



## Lewes District Council

### LEWES DISTRICT LOCAL PLAN PART 2

#### DUTY TO COOPERATE STATEMENT OF COMMON GROUND HOUSING DELIVERY – Glendene, Station Road, North Chailey

**BETWEEN:** Lewes District Council and Reside Developments Ltd

**DATE:** 15 March 2019

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This statement has been prepared to assist the Examination in Public by setting out the areas of common ground in respect of the delivery of CH01: Glendene housing allocation at North Chailey, identified within the draft Local Plan Part 2: Site Allocations and Development Management Policies development plan document, hereafter referred to as LPP2.

### Introduction

1. The adopted Local Plan Part 1: Joint Core Strategy (2016) (LPP1) sets out the quantum and distribution of housing to be delivered in Lewes District over the Plan period 2010-2030. Spatial Policies 1 (*Provision of housing & employment land*) (SP1) and Spatial Policy 2 (*Distribution of housing*) (SP2) identifies a housing requirement of 6,900 net additional dwellings<sup>1</sup>, equivalent to 345 dwellings per annum.
2. A substantial proportion of the housing requirement has been met by completions since the start of the plan period and commitments, including strategic housing allocations in LPP1 and non-strategic housing allocations in 'made' and emerging neighborhood plans. The remainder of the requirement is to be identified through Local Plan Part 2 (LPP2) and the South Downs National Park (National Park) Local Plan<sup>2</sup>.
3. This draft LPP2 applies to the area of the district outside the National Park. In areas of the district not undertaking neighbourhood plans, or who have chosen not to allocate housing sites within their neighbourhood plan, LPP2 identifies draft housing allocations to deliver the requirements of SP2. Furthermore, LPP2

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<sup>1</sup> In its totality Spatial Policy 2 adds up to 6,926 net additional dwellings.

<sup>2</sup> The SDNP Local Plan has recently been examined and, at the time of preparing this SoCG, is consulting on Main modifications.

seeks to retain and revise housing allocations 'saved' from the 2003 Lewes District Local Plan (LDLP)<sup>3</sup>, where appropriate.

## **Purpose of this Statement of Common Ground**

4. This Statement of Common Ground (SCG) is a jointly agreed statement between Lewes District Council (LDC) and Reside Developments Ltd. It sets out the position and understanding with respect to the delivery of the draft housing allocation: CH01 Glendene, North Chailey, correct as of the date of this statement. It is not binding on any party, but sets out a clear and positive direction to inform ongoing plan-making and delivery.

## **Background**

5. The site was first submitted to the Council as a potential site for housing in 2013 to be assessed within the Strategic Housing and Economic Land Availability Assessment (SHELAA, previously SHLAA)<sup>4</sup>. The originally submitted site (approx. 2.6ha) was reduced in size due to concerns including impacts on ancient woodland. The 2013 SHLAA assessed a smaller area (approx. 0.5ha) for eight dwellings and concluded it to be Deliverable: Suitable, Available and Achievable.
6. The SHLAA also acknowledged that further surveys would be needed to examine potential impacts on the nearby ancient woodland, surface water drainage and investigate possible land contamination associated with previous uses. No other known onsite constraints were identified from the desktop assessment.
7. In 2013 the Glendene site was consulted on as a potential housing option through the LPP2 Issues and Options. It was one of three potential sites identified to contribute to delivering the minimum 30 net additional dwellings at North Chailey, as set out in SP2.

## **Latest Position**

8. The site has continued to be promoted to the Council through the plan preparation process. Reside Developments Ltd has submitted representations to both the Consultation Draft (2017) and Pre-Submission (2018) documents supporting the draft housing allocation and confirming the site's deliverability.
9. In addition, Reside Developments Ltd submitted a planning application in 2015, with a subsequent planning application in January 2019 following pre-application discussions.

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<sup>3</sup> 'saved' under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004.

<sup>4</sup> SHELAA site reference 15CH

<b>Planning application reference</b>	<b>Site proposal</b>	<b>Planning Status</b>
LW/19/0054	Erection of 11 residential dwellings (including 4 affordable dwellings) comprising 4 semi-detached 2-bedroom houses, 2 detached 3-bedroom houses and 5 detached 4-bedroom houses, with associated access and landscaping	Received 23 January 2019 – <i>awaiting decision</i>
LW/15/0550	Redevelopment of the site to provide 10 residential dwellings with all matters reserved except for access	Refused 23 <sup>rd</sup> October 2015 ( <i>contrary to up-to-date Policy CT1</i> )

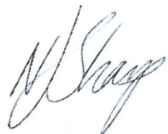
10. A number of supporting documents, including a: Transport Statement; Extended Phase 1 Habitat Survey (with Reptile Survey and Mitigation Report); Design and Access Statement; Arboricultural Impact Assessment; and Sustainable Urban Drainage System Assessment have been prepared for the planning applications.
11. Comments provided by East Sussex County Council and Natural England raised no objection to the 2015 planning application proposal, subject to conditions. At the time of writing, the consultation for the 2019 planning application is still open. The only reason for refusal of the 2015 application was the site is outside of any defined settlement boundary, where the Council was able to demonstrate a five-year supply for housing.
12. The above communications between the Council and Reside Developments Ltd, together with the SHELAA, have fed into the preparation of the emerging LPP2 and draft Policy CH01.

### **Areas of Common Ground**

13. The parties agree that draft Policy CH01 is considered to be: positively prepared; justified; effective and consistent with national policy, in accordance with paragraph 182 of the 2012 National Planning Policy Framework.
14. The parties agree that draft Policy CH01 is deliverable and developable, in accordance with paragraph 47 of the 2012 National Planning Policy Framework, and can be delivered within the timeframe of the Plan.
15. The parties agree that the development of the site is viable taking into account the reasonable policy requirements of draft Policy CH01 housing allocation and within the development plan.
16. The parties agree that draft Policy CH02 will contribute to meeting the minimum 30 net additional dwellings at North Chailey as required by Spatial Policy 2 of LPP1.
17. Both parties agree that the site will deliver approximately 10 net additional dwellings, provide a range of different sized dwellings and house type. Furthermore, the site can deliver 40% affordable housing.


**Signed**

**On behalf of Lewes District Council**



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**(Natalie Sharp, Senior Planning Policy Officer)**

**On behalf of Reside Development Ltd**



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**(Print name and title)**