local Planning Authorities to set out in their Statement of Community Involvement (SCI) the policies for giving advice or assistance on proposals for the making, or modification, of NDPs.
- 5.3 This section of the SCI sets out our procedure for providing this advice and assistance to Parish Councils and to local community groups interested in following the Neighbourhood Planning process.

5b) NEIGHBOURHOOD DEVELOPMENT PLANS

- 5.4 Communities are able to establish general planning policies for the development and use of land in a neighbourhood through a NDP. They could influence where new homes and offices should be built and what they should look like and what infrastructure should be provided. Producing NDPs is optional and while the South Downs National Park (SDNPA) will provide technical advice and support, the NDPs will need to be produced and led by a Parish/Town Council or a Neighbourhood Forum (known as the qualifying body).
- 5.5 A NDP should support the strategic development needs set out in the Local Plan and plan positively to support local development (as outlined in paragraph 29 of the *National Planning Policy Framework*).
- 5.6 The NDPs made by the SDNPA are shown on a map in Appendix 6.

5c) NEIGHBOURHOOD DEVELOPMENT ORDERS

- 5.7 A NDO is an order which grants planning permission for specific types of development in a particular Neighbourhood Area specified in the order.
- 5.8 The community can therefore extend permitted development rights in their area for development they want to see go ahead. For example a NDO could allow things like improvements to shop fronts or extensions to houses or other buildings.
- 5.9 All other consent regimes will still apply e.g. Building Regulations or Listed Building consent.

5d) COMMUNITY RIGHT TO BUILD

- 5.10 This is a type of Neighbourhood Development Order for a particular scheme that benefits the community. A community organisation, formed by members of the local community, are able to bring forward development proposals which will be able to go ahead without requiring a separate traditional planning application, providing they meet minimum criteria and can demonstrate local support through a referendum.

5e) NEIGHBOURHOOD PLANNING CONSULTATION

- 5.11 A qualifying body (Parish/Town Council or Neighbourhood Forum) should be inclusive and open in the preparation of its NDP or Order. They should ensure that the wider community: is kept informed of what is being progressed; is able to make views known throughout the process; has opportunities to be actively involved in shaping the draft plan or Order and is made aware of how their views have informed the draft plan or Order. Furthermore, a qualifying body must publicise the draft NDP or Order for at least 6 weeks and consult any of the consultation bodies whose interests if considers may be affected by the draft plan or order (as per the Neighbourhood Planning Regulations 2012 as amended). A qualifying body must prepare a consultation statement setting out the engagement and consultation undertaken in the preparation of the plan or Order.
- 5.12 Where a draft NDP or Order submitted to the SDNPA meets legal requirements, the SDNPA must publicise the NDP or Order for a minimum of six weeks, invite representations, notify any consultation body referred to in the consultation statement and send the draft plan or Order for independent examination.

5f) HOW ARE WE GOING TO WORK TOGETHER?

- 5.13 The SDNPA's *Memorandum of Understanding (MoU)* (see Appendix 7) outlines the key roles and responsibilities of the main parties involved in the development of a NDP for the Parish (or Neighbourhood Forum in non-Parished areas). In doing so it confirms the willingness of all parties to work positively together and sets out the protocols and parameters by which the NDP will be prepared in order to produce a planning document for the local community that is suitable for adoption as a NDP.
- 5.14 The Parish Council (or Neighbourhood Forum) will be responsible for the overall content of the NDP prepared and for its submission to SDNPA. Regard must be had for the National Park Purposes when preparing and agreeing a NDP proposal for submission to SDNPA. This is in line with the duty set out in Section 62 of the Environment Act (1995). The SDNPA has statutory purposes and socio-economic responsibilities (the duty) as specified in section 62 of the Environment Act (1995): Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Purpose 2: To promote opportunities for the understanding and enjoyment

of the special qualities of the National Park by the public. The duty is to seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

- 5.15 SDNPA have agreed a Protocol (see Appendix 4) for consulting qualifying bodies (Parish/Town Council or Neighbourhood Forum) with a made NDP on significant pre-applications within their neighbourhood area.

5g) WHAT SUPPORT WILL WE PROVIDE?

- Professional and timely advice on NDP preparation and other relevant planning matters, particularly the Local Plan;
- SDNPA will check the compatibility of the draft NDP with the National Park Purposes and Duty, and adopted Local Plan;
- Provide a view on the requirement or otherwise for a Strategic Environmental Assessment (SEA) of the NDP (known as a 'screening opinion');
- Support and advise as necessary, on the scoping and development of a proportionate SEA including the appropriateness of this forming part of a wider Sustainability Appraisal and Habitats Regulations Assessment of the Plan, if required;
- Endeavour to attend meetings and events where possible and useful to developing the NDP;
- Nominate a lead officer at the SDNPA who will be responsible for co-ordinating the input of other technical specialists from within the SDNPA as may be required to support the process. The lead officer will also liaise with the relevant District and County Council on technical matters such as highways and schools where necessary;
- Liaise with the Parish Council to ensure that the NDP is in conformity with the strategic policies of the adopted / emerging Local Plan;
- Consult development management officers to assess the effectiveness and robustness of any potential policies;
- Digitise any proposals or allocations maps included the NDP to be incorporated into the SDNP development plan; and
- Consider other reasonable requests for support based on the circumstances.

5h) OUR LEGAL DUTIES

- 5.16 We have a legal duty to carry out the following:

- To designate a neighbourhood area for the purposes of neighbourhood planning within nationally set timescales.
- To provide advice and assistance to the Parish Council on the preparation of a NDP;

- To validate, check and publicise a NDP prior to submission for independent examination;
- Appoint an independent examiner in consultation with the Parish Council(s) and meet the costs of performing independent examination and;
- Bring the NDP into force subject to the results of the referendum.

5i) FUNDING

5.17 SDNPA will apply to the Government for funding which has been made available for local authorities to provide support to the development of NDPs to help fulfil the support outlined above.

5.18 The allocation of discretionary resources, including the giving of grants will be decided by the Director of Planning and may be subject to revision according to circumstances.

5j) REVIEWING NDPS

5.19 If a review of a NDP is required the same process as above will be followed with the exception of streamlining the process only where minor changes are required.

6. FURTHER INFORMATION

6a) PLANNING AID

- 6.1 Planning Aid is a voluntary service linked to the Royal Town Planning Institute (RTPI), which offers free independent and professional advice on planning issues. Planning Aid is aimed at community groups and individuals who have limited resources to participate effectively in planning matters.
- 6.2 The current remit of Planning Aid involves advising community groups in negotiations with the local planning authority, and, if necessary, representing the groups at public examination or inquiry.
- 6.3 Every part of the UK is covered by Planning Aid. Further information on Planning Aid is available on the [RTPI website](#).

6b) MONITORING AND REVIEW OF THE STATEMENT OF COMMUNITY INVOLVEMENT

- 6.4 Community involvement and engagement should evolve and develop as circumstances change. This document will be subject to regular review. As the success of community involvement techniques are monitored and reviewed, the results will be fed into the preparation of future planning policy documents and the consideration of significant planning applications.
- 6.5 We have endeavoured to make the SCI flexible enough to deal with changing circumstances; it should only be necessary to revise the document if significant changes have occurred in government legislation or to local policies. The Covid-19 pandemic as an exceptional circumstance required changes to the SCI to reflect the use of different methods of engagement and the alterations to government legislation.

6c) LEGISLATION

- 6.6 In the preparation of the Local Plan and in the determination of planning applications, the SDNPA will have regard for current legislation particularly: the *Human Rights Act (1998)*, *Equality Act (2010)*, the *Freedom of Information Act (2000)* and the *Data Protection Act (2018)*.

7. ABBREVIATIONS

AMR	Authority Monitoring Report
DM	Development Management
DPD	Development Plan Document
LDD	Local Development Document
LDS	Local Development Scheme
LP	Local Plan
LPA	Local Planning Authority
NPA	National Park Authority
NPPF	National Planning Policy Framework
RTPI	Royal Town Planning Institute
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SCI	Statement of Community Involvement
SOS	Secretary of State
SDNP	South Downs National Park
SDNPA	South Downs National Park Authority
SPD	Supplementary Planning Document

8. GLOSSARY

Authority Monitoring Report

This report looks at the implementation of the *Local Development Scheme* and how well the policies in the Local Development Documents are being achieved.

Development Plan

As set out in section 38 of the *Planning and Compulsory Purchase Act (2004)*, an area's development plan consists of adopted Local Plans and Neighbourhood Development Plans.

Development Plan Documents

All Planning Authorities must produce Development Plan Documents, such as the Local Plan. These are spatial documents and are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

Digital / Virtual Engagement

A collective term for using digital technology, in forms of software, hardware and infrastructure to share information, discuss ideas, gather views and provide services.

Host Authority

Local authorities partly within the National Park where planning services are provided by local authorities through hosted arrangements (Winchester City Council, East Hampshire District Council, Chichester District Council, Horsham District Council and Lewes District Council)

Local Community

A generic term which includes all individuals (including the general public) and organisations external to the SDNPA that have an interest in a local area. It includes the statutory and other consultees.

Local Development Scheme

This document sets out the timetable for the preparation of the Local Development Documents. It identifies which Development Plan Documents and Supplementary Planning Documents are to be produced and when.

Local Plan

The plan for the future development of the local area. The Local Plan will set out the vision, objectives and provide the framework for the preparation of Supplementary Planning Documents (SPDs) and Neighbourhood Development Plans. It will also include a number of criteria-based development management policies needed to achieve the strategy.

National Planning Policy Framework

The Government published the revised *National Planning Policy Framework (NPPF)* on 20 July 2021, and the *National Planning Policy for Waste* on 16 October 2014.

Neighbourhood Development Plan

A community led and developed document, which forms part of the planning policy framework. It is subject to independent examination and a community referendum.

Neighbourhood Forum

Body responsible for the production of a Neighbourhood Plan if there is no Parish or Town Council.

Partnership Management Plan

The National Park *Partnership Management Plan* provides statements on the National Park Authority's policies for managing and carrying out its functions in relation to the National Park and reflects the Purposes and Duty of the National Park Authority. This document sets the context for the planning policy framework of the National Park.

Prior Approval

Some permitted development requires an application to the local planning authority for prior approval. In other specified cases, an application is made to the local planning authority to determine if their prior approval will be required. This allows the local planning authority to consider the proposals, their likely impacts in certain specified matters (e.g. transport and highways) and how these may be mitigated.

Planning law sets out certain classes of permitted development where specific proposals are granted without the need to submit a planning application.

Policies Map

The adopted *Policies Map* illustrates all of the policies and proposals in the Development Plan Documents.

Regulations

Regulations are statutory instruments that provide detail on specified matters in Acts of Parliament. For example, the *Town and Country Planning (Local Planning) (England) Regulations (2012)* set out procedures for preparing development plan documents.

Stakeholders

Stakeholders include any person or organisation, local or national, who has a legitimate interest in what happens in our area.

Statement of Community Involvement

This *Statement of Community Involvement* is the South Downs National Park Authority's formal policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the South Downs National Park Local Plan. The Statement also governs the development management process for all planning applications within the South Downs National Park.

Supplementary Planning Documents

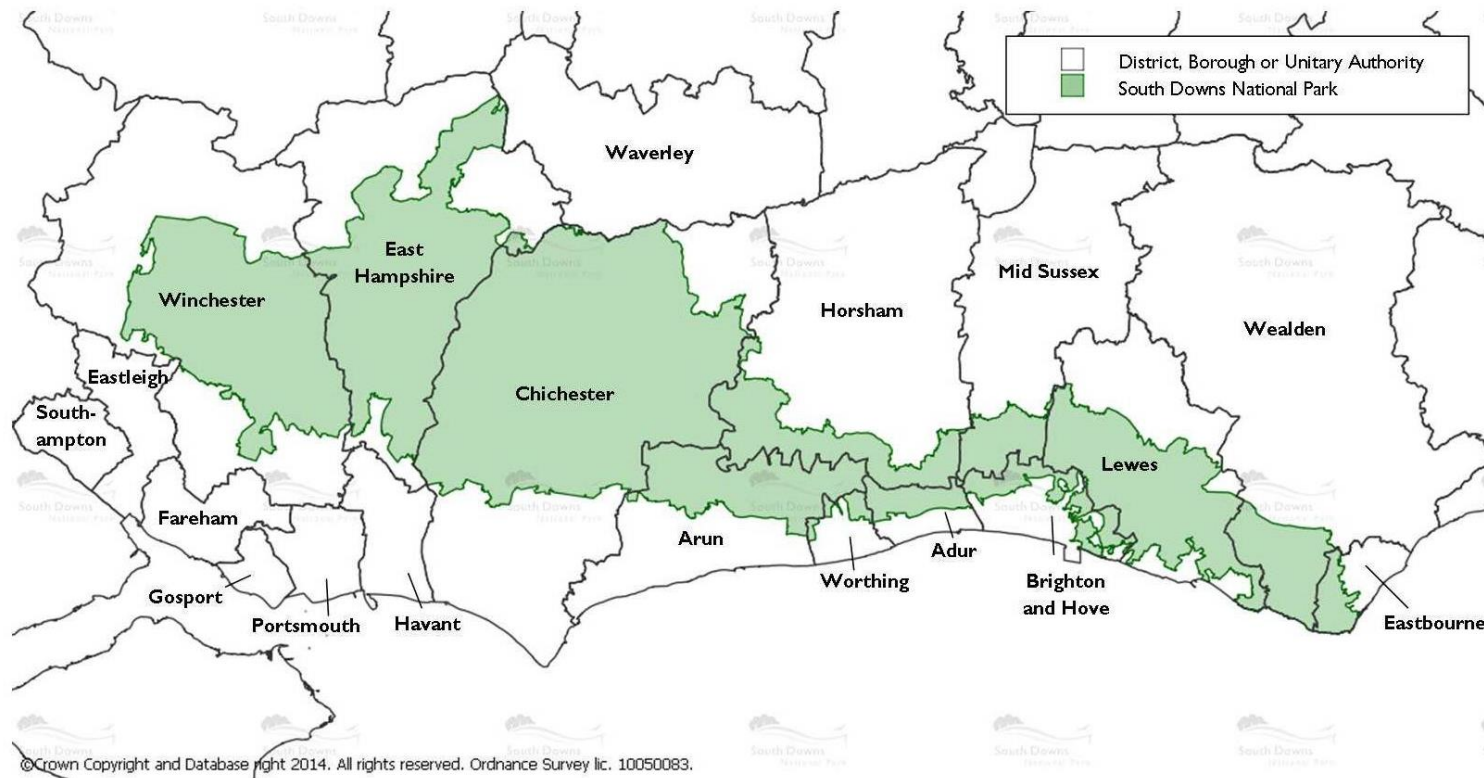
These documents provide supplementary information to the policies in the Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal

Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, economic and environmental factors). It is required under the *Planning and Compulsory Purchase Act (2004)* to be carried out on all Development Plan Documents and where necessary on Supplementary Planning Documents.

Draft for Consultation

APPENDIX I: INDICATIVE MAP OF THE SOUTH DOWNS NATIONAL PARK SHOWING LOCAL AUTHORITY BOUNDARIES



APPENDIX 2: PLANNING POLICY WITHIN THE NATIONAL PARK

'Development Plan' for the SDNP consists of:

- South Downs Local Plan
- Adopted Joint Minerals and Waste Plans:
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017)
 - Hampshire Minerals and Waste Local Plan (2013)
 - West Sussex Waste Plan (2014)
 - West Sussex Joint Minerals Local Plan (2018) (Partial Review March 2021)
- Made Neighbourhood Plans (for details of made Neighbourhood Plans please see the [SDNPA website](#))

APPENDIX 3: LIST OF STATUTORY CONSULTATION BODIES

3.1 These consultation bodies are those referred to in Regulation 25 of the *Town and Country Planning (Local Development) (England) Regulations (2004, as amended)*. Please note, this list is not exhaustive and relates to successor bodies where reorganisations occur.

Specific Consultees

- County Councils (Hampshire, West Sussex, East Sussex) and Brighton and Hove Unitary Authority
- Adjoining Local Planning Authorities (LPAs)
- Town and Parish Councils both within and adjoining the South Downs National Park
- The Environment Agency (EA)
- Natural England
- Historic England
- National Highways
- The Marine Management Organisation
- Relevant telecommunications companies
- NHS Trusts & Integrated Care Boards
- Active Travel England
- Relevant electricity and gas companies
- Relevant sewerage and water undertakers
- Civil Aviation Authority
- Government Departments
- Network Rail Infrastructure Limited
- Secretary of State for Transport
- The Coal Authority
- The Homes and Communities Agency

General Consultees

- Voluntary bodies some or all of whose activities benefit any part of the authority's area;
- Bodies which represent the interests of different racial, ethnic or national groups in the authority's area;

- Bodies which represent the interests of different religious groups in the authority's area;
- Bodies which represent the interests of disabled persons in the authority's area and;
- Bodies which represent the interests of persons carrying on business in the authority's area.

Duty to Cooperate Prescribed Bodies

Where not already listed above, there are prescribed bodies under the Duty to Cooperate, including:

- Local Enterprise Partnership
- Local Nature Partnership

Draft for Consultation

APPENDIX 4: PROTOCOL FOR NEIGHBOURHOOD PLANNING AND PRE-APPLICATION ADVICE

Protocol between the South Downs National Park Authority and Qualifying Bodies on Pre-Application Advice

Purpose

- To invite Qualifying Bodies (QB) to provide a formal response to the South Downs National Park Authority (SDNPA) or the host authorities working on its behalf in regard to pre-application advice requests (the host authorities are Winchester District Council, East Hampshire District Council, Chichester District Council, Horsham District Council and Lewes District Council)
- To enable discussion between the SDNPA and the QBs to ensure concerns / issues are identified as early as possible and dialogue established to explain and where possible resolve any conflict between parties in relation to the proposals

Background

- The SDNPA is the local planning authority for the South Downs National Park
- A qualifying body leads neighbour planning in their designated areas. They are our 'local experts' when there is a neighbourhood development plan (NDP) in place. In the South Downs all QBs are either parish or town councils to date.

Which QBs will be invited to respond to Pre-application advice requests?

- QBs will be invited by email to input into the pre-application process by the SDNPA development management case officer dealing with the application.
- QBs with an NDP at an advanced stage of development will be invited to provide input i.e. the Plan has passed examination and reached the Decision Statement stage of the NDP process (Regulation 19).

When will the SDNPA invite the QB to provide Pre-application input?

- When a pre-application enquiry relates to any site allocated or designated by the NDP in their designated area. This would include housing allocations, local green spaces, named community facilities and safeguarded employment sites.
- When an application proposes a locally significant development in the relevant designated area. What constitutes a locally significant development varies between communities and is a matter of judgement for the case officer in consultation with other officers as necessary.
- The SDNPA will not request input from QBs on householder pre-application enquiries.

How will the input from the QB be used by the SDNPA?

- The response from the QB will be included in the SDNPA's response to the applicant/agent

Further information on pre-application advice can be accessed on the SDNPA website here: [Link to Pre-application advice - further information](#)

This protocol will be subject to periodic review by the SDNPA in partnership with the QBs.

APPENDIX 5: MINIMUM STATUTORY PUBLICITY REQUIREMENTS

4.1 As a local planning authority we are required by law to publicise all planning applications. This can include advertisements in a local newspaper, site notices and neighbour notifications. Applications are also advertised weekly on the SDNPA’s website.

Nature of Development	Publicity Required
<p>Applications that:</p> <ul style="list-style-type: none"> • Are accompanied by an environmental statement; • Are departures from development plan; • Affect a public right of way; or • Are made by the authority. 	<p>Site notice and advert in local newspaper</p>
<p>Major development (which includes Minerals and Waste applications) as defined by Article 2, The Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended</p>	<p>Site notice and advert in local newspaper</p>
<p>Minor development</p>	<p>Site notice and advert in local newspaper</p>
<p>Development affecting the setting of a listed building</p>	<p>Advert in local newspaper and either a site notice or neighbour notification</p>
<p>Development affecting the character or appearance of a conservation area</p>	<p>Advertisement in newspaper, site notice and neighbour notification</p>
<p>Permitted development requiring prior notification to local planning authority</p>	<p>Site notice posted by developer</p>

APPENDIX 7: MEMORANDUM OF UNDERSTANDING IN RELATION TO NEIGHBOURHOOD PLANNING

Template Draft Agreement

Memorandum of Understanding

between

Example Parish Council and South Downs National Park Authority
in relation to Neighbourhood Planning

I. Background

- I.1 This Memorandum of Understanding outlines the key roles and responsibilities of the main parties involved in the development of a Neighbourhood Plan for the parish of Example. In doing so it confirms the willingness of all parties to work positively together and sets out the protocols and parameters by which the neighbourhood plan will be prepared.
- I.2 The parties are: Example Parish Council (EPC), Example Neighbourhood Steering Group (ENSG) and the South Downs National Park Authority (SDNPA). (Note: Example Parish Council have delegated the production of the neighbourhood plan to Example Neighbourhood Plan Steering Group (ENSG). See Appendix 2 for ENSG Terms of Reference.)
- I.3 The neighbourhood plan will be produced for the designated neighbourhood area of Example as defined by the map in Annex I. The neighbourhood area is wholly / partly within the SDNP and the main centre of population is within the National Park. Therefore, SDNPA is the lead authority for neighbourhood planning for Example Parish Council.
- I.4 The parties will work in cooperation to prepare a planning document for the local community that is suitable for adoption as a Neighbourhood (Development) Plan. Work on the plan and evidence produced for it could also contribute to future development plan documents and / or the Local Plan produced by SDNPA.

2. Roles and Responsibilities

- 2.1 EPC, ENSG and SDNPA are committed to maintaining an open and transparent relationship to enable the effective development of the Example Neighbourhood Plan. The key roles of each party in the neighbourhood planning process are as follows:

Example Parish Council

- 2.2 EPC is the “relevant body”, with legal authority to produce a neighbourhood plan under neighbourhood planning regulations (the relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act being the parish council for the entire neighbourhood planning area, i.e. the whole Parish). It is the properly elected democratic body representing the entire local community within the parish and is committed to ensuring that the community's views are fully reflected in all local planning decisions within the parish.
- 2.3 The Parish Council will be responsible for the overall content of the neighbourhood plan prepared and for its submission to SDNPA.
- 2.4 The Parish Council will formally agree the final draft neighbourhood plan at a Parish Council meeting prior to submission to SDNPA to ensure the neighbourhood plan is supported by the Parish Council.
- 2.5 The Parish Council will fulfil its duty to have regard for the National Park Purposes when preparing and agreeing a neighbourhood plan proposal for submission to SDNPA.

Example Neighbourhood Plan Steering Group

- 2.5 ENSG is a group formed of councillors and residents of Example Parish acting under terms of reference and recognised by Example Parish Council for the purpose of preparing a plan for the future development of the parish.
- 2.6 ENSG, on behalf of the Parish Council and the community of Example Parish, will be responsible for carrying out the work necessary to deliver the neighbourhood plan.
- 2.7 ENSG will:
- i. Seek to involve the whole community and gather the views and opinions of as many groups and organisations in the community as possible in the preparation of the neighbourhood plan. An extensive and inclusive programme of community participation and consultation will be carried out to help develop the plan;
 - ii. Project manage the preparation of the plan, prepare a project plan and budget and regularly report back to the Parish Council on details of progress against timetable and budget on (at least) a monthly basis, and share the project plan with the SDNPA;
 - iii. Act as the main conduit between the Parish Council, the local community, the SDNPA and the relevant district and county councils for neighbourhood planning matters;
 - iv. Submit a description of the scope of the proposed neighbourhood plan to Example Parish Council for its consideration and approval as soon as is practicable;
 - v. Liaise with relevant authorities and organisations to ensure that the Plan is as effective as possible, is fit for purpose and complies with the National Park Purposes and Duty

and the strategic elements of the emerging *SDNP Local Plan* (Note: The SDNPA has statutory purposes and socio-economic responsibilities as specified in the Environment Act (1995): Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes);

- vi. Ensure that the scope and content of the Neighbourhood Plan is appropriate to the issues raised by the local community, is prepared utilising robust and proportionate evidence and takes full account of Government policy set out in the *National Planning Policy Framework (NPPF) and Regulations* governing the production of a neighbourhood plan;
- vii. Seek a view from the SDNPA on the requirement or otherwise for Strategic Environmental Assessment (SEA) - known as a 'screening opinion', and provide sufficient key information in order for SDNPA to formulate a screening opinion. Should the screening opinion indicate that an SEA be required, the responsibility for meeting this requirement will be met by EPC;
- viii. Share an early draft (pre-submission neighbourhood plan proposal) with SDNPA to check the compatibility of the draft neighbourhood plan with the National Park Purposes and Duty, adopted Local Plan and emerging local policies;
- ix. Submit a final version of the neighbourhood plan proposal to Example Parish Council for its approval prior to the Plan being submitted to SDNPA for Independent Examination; and,
- x. Be responsible for the design, publication and maintenance of a neighbourhood plan webpage to ensure wider awareness of the neighbourhood plan production. The webpage should include an opportunity for people to volunteer to be part of the group.

South Downs National Park Authority

2.8 SDNPA has a number of legal duties in relation to the production of a neighbourhood plan. These are:

- i. To publicise and designate a neighbourhood area for the purposes of neighbourhood planning within nationally set timescales.
- ii. To provide advice and assistance to EPC and the ENSG on the preparation of a neighbourhood plan;
- iii. To validate, check and publicise a neighbourhood plan prior to submission for independent examination;
- iv. Appoint an independent examiner in consultation with the Parish Council and meet the costs of performing independent examination;
- v. Bring the neighbourhood plan into force subject to the results of the referendum.

2.9 At the end of the neighbourhood plan process, the plan is made (adopted) by the National Park Authority and to that end it is in the interests of SDNPA to work with

EPC and ENSG to deliver a robust, fit for purpose and high quality document for the local community. For these reasons and in the spirit of working together for the benefit of the local community and in accordance with *Schedule 4B of the Town and Country Planning Act (1990)*, SDNPA will provide the further following support to EPC / ENSG for neighbourhood planning activities (Note: Schedule 4B states “Give such advice or assistance to parish councils and designated Neighbourhood Forums as in all the circumstances, they consider appropriate for the purpose of or in connection with facilitating the preparation of Neighbourhood Development Plans. Also known as the ‘duty to support’. There is no legal requirement to give financial assistance.” [Schedule B of the 1990 Act] (‘duty to support’):

- i. Provide professional and timely advice on neighbourhood plan preparation and other relevant planning matters particularly the Local Plan. The SDNPA will endeavour to acknowledge any request for advice within 5 days and provide a full response within 2 weeks. Where this is not achievable, SDNPA will indicate when a full response can be provided;
 - ii. Provide a view on the requirement or otherwise for a Strategic Environmental Assessment (SEA) of the Neighbourhood Plan (known as a ‘screening opinion’). Support and advise as necessary, on the scoping and development of a proportionate SEA including the appropriateness of this forming part of a wider Sustainability Appraisal and Habitats Regulations Assessment of the Plan, if required;
 - iii. Endeavour to attend meetings and events where possible and useful to developing the neighbourhood plan;
 - iv. Nominate a lead officer at the SDNPA who will be responsible for co-ordinating the input of other technical specialists from within the SDNPA as may be required to support the process. The lead officer will also liaise with the relevant District and County Council on technical matters such as highways and schools where necessary;
 - v. Liaise with the Parish Council and ENSG to ensure that the neighbourhood plan is in conformity with the strategic policies of the adopted / emerging Local Plan;
 - vi. Consult development management officers to assess the effectiveness and robustness of any potential policies;
 - vii. Digitise any proposals or allocations maps included the neighbourhood plan to be incorporated into the SDNP development plan; and
 - viii. Consider other reasonable requests for support based on the circumstances.
- 2.10 SDNPA will apply to the Government for funding which has been made available for local authorities to provide support to the development of Neighbourhood Plans to help fulfil the support outlined above. The allocation of discretionary resources to the Qualifying Body, including the giving of grants will be decided by the Director of Planning and may be subject to revision according to circumstances.

3. Reviewing the Memorandum of Understanding

3.1 This Memorandum of Understanding will be kept open to review during the development of the Neighbourhood Plan. Amendments may be made following agreement between EPC, ENSG and SDNPA.

Signed:

Signed:

Date:

Draft for Consultation

Annex I
Designated Example Neighbourhood Planning Area

Draft for Consultation