



Lewes District Council

# Lewes District Council Revised Local Development Scheme (LDS)

December 2022

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## 1. Introduction

- 1.1. This Local Development Scheme (LDS) sets out the Council's programmed timetable for reviewing and updating its Local Plan, setting out its scope as well as the area covered by the Local Plan. Issues and changes in circumstances have arisen that make it necessary to review the plan -making timetable. This LDS, therefore, replaces the July 2020 LDS and covers the period to 2025. It only applies to the area of the district for which the Council is the local planning authority (i.e. Lewes District *excluding* the area within South Downs National Park).
- 1.2. The LDS is designed to help the community and all our partners interested in development and the use of land and buildings in our planning area understand what plans the Council has and intends to produce. While the LDS's main focus is the preparation of a new local plan the Council is committed to involving local communities and other stakeholders in preparation and the [Statement of Community Involvement](#) sets out how we will do this.
- 1.3. A plain English guide to the terms and abbreviations used in the document is set out in Appendix 1 (Glossary).

## 2. Current Adopted Development Plan Documents

- 2.1. The Council has prepared a number of Development Plan Documents in recent years. The Lewes District Local Plan currently comprises development plan documents (DPDs), as follows:
  - i. **Lewes District Local Plan Part 1: Joint Core Strategy**
- 2.2. This document sets out the overall spatial vision, strategic objectives and development strategy for the whole district. It was adopted by Lewes District Council in May 2016. The planning policies for that part of the District within the National Park have now been superseded and replaced by the South Downs Local Plan, adopted in July 2019.
  - ii. **Lewes District Local Plan Part 2: Site Allocations and Development Management Policies**
- 2.3. This document supports and seeks to deliver the strategic objectives and spatial strategy of the Local Plan Part 1. It allocates additional sites for particular land-uses and sets out detailed (non-strategic) development management policies to guide development and change. It was adopted by Lewes District Council in February 2020.
  - iii. **'Saved' policies of the Lewes District Local Plan (2003)**

2.4. A number of policies in the Lewes District Local Plan (2003) have been 'saved' and will continue to form part of the development plan until replaced by the adoption of the Peacehaven and Telscombe Neighbourhood Plan. These policies are set out in Appendix 2.

**iv. Neighbourhood plans**

2.5. Where neighbourhood plans are 'made' they form part of the statutory development plan. The District Council has to take it into account when it makes decision on planning applications in the area, alongside other adopted development plan documents. The following neighbourhood plans are in place across the district:

- Ditchling, Streat & Westmeston Neighbourhood Plan (2018)
- Hamsey Neighbourhood Plan (2016)
- Newhaven Neighbourhood Plan (2019)
- Newick Neighbourhood Plan (2015)
- Plumpton Neighbourhood Plan (2018)
- Ringmer Neighbourhood Plan (2016)
- Seaford Neighbourhood Plan (2020)
- Wivelsfield Neighbourhood Plan (2016)

2.6. In addition to the above made neighbourhood plans, further neighbourhood plans are being progressed. The timetables for preparing these plans are the responsibility of the relevant town or parish council and are therefore not included in this LDS. Further details can be found on the Council's [Neighbourhood Planning](#) webpages.

- v. East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)**
- vi. East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017)**

2.7. East Sussex County Council and the South Downs National Park Authority are responsible for waste and minerals development in Lewes District. Both authorities work in partnership with Brighton & Hove City Council to produce the [Waste and Minerals Development Plan Documents](#) covering East Sussex, the South Downs and Brighton & Hove. The timetables for preparing and reviewing these documents are not addressed in this LDS.

2.8. Decisions on planning applications are to be taken in lines with the policies of the above development plan documents, unless there are significant matters ('material considerations') that indicate otherwise.

### 3. Context

- 3.1. The National Planning Policy Framework (NPPF) updated in July 2021 continues to include a strong expectation that Local Planning Authorities will prepare plans that positively seek opportunities to meet the development needs of their area. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for a number of key land uses. These are housing (including affordable housing), employment, retail, leisure and other commercial development, infrastructure for transport and other key utilities, community facilities, and the conservation and enhancement of the natural, built and historic environment including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 3.2. The local plan and timetable addressed in this version of the Local Development Scheme is based on the current plan-making system. The Government published the Levelling Up and Regeneration Bill in May 2022, which proposes changes to the plan-making system. These proposals may have implications for the emerging plan, subject to the provisions of any final Act, including transitional arrangements. The Local Planning Authority continues to prepare planning policies under the current system whilst monitoring the progress of these proposed changes.
- 3.3. The LDS uses seasons in the timetables for plan making. These are using standard definition as used by the Meteorological Office. Where a key stage falls in winter of a particular year, it will be followed by brackets saying 'late' for December and 'early' for January to February to avoid confusion about the part of the year involved.

<b>Spring</b>	<b>Summer</b>	<b>Autumn</b>	<b>Winter</b>
March – May	June – August	September – November	December – February

### 4. Lewes District Local Plan

- 4.1. The main Development Plan Document (DPD) to be produced is the Lewes District Local Plan. The Council's planning policy team is responsible for leading the work on preparing the Local Plan, whose geographical coverage is the whole of Lewes District excluding the area within the South Downs National Park. Ensuring that the Local Plan is in conformity with national policy and legislation is also a key requirement in preparing the local plan.
- 4.2. This LDS replaces the current Local Plan (Parts 1 & 2) adopted by the Council in 2016 and 2020. An 'Issues and Options' consultation, undertaken in the summer of 2021 received approximately 42,000 representations. Issues raised through the consultation relating to the evidence base, spatial strategy options and protection of the environment, as well as the other consultation topics are all being given full consideration.

- 4.3. Alongside the ‘issues and options’ consultation representation, a suite of evidence studies are being prepared on a variety of topics to support the preparation of the Local Plan. These studies are due to report back in early 2023 and will be important in supporting that the plan’s spatial strategy as being an appropriate strategy.
- 4.4. The timetable in the table below is intended to allow for work to understand the implications of the emerging evidence and national policy changes, noting the complexity of the issues and the volume of comments raised by the Issues and Options consultation. Further owing to local elections in 2023, a period of purdah between March and May has also informed the timeframe for the preparation of the Local Plan.
- 4.5. Accordingly the revised LDS timetable would see a postponement of the Preferred Option consultation to Autumn 2023, approximately 2 years later than that which is in the published LDS. Upon submission of the Local Plan to the Planning Inspectorate the remainder of the plan-making processes/ timetable are in the hands of the Planning Inspectorate, nevertheless, it would be a material consideration (albeit with reduced weight.) Officers will seek discussions, should they be appropriate, with the Planning Inspectorate closer to the examination, including on procedural issues. The changes to the national plan making system may also result in changes to the approach, process and timetable.

<b>Stage</b>	<b>Existing Milestones in adopted LDS</b>	<b>Proposed Milestones</b>
<b>Preferred Option (Reg. 18)</b>	Autumn 2021	Autumn 2023
<b>Draft Plan consultation (Reg. 18)</b>	•	Spring 2024
<b>Publication (of pre-submission plan) and consultation (Reg. 19)</b>	Autumn 2022	Winter 2024
<b>Submission to Secretary of State (Reg. 22)</b>	By or before Winter 2023	Spring 2025
<b>Examination in Public (Reg. 24)</b>	By or before Winter 2023	*Autumn/Winter 2025
<b>Adoption and Publication (Reg. 26)</b>	By or before Winter 2023	* Subject to progress of independent Examination

## **5. Supplementary Planning Documents and Guidance**

5.1. Adopted Supplementary Planning Documents (SPD) and Guidance (SPG) have been prepared to provide further guidance on the adopted Local Plan policies. SPDs can be given substantial weight in planning decisions.

5.2. As it is no longer a requirement to details SPDs and their timetables for preparation within an LDS, details of any future SPDs will be provided on the District Council's website. Stakeholders and consultees will be informed of the timetable(s) at the start of an SPD's preparation.

## **6. Statement of Community Involvement (SCI)**

6.1. The [Statement of Community Involvement \(SCI\)](#) sets out how Lewes District council will involve the community in the preparation and review of planning policy. Improving community and stakeholder engagement in planning from the outset is a key tenet of plan-making, and every local planning authority is required to produce a SCI. The SCI is not a DPD, and is not subject to Examination.

6.2. A SCI was adopted in 2020, it details how the community and stakeholders will be involved in the preparation, alteration

6.3. To ensure that the SCI remains relevant and has regard to new methods of engagement, the councils will keep this under review, updating it where necessary

## **7. Community Infrastructure Levy**

7.1. The Community Infrastructure Levy (CIL) provides a mechanism for collecting financial contributions from new development. These help fund a wide range of strategic infrastructure, such as public transport, parks, and community facilities, needed support growth. Lewes District Council is the CIL Charging Authority and administers the adopted charging schedules.

7.2. Further information on the CIL, including the charging schedule is on the Council's website at: [Community Infrastructure Levy \(CIL\) - Lewes and Eastbourne Councils \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk)

7.3. The government requires that local plans should set out the contributions expected from development and that the viability of all relevant policies including the cost implications of CIL, and S106 should be taken into consideration during the plan making process. Evidence relating to infrastructure needs and viability is being reviewed as part of the Local Plan preparation and an opportunity to review the CIL charging exists.

## **8. Monitoring and Review**

- 8.1. The Council's performance against the LDS timetable will be monitored through the Authority Monitoring Report (AMR). The AMR is a 'state of the environment' report produced at least annually. It assesses the effectiveness of the Local Plan policies in managing development and achieving the outcomes and objectives of the planning framework. It is also used to identify future work priorities by providing a 'baseline' context for reviewing and amending existing policies.
- 8.2. The LDS is next anticipated to be updated following consultation on the 'Preferred Options' at the end of 2023, or where a need to do so earlier is identified.
- 8.3. The latest versions of the AMR are available to view on [Council's planning policy website](#).

## Appendix 1: Glossary

**Authority Monitoring Report (AMR)** – a report prepared by a local authority that assesses the impact of policies and whether targets for these policies are being met. The report is prepared on at least an annual basis and is available on the local authority's website.

**Development Plan** – the development plan is the starting point in the consideration of planning applications for the development or use of land.

**Development Plan Documents (DPDs)** – Planning documents that are subject to independent examination and form part of the statutory development plan for an area.

**Joint Core Strategy** – This is the adopted Local Plan Part 1. It sets out the long-term vision for the district and the spatial objectives and strategic policies required to deliver that vision.

**Local Development Documents (LDDs)** – The collective term for all documents that are prepared in association with a Local Plan, including Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Scheme (LDS)** – A document setting out the programme for the preparation of Development Plan Documents. It sets out a 3 year programme and includes information on consultation dates. The LDS can be revised whenever necessary.

**Local Housing Need** – The number of homes needed within a local authority area, calculated using the Government's standard methodology introduced in 2018.

**Local Plan** – The term 'local plan' is used extensively in the new National Planning Policy Framework in preference to the previous term 'Local Development Framework'. It sets out a vision and policy framework to guide the future development and change of an area.

**Statement of Community Involvement** – sets out how a local planning authority will consult the community and stakeholders, not only on LDDs, but also on major planning applications.

**Supplementary Planning Documents (SPDs)** – these can be produced to provide policy guidance to supplement the policies and proposals in DPDs. They do not form part of the development plan but must undergo a formal process of consultation.

**Sustainability Appraisal (SA)** – Assessment of the social, economic and environmental impacts of the policies in Development Plan Documents



## Appendix 2: Schedule of Saved Policies

All Lewes District Local Plan 2003 policies were saved under a Direction by the Secretary of State in 2009. The majority of these policies have now been superseded and replaced by other development plan documents, including the Lewes District Local Plan Part 1: Joint Core Strategy, the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies, and Neighbourhood Plans.

However, early in the preparation of the Lewes District Local Plan Part 2, the District Council took the decision not to allocate non-strategic sites for specific land-uses or identify area specific policies in locations where a town or parish council were developing a neighbourhood plan that would include allocations for specific land uses.

The combined parishes of Peacehaven and Telscombe were designated as a neighbourhood area for the purposes of preparing a neighbourhood plan in 2013. Accordingly, the Local Plan Part 2 does not identify non-strategic site allocations or site specific policies within the Peacehaven or Telscombe neighbourhood area. The saved Lewes District Local Plan 2003 policies listed below will therefore remain part of the development plan for Lewes District until the Peacehaven and Telscombe Neighbourhood Plan has been approved at referendum.

<b>Chapter 13: Peacehaven &amp; Telscombe</b>	
Policy PT6	Meridian and Bolney Avenue Industrial Estates Link
Policy PT9	Meridian Centre
Policy PT10	Access and Permeability at the Meridian Centre
Policy PT11	Joff Youth Club
Policy PT12	The Coast, Clifftop and Foreshore
Policy PT13	The Coast, Clifftop and Foreshore
Policy PT18	Allotments
Policy PT19	Valley Road
Policy PT20	Valley Road