

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

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

## **Housing Allocations**

### **Background**

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

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

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

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

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

### **Neighbourhood Plans**

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

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

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

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

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

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

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

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

**Fax:** 01273 484452

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

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

## Housing

### How much housing is required?

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

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

*Table 1: Proposed Submission Core Strategy housing figures*

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

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

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

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

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

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

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

### **Local Housing Needs**

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

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

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

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

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

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

### **Additional site options**

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

### **Housing site allocation options**

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

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

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



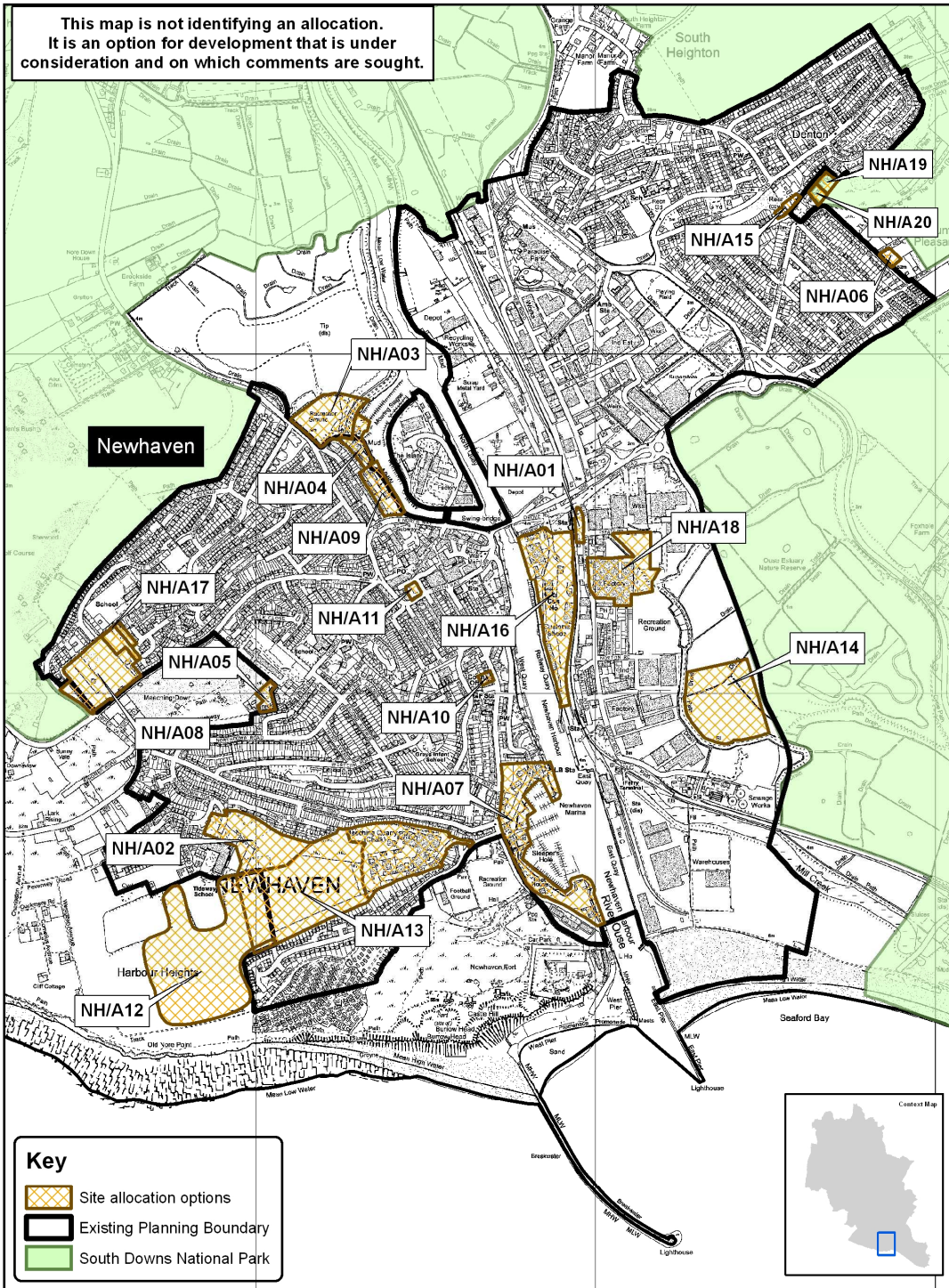
## Newhaven Town

- 1.36 In Newhaven the Joint Core Strategy makes provision for **780** net additional units to be found through site allocations. This figure includes a proportion of housing to be allocated on the Land at Harbour Heights site identified within the Joint Core Strategy as a Broad Location.
- 1.37 Newhaven Town Council is currently preparing a Neighbourhood Plan for the parish area. Therefore, the site options identified at this stage are contingent on the Town Council's progress to adopting a Neighbourhood Plan. No specific housing site options have been identified to date through the neighbourhood plan process.

Site ref	Site Name	Number of units
NH/A01	Seahaven Caravans, Railway Road,	22
NH/A02	Land at Tideway School	40
NH/A03	Recreation ground, Lewes Rd	62
NH/A04	The Old Shipyard, Robinson Road,	64
NH/A05	Land to west of St Lukes Court, Church Hill	24
NH/A06	Site at Hill Road and Fairholme Road	8
NH/A07	West Quay, Fort Road	331
NH/A08	South of Valley Road	85
NH/A09	Robinson Road Depot, Robinson Road	80
NH/A10	LDC Offices at Fort Road	6
NH/A11	Former Saxonholme site, Meeching Road	30
NH/A12	Land at tideway School, Harbour Heights, Meeching Quarry and west of Meeching Quarry	400
NH/A13	Eastside land,	190
NH/A14	West of Meeching Quarry	125
NH/A15	Land at Kings Avenue	8
NH/A16	Land at Railway Quay	200
NH/A17	Land off Valley road	24
NH/A18	Parker Pen site	150
NH/A19	Land south west of 7 Park Drive Close (SDNP)	8
NH/A20	Land East of Hill Road (SDNP)	8

**Table 3:** Newhaven housing site options

- 1.38 The table above includes two sites located adjacent to the settlement's planning boundary which fall within the South Downs National Park. Whilst it will not be for the District Council to allocate sites within the National Park, it is considered reasonable, at this stage, to highlight these other known allocation options which provide a realistic choice of sites that might contribute to meeting the settlement's overall housing figure.



**See Appendix 1 for information on individual sites.**

### ***Strategic development***

- 1.39 The Joint Core Strategy (JCS) Proposed Submission document in identifying the planned level and distribution of housing growth within the district, allocates three strategic sites (including one contingency site) and one broad location<sup>5</sup>. As strategic areas for growth the sites are considered key to meeting many of the strategic objectives of the JCS, including contributing to the district's housing needs.
- 1.40 The strategic site allocations are set out as detailed policies within the JCS and will contribute to the housing delivery of the early of part of the plan. Whilst Policy SP6 identifies the development criteria for the broad location site at Land at Harbour Heights, Newhaven, it does not specify the site boundary, mix or quantum of development. These details of the site allocation are to be identified within Local Plan Part 2, or the Newhaven Neighbourhood Plan.

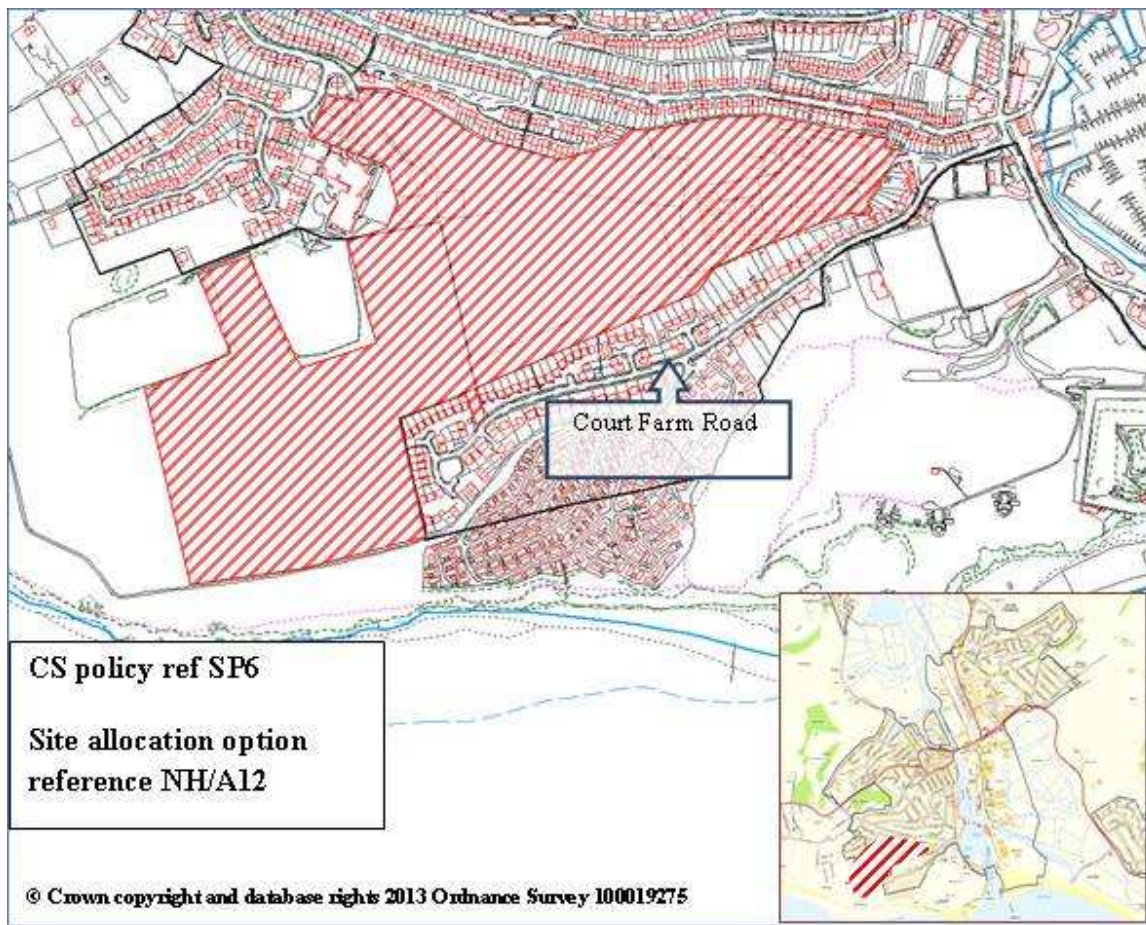
### ***Land at Harbour Heights, Newhaven***

- 1.41 The JCS Proposed Submission document identifies a high level of housing growth over the plan period for Newhaven Town. Land at Harbour Heights is identified, as a housing led development, in Spatial Policy 6 (SP6) to contribute to the Town's planned housing requirement figure.
- 1.42 As well as contributing to the Town's high level of housing need, the allocation of the Land at Harbour Heights site is also seen to have a significant role in the regeneration of the Town and wider coastal area, helping to meet the strategic objectives of the JCS.
- 1.43 As the Town has a significant number of residential commitments, which are likely to come forward in the early part of the JCS Plan period, this site is anticipated to come forward in the latter part of the Plan.
- 1.44 Policy SP6 establishes a number of criteria that development in this location would be required to meet. However, it will be for the Local Plan Part 2, or the Newhaven Neighbourhood Plan, to define the development policy details, including the quantum of development.
- 1.45 An existing unimplemented housing allocation within the current Lewes District Local Plan (LDLP) (2003) already identifies part of the area covered by the Land at Harbour Heights site with LDLP policy NH8: West of Meeching Quarry for a minimum of 125 units.

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<sup>5</sup> Strategic sites are: North Street, Lewes; Greenhill Way, Haywards Heath (Wivelsfield Parish); and the contingency site North of Bishops Lane, Ringmer. The broad location is Land at Harbour Heights, Newhaven.





1.46 The broad location is made up of a number of overlapping sites that were assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and which were found to be suitable, in principle, for residential development. These overlapping sites are set out in the below table. Further information on the individual sites can also be found in Appendix 1.

<b>SHLAA reference</b>	<b>Site address</b>	<b>Site Option reference</b>
03NH	Land at Tideway School, Southdown Road	NH/A02
32NH	Land West of Meeching Quarry	NH/A14
38NH	Land at Harbour Heights (broad location)	NH/A12
42NH	Land at Harbour Heights, West of Meeching Quarry and Meeching Quarry.	NH/A13

<b>Site Reference</b>	<b>NH/A12</b>		
<b>Address</b>	Land at Harbour Heights, Newhaven	<b>Site Area</b>	19.4ha
<b>Existing Policy context</b>	Joint Core Strategy (JCS) policy: SP6 – Residential development. Lewes District Local Plan (LDLP) Policy NH8 – allocated for minimum 125 dwellings.	<b>Existing/ Previous Use</b>	Agriculture / Industrial / ESCC education land
<b>Relevant notes</b>	The area covered by the above broad location site incorporates several individual sites assessed as part of the 2013 SHLAA where residential development has been considered suitable in principle. The site overlaps with <b>NH/A14</b> (existing 2003 Local Plan allocation NH8 for a target minimum of 125 units).		
<p><b>Policy options (in addition to SP6)</b></p> <ul style="list-style-type: none"> <li>▪ Residential development for between 400 and 700 net dwellings.</li> <li>▪ Primary access from Court Farm Road with secondary access points from Southdown Road (through ESCC Education land) and Quarry Road.</li> <li>▪ Site to be delivered in the latter half of the Plan period, post 2020, due to high number of commitments in Newhaven Town.</li> </ul>			

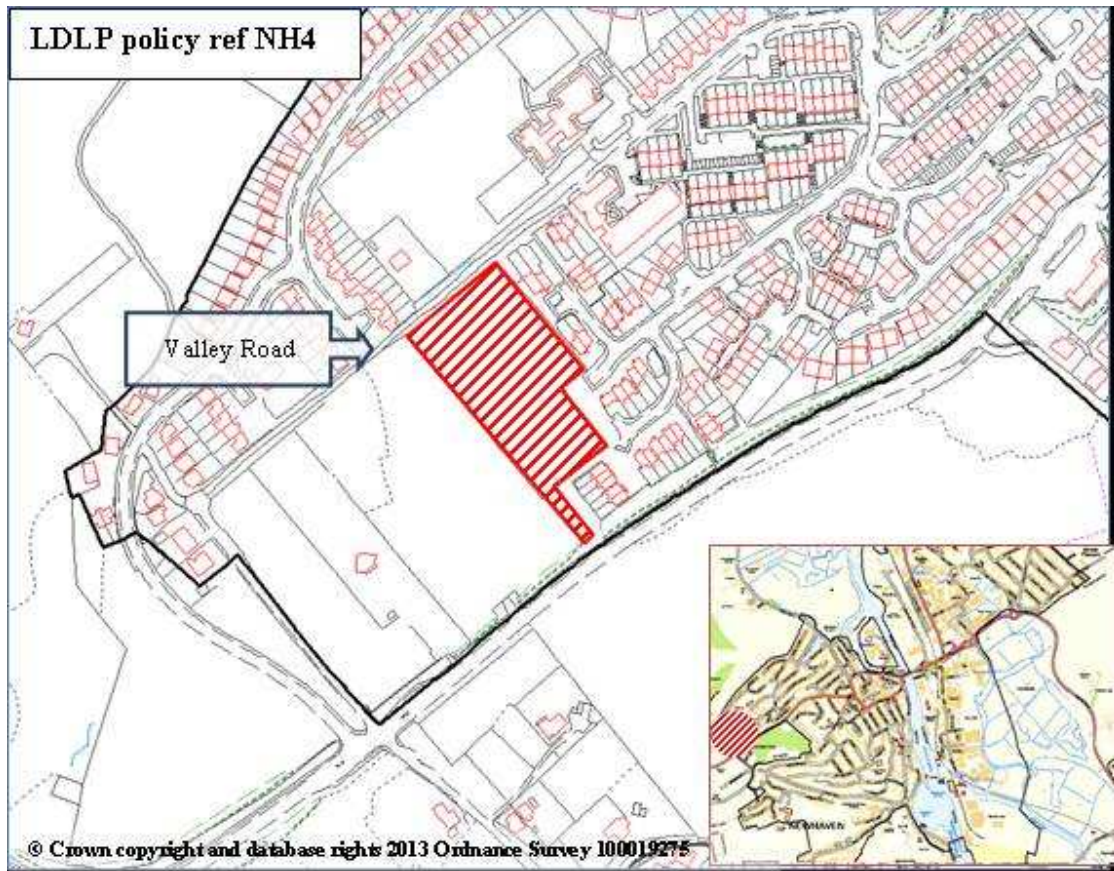
### **Existing Newhaven housing allocations**

1.47 The Lewes District Local Plan 2003 allocates four sites within Newhaven for housing, which have either not yet been implemented, albeit one is currently subject to a planning application. These sites are;

- NH4 - Land south of Valley Road (24 units);
- NH7 - Land North East of Kings Avenue (8 units)
- NH8 - West of Meeching Quarry (125 units); and
- NH21 - Land at Railway Quay (200 units);

### **Land South of Valley Road, Newhaven**

#### **Allocation option site reference – NH/A17**



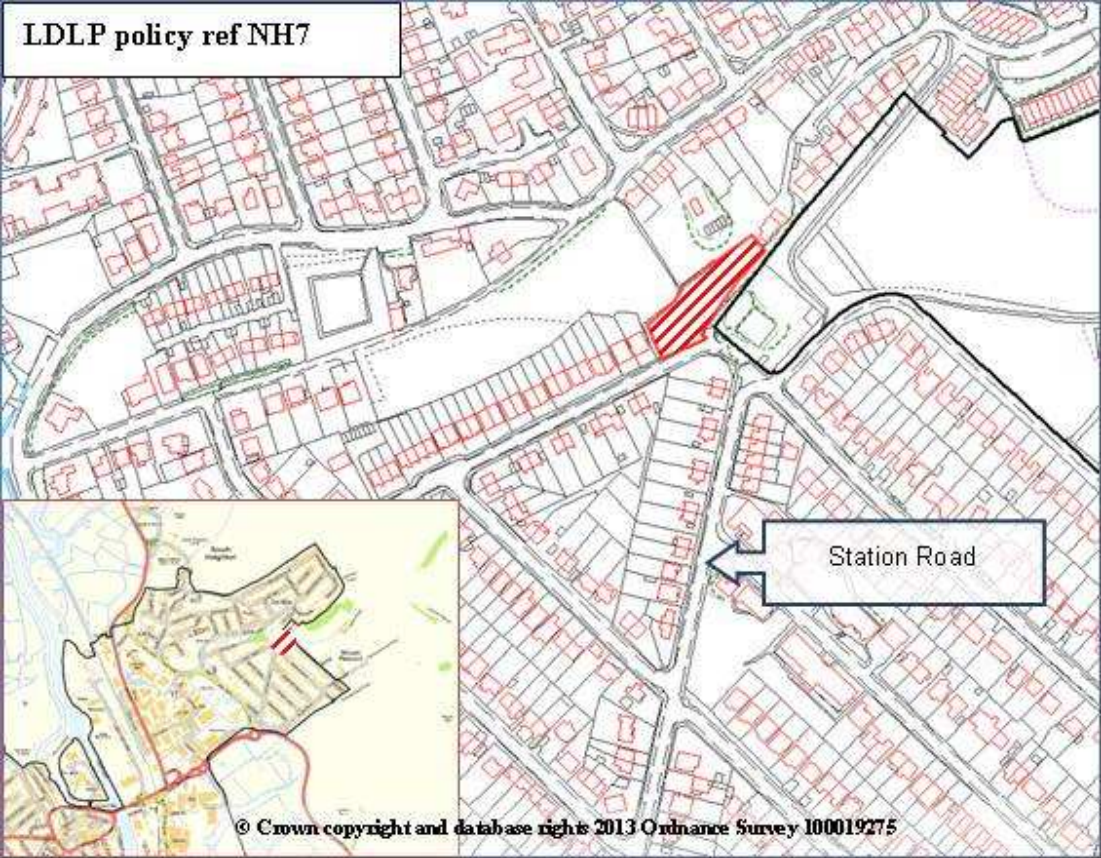
<b>Address</b>	Land South of Valley Road	<b>Site Area</b>	3.53ha
<b>Existing Policy context</b>	LDLP Policy NH4 – allocated for minimum 24 dwellings.	<b>Existing/ Previous Use</b>	Greenfield land. Unused scrubland
<b>Relevant notes</b>	<p>This existing allocation forms part of a wider site currently being promoted through a planning application (LW/12/0850) for 85 units. The planning application is currently approved subject to the completion of a Section 106 legal agreement.</p> <p>Given the stage at which the planning application has reached, the options for both the existing allocation and the site subject to the current planning application (site option NH/A08) are outlined below for consideration.</p>		
<p><b>Options</b></p> <ul style="list-style-type: none"> <li>▪ On attainment of full planning consent (LW/12/0850), delete the then superseded existing allocated site NH4, allocating the larger site for housing;</li> <li>▪ Amend site boundary of existing allocated site NH4 to include land identified within current planning application LW/12/0850 and shown in</li> </ul>			



- site allocation option NH/A08;
- *Any other options?*

**Land north east of Kings Avenue, Newhaven**

**Allocation option site reference – NH/A15**

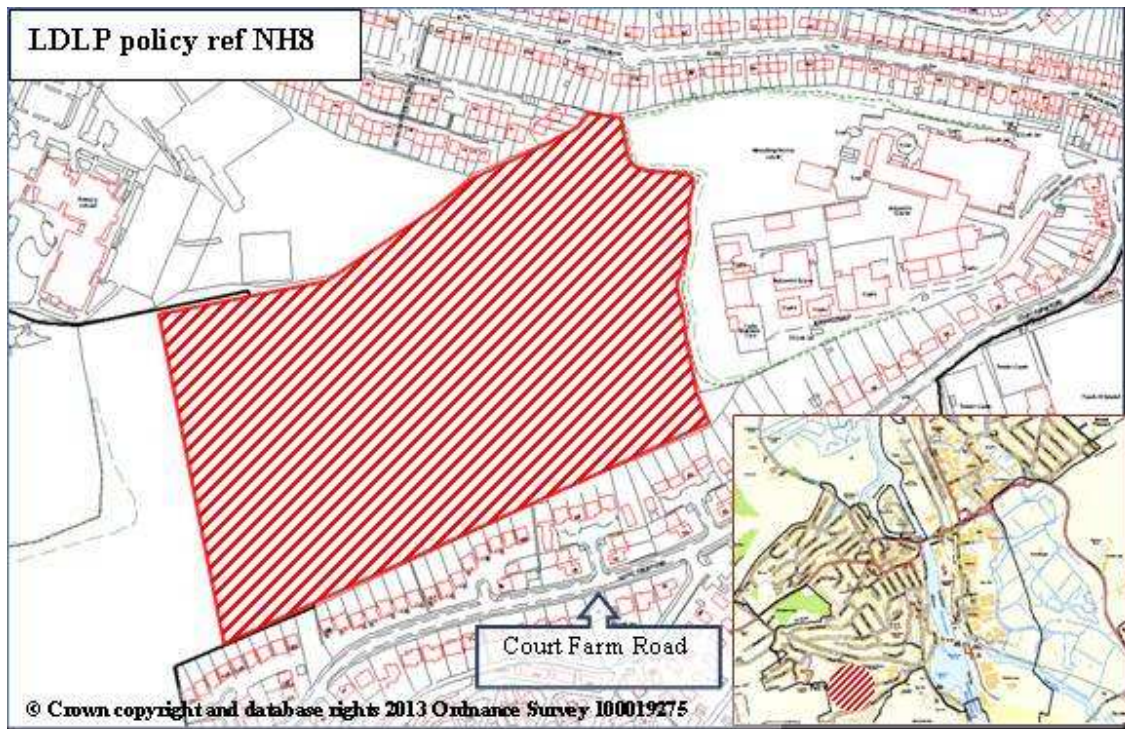


<b>Address</b>	Land north east of Kings Avenue, Denton	<b>Site Area</b>	0.19ha
<b>Existing Policy context</b>	Policy NH7 – allocated for minimum of 8 dwellings.	<b>Existing/ Previous Use</b>	Scrubland
<b>Relevant notes</b>	SHLAA concluded site to be Deliverable. South western part of site has outline permission for 2 units.		

- Options**
- Retain allocation for 8 net dwellings (acknowledging that part of the site has 2 units committed);
  - Delete site allocation;
  - *Any other options?*

**West of Meeching Quarry, Newhaven**

**Allocation option site reference – NH/A14**



<b>Address</b>	Land West of Meeching Quarry	<b>Site Area</b>	7.99ha
<b>Existing Policy context</b>	Policy NH8 – allocated for minimum 125 dwellings.	<b>Existing/ Previous Use</b>	Greenfield land
<b>Relevant notes</b>	As part of the wider identified housing broad location allocation this site will come forward as part of site <b>NH/A12</b> . It is therefore suggested that this existing allocation will be superseded.		
<b>Options</b>			
<ul style="list-style-type: none"> <li>▪ Retain allocated site NH8 for 125 units</li> <li>▪ Delete allocated site NH8 for 125 units</li> <li>▪ <i>Any other options?</i></li> </ul>			



## ***Railway Quay, Newhaven***

### ***Allocation option site reference - NH/A16***

This site is currently Port operational land, including the ferry terminal. Lewes District Local Plan policy NH21, Land at Railway Quay, currently identifies the land for uses associated with Port operations and, in the event that the land becomes surplus to the Port's requirements, a mixed use business, leisure and residential site.

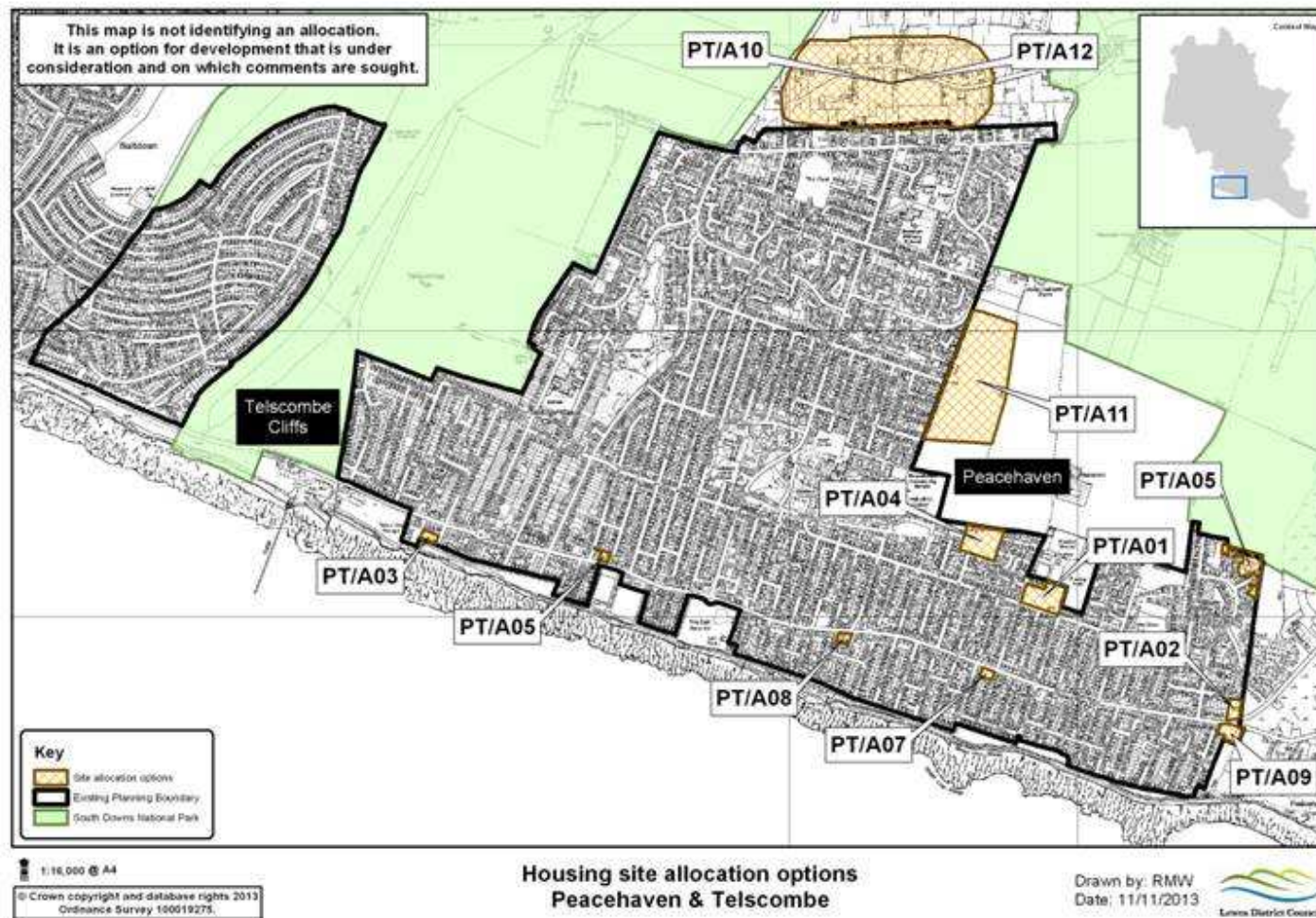
Part of the NH21 site has been indicated as a preferred site to locate the Newhaven CleanTech University Technical College which is due to open in 2015. As an option requiring allocation for additional education infrastructure the options for this site are considered in Topic Paper 4: Infrastructure.

## Peacehaven & Telscombe

- 1.48 In Peacehaven & Telscombe the Joint Core Strategy makes provision for **220** net additional housing units to be found through site allocations.
- 1.49 Peacehaven Town Council and Telscombe Town Council are working in partnership to produce a neighbourhood plan for their two parish areas. This Plan is expected to address housing allocations. Consequently, the following site options will be developed on the understanding that any sites taken forward as part of the District Council's Part 2 document are *contingency* sites should the Peacehaven and Telscombe neighbourhood plan not be progressed or adopted.

Site ref	Site Name	Number of units
PT/A01	Land at Arundel Road,	48
PT/A02	2 South Coast Road,	31
PT/A03	Fairlight Avenue, The Esplanade,	10
PT/A04	Land north of Keymer Avenue,	60
PT/A05	Land at South Coast Road/ Lincoln Avenue	12
PT/A06	Land at Cliff Park Close	10
PT/A07	Piddinghoe Avenue Car Park	6
PT/A08	Land at Steyning Avenue Car Park	6
PT/A09	Motel, 1 South Coast Road	24
PT/A10	Land at Valley Road	113
PT/A11	Land at Lower Hoddern Farm, off Pelham Rise,	300
PT/A12	Land north and south of Valley Road	158

**Table 8:** Peacehaven & Telscombe housing site options



See Appendix 1 for information on individual sites.

## Seaford Town

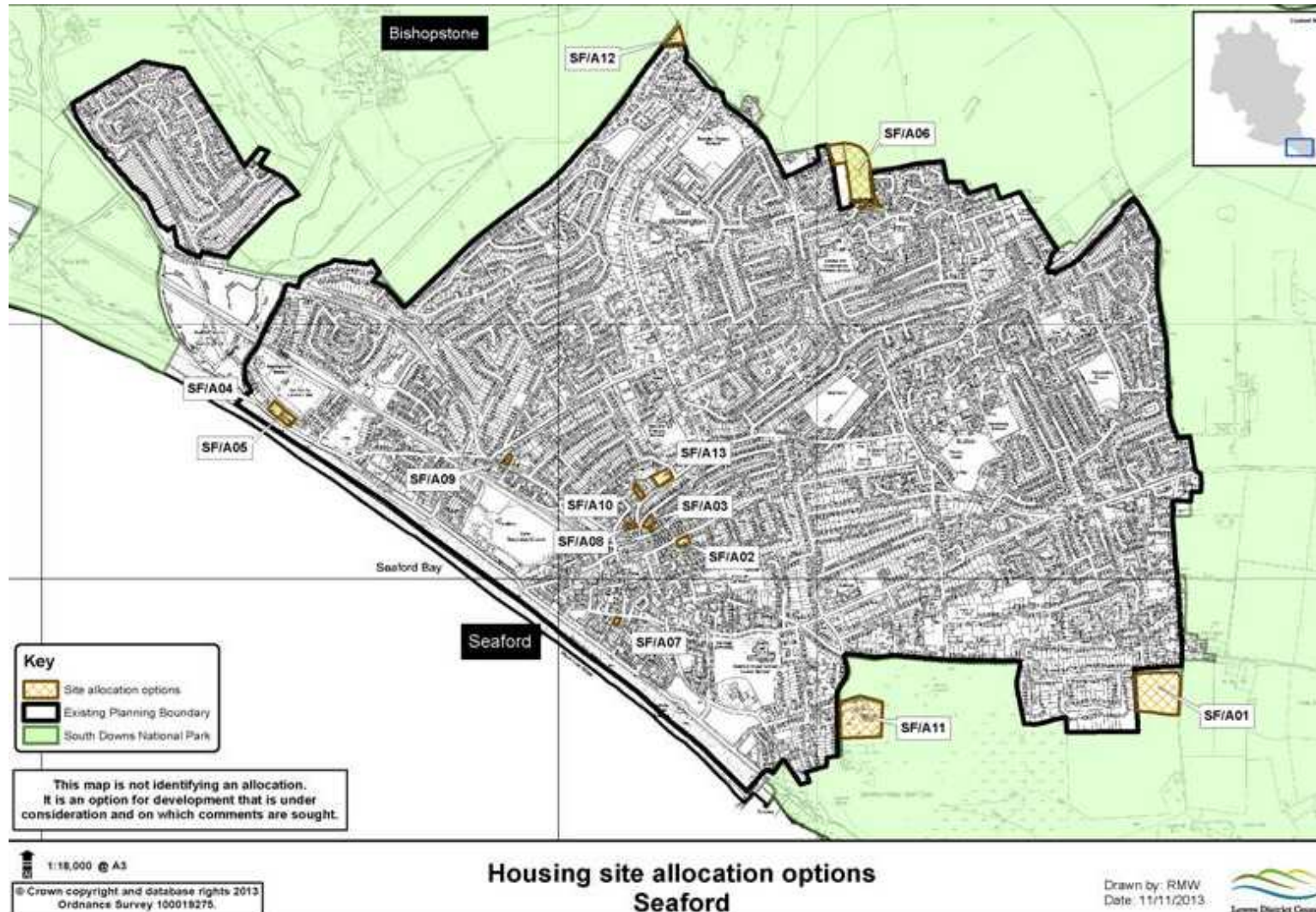
- 1.50 In Seaford Town the Joint Core Strategy makes provision for **90** net additional units to be found through site allocations. Should further sites in Seaford be found to be suitable for residential development then this figure may be exceeded.

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

**Table 9:** Seaford housing site options

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





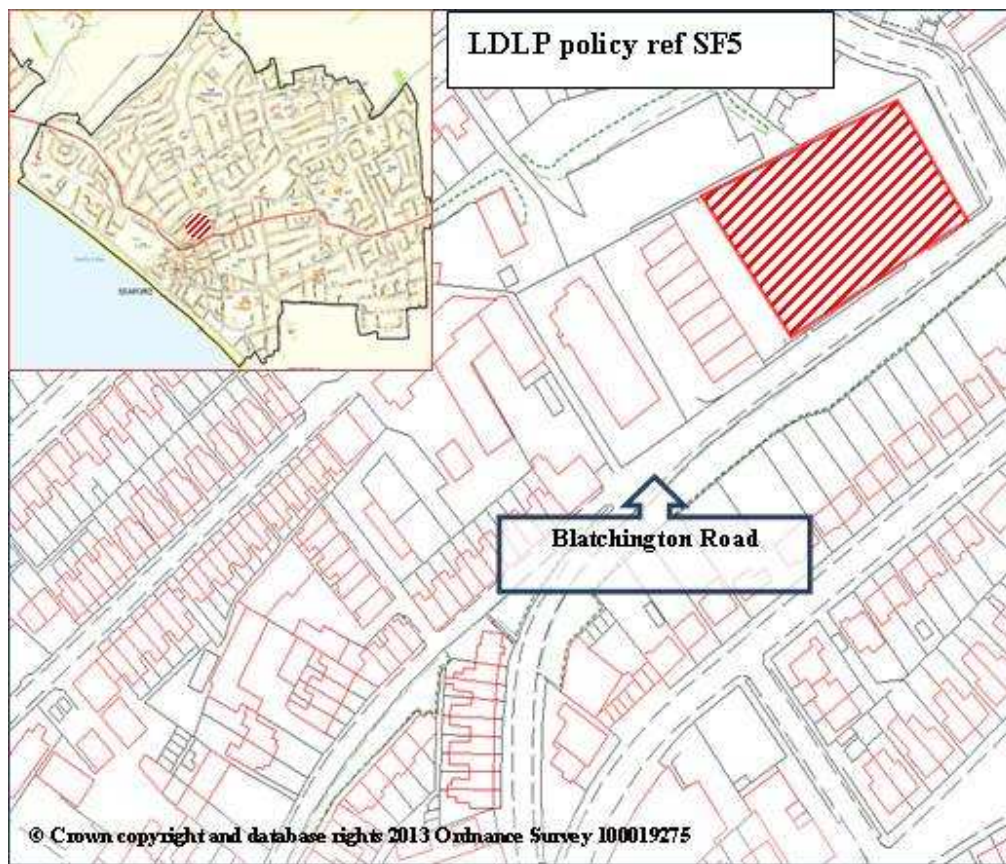
See Appendix 1 for information on individual sites.

**Existing Seaford housing allocations**

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

**Land at Blatchington Road, Seaford**

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



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

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



## Barcombe Cross

1.53 In Barcombe Cross the Joint Core Strategy makes provision for **10** net additional units to be found through site allocations.

Site ref	Site Name	Number of units
BA/A01	Land at Hillside Nurseries, High Street	6

**Table 10:** Barcombe Cross housing site options



See Appendix 1 for information on individual sites

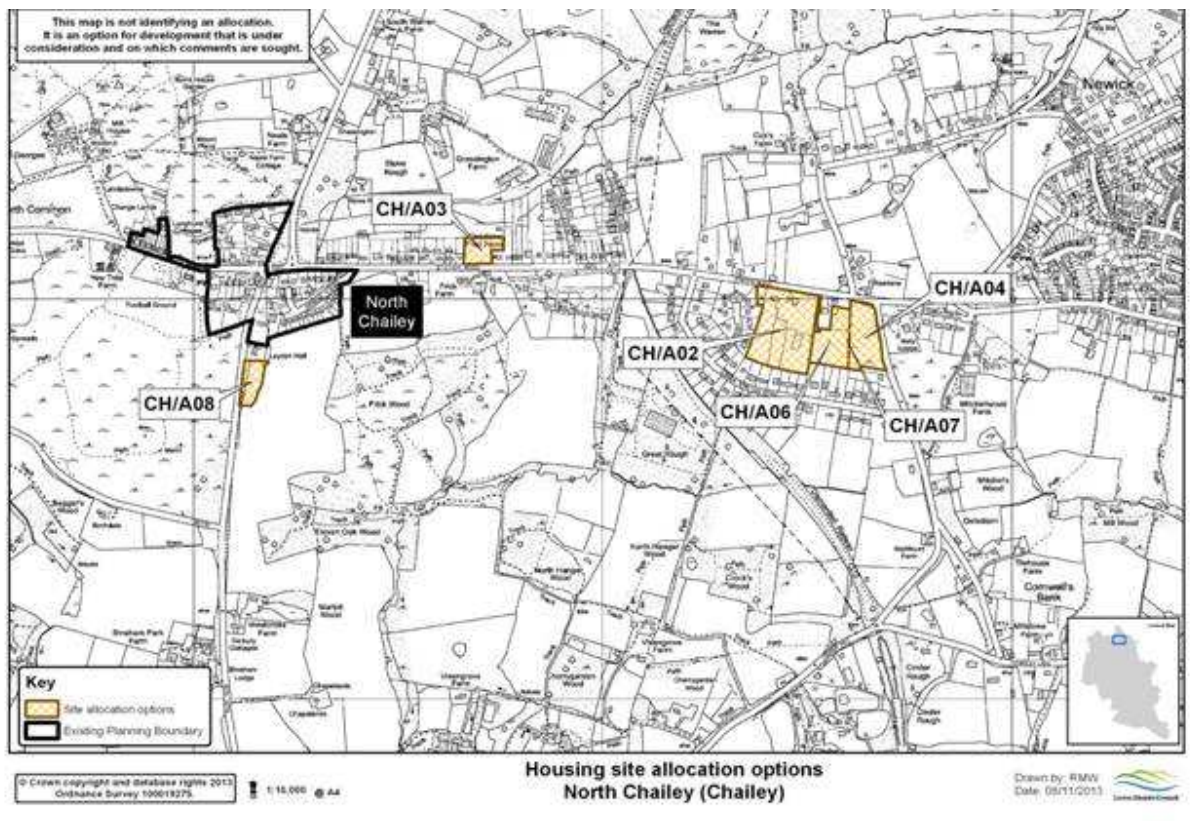


## Chailey (North)

- 1.54 In North Chailey the Joint Core Strategy makes provision for **30** net additional units to be found through site allocations.
- 1.55 A number of the below site allocation options are within Chailey Parish but fall outside the settlement area of North Chailey. In the event that insufficient sites are identified within the settlement of North Chailey other options outside of North Chailey will need to be considered.

Site ref	Site Address	Number of units
CH/A02	Land at South of Station Road	20
CH/A03	Glendene Farm, Station Road	8
CH/A04	Land at Oxbottom Lane,	20
CH/A06	Land south of Fairseat House, Station Road	15
CH/A07	Land at Oxbottom Lane and Fairseat House	30
CH/A08	Land at Layden Hall, East Grinstead Road	6

**Table 11:** North Chailey housing site options



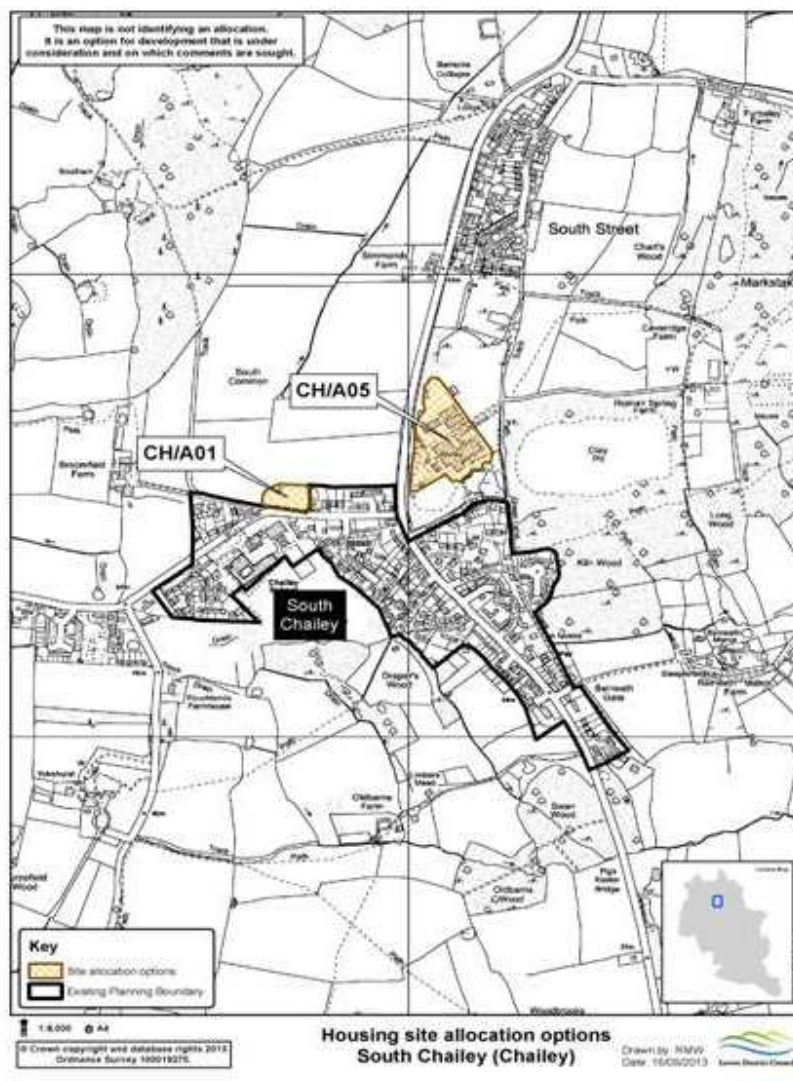
**See Appendix 1 for information on individual sites**

## Chailey (South)

1.56 In South Chailey the Joint Core Strategy makes provision for **10** net additional units to be found through site allocations.

Site ref	Site Name	Number of units
CH/A01	Land fronting Mill Lane	10
CH/A05	Chailey Brickworks	48

**Table 12:** South Chailey site options



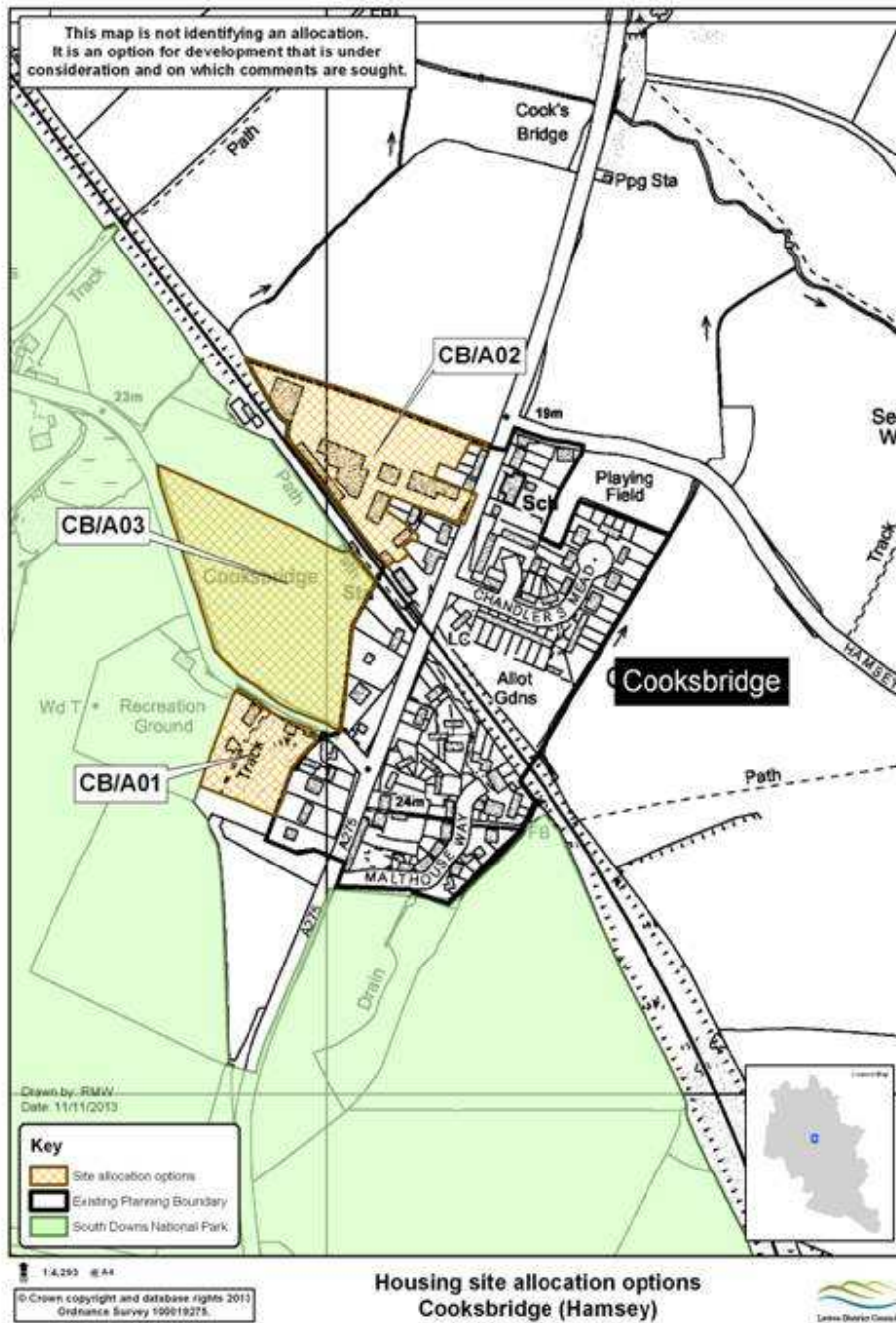
**See Appendix 1 for information on individual sites**

## Cooksbridge (Hamsey Parish)

- 1.57 In Cooksbridge the Joint Core Strategy makes provision for **30** net additional units to be found through site allocations.
- 1.58 Hamsey Parish Council is producing a neighbourhood plan for their parish area. This Plan is expected to include housing allocations. Consequently, the following site options will be considered on the understanding that any sites taken forward as part of the District Council's Part 2 document are *contingency* sites should the Hamsey neighbourhood plan not be progressed or adopted.
- 1.59 The 2013 Strategic Housing Land Availability Assessment (SHLAA) concludes that three sites within Cooksbridge to be Deliverable (Suitable, Available and Achievable). Together these sites have a potential capacity of 65 units.
- 1.60 One of the sites (Land north of Beechwood Lane) is located within the South Downs National Park. Whilst it will not be for the District Council to allocate sites within the National Park, it is considered reasonable, at this stage, to highlight other known allocation options where sites are considered a realistic option to how the settlement might meet its housing figure.
- 1.61 In addition, Hamsey Parish Council, in preparing their Neighbourhood Plan, is likely to consider this site through the neighbourhood planning process.

Site ref	Site Name	Number of units
CB/A01	Land off Beechwood Lane (The Platt)	12
CB/A02	Land at Covers yard	30
CB/A03	Land north of Beechwood Lane (SDNP)	23

**Table 13:** Cooksbridge housing site options



*See Appendix 1 for information on individual sites*



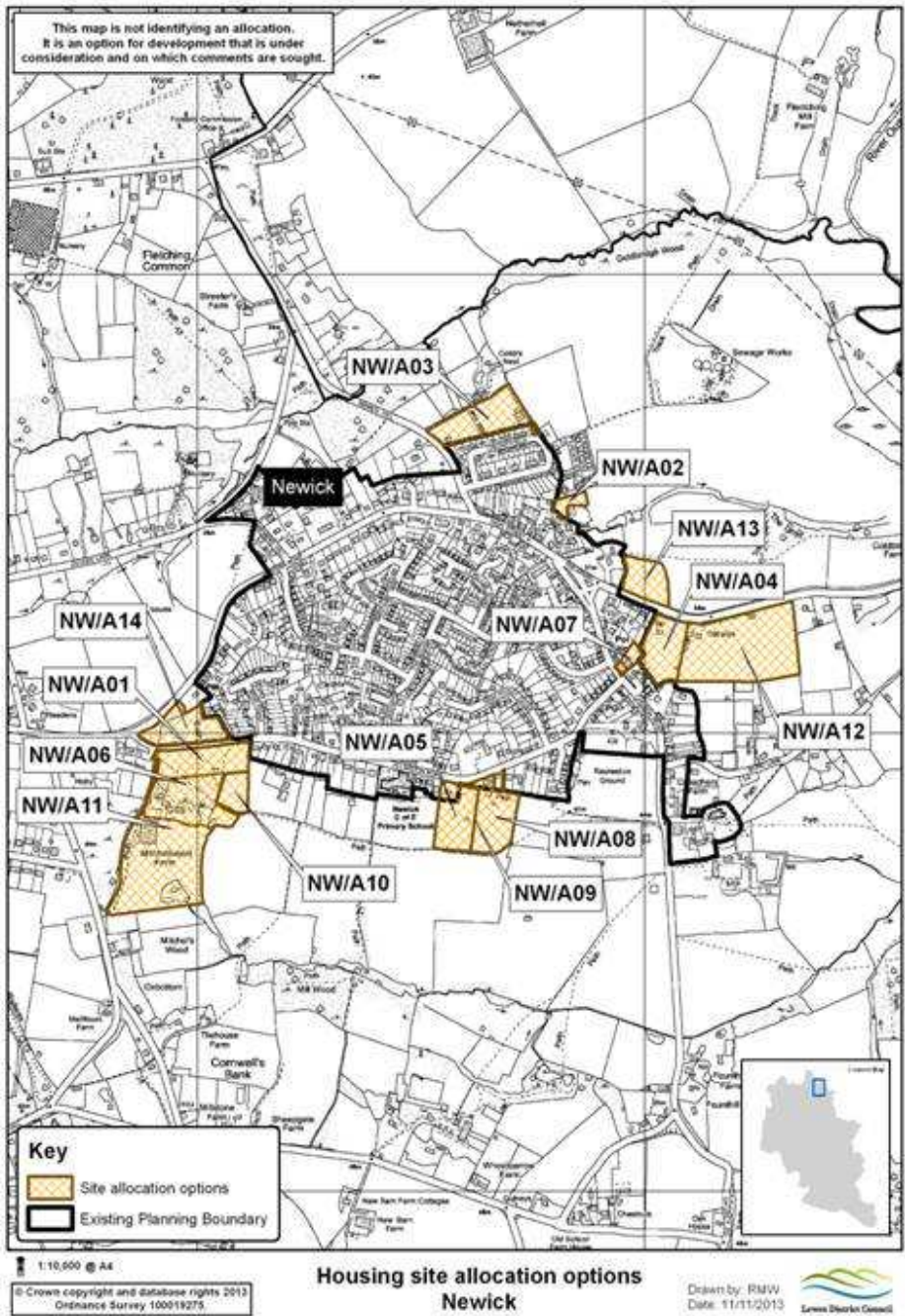
## Newick

- 1.62 In Newick the Joint Core Strategy makes provision for **100** net additional units to be found through site allocations.
- 1.63 Newick Parish Council is producing a neighbourhood plan for their parish area. This Plan is expected to address housing allocations. Consequently, the following site options will be considered on the understanding that any sites taken forward as part of the District Council's Part 2 document are *contingency* sites should the Newick neighbourhood plan not be progressed or adopted.
- 1.64 Further information on Newick's neighbourhood plan can be found on the Parish Council's website <http://www.newick.net/>.

Site ref	Site Name	Number of units
NW/A01	Land off Allington Road,	30
NW/A02	Land south of Alexander Mead	7
NW/A03	25 Newick Hill & other land adjacent to Cricketfields,	37
NW/A04	Land to east of the telephone exchange, Goldbridge Road,	30
NW/A05	Land at Rathenny, Allington Road	30
NW/A06	Land south of Allington Road	55
NW/A07	P&K Autos / 15 Church Road	6
NW/A08	Land rear of 45 Allington Road	23
NW/A09	Land at 45 and 55 Allington Road	50
NW/A10	Land west of The Pines, Allington Road	8
NW/A11	Land at Mitchellwood Farm, Allington Road	55
NW/A12	Land East of Oakside, Goldbridge Road <sup>6</sup>	-
NW/A13	Land North of Goldbridge Road <sup>5</sup>	-
NW/A14	Land at 104 Allington Road <sup>5</sup>	-

**Table 14:** Newick housing site options

<sup>6</sup> Site options have been considered through the neighbourhood plan process, no details are available at this stage as to the capacity or delivery timeframe.



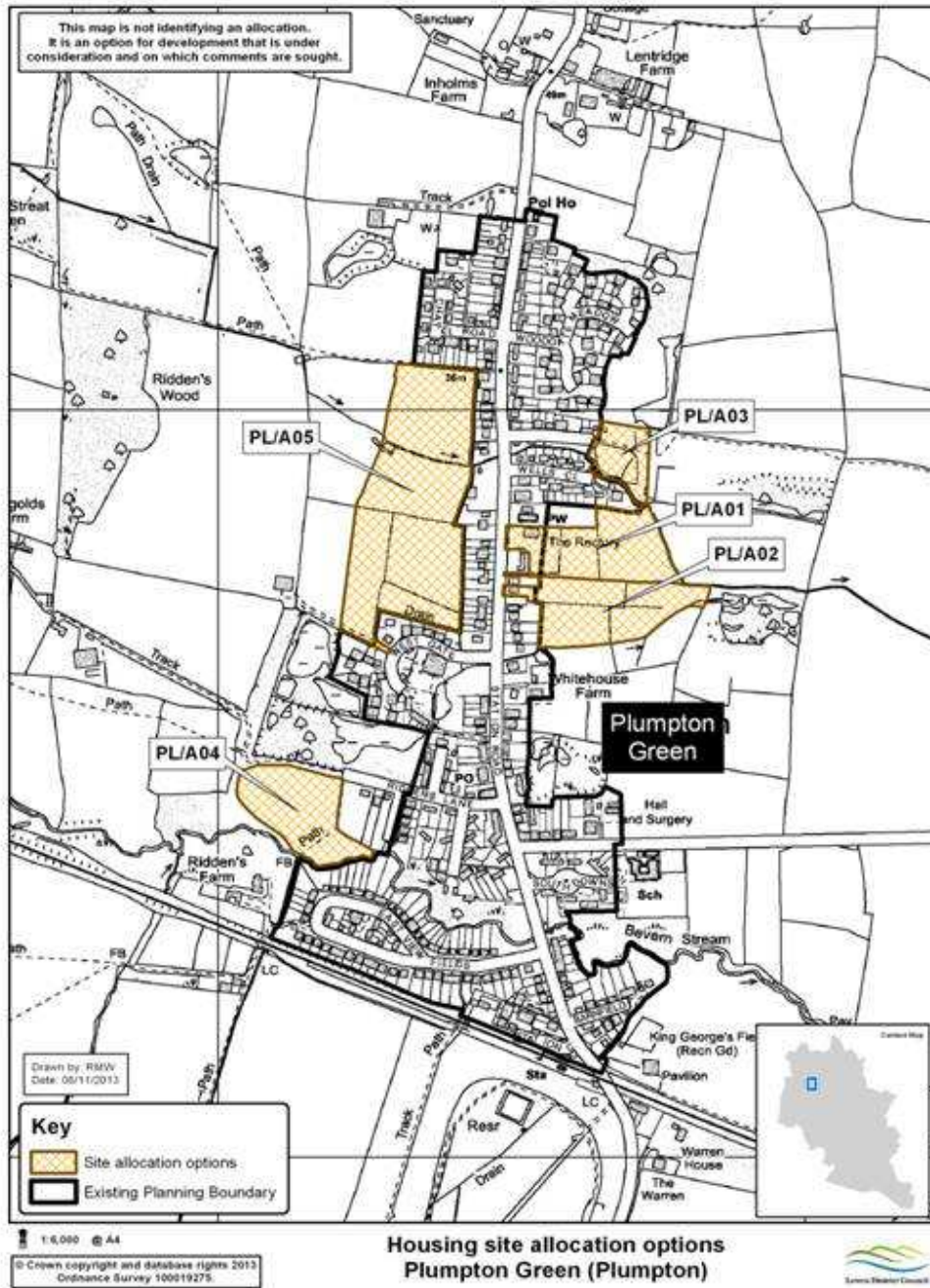
**See Appendix 1 for information on individual sites**

## Plumpton Green (Plumpton Parish)

1.65 In Plumpton Green the Joint Core Strategy makes provision for **50** net additional units to be found through site allocations.

<b>Site ref</b>	<b>Site Name</b>	<b>Number of units</b>
<b>PL/A01</b>	Land rear of The Rectory, east of Station Road	30
<b>PL/A02</b>	Land rear of Oakfields, east of Station Road,	30
<b>PL/A03</b>	Land north east of Wells Close	12
<b>PL/A04</b>	Land south of Riddens Lane	15
<b>PL/A05</b>	Land between West Gate and Chapel Road	40

**Table 15:** Plumpton Green housing site options



See Appendix 1 for information on individual sites

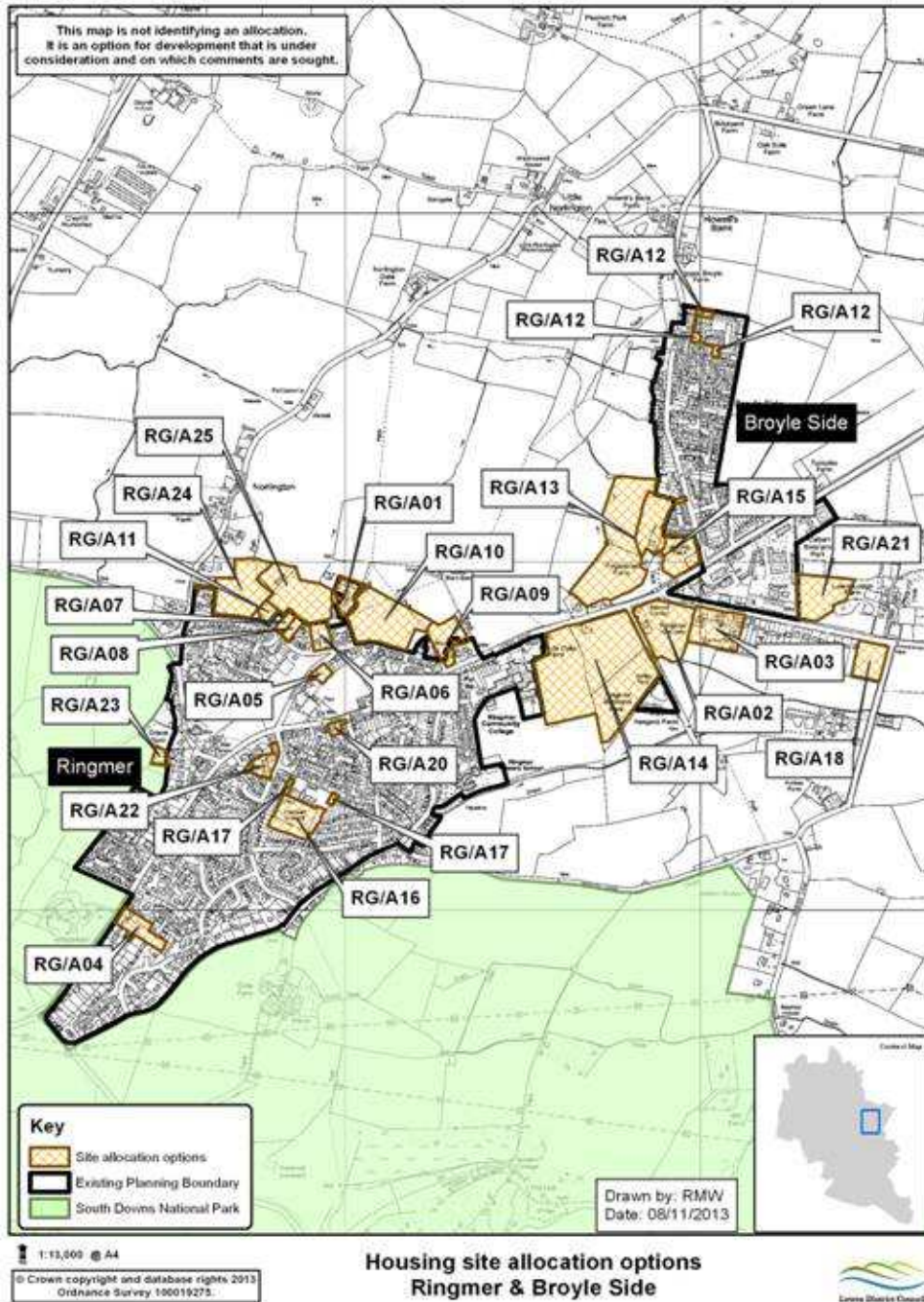


## Ringmer & Broyle Side

- 1.66 In Ringmer & Broyle Side the Joint Core Strategy makes provision for **220** net additional units to be found through site allocations.
- 1.67 Ringmer Parish Council is producing a neighbourhood plan for their parish area. This Plan is expected to include housing allocations. Consequently, the following site options will be considered on the understanding that any sites taken forward as part of the District Council's Part 2 document are *contingency* sites should the Ringmer neighbourhood plan not be progressed or adopted.

Site ref	Site Name	Number of units
RG/A01	Land at Diplocks Yard, Bishops Lane	36
RG/A02	Land east of Chamberlain's Lane	54
RG/A03	The Kennels, Laughton Road	35
RG/A04	Land rear of Westbourne, Lewes Road (C1 Site)	20
RG/A05	Farthings, North Road C3	6
RG/A06	Pippins, Bishops Lane, C4	6
RG/A07	Chapters, Bishops Lane C5	6
RG/A08	East of Chapters, Bishops Lane Site B	6
RG/A09	Land at the Forge, Lewes Road	22
RG/A10	Land east of Diplocks Industrial Estate, Bishops Lane	75
RG/A11	Land west of Kerridge, Bishops Lane	7
RG/A12	Land at Broyle Close (Parcels A,B & C)	6
RG/A13	Fingerpost Farm, The Broyle, Ringmer	100
RG/A14	Land at Boyle Gate Farm	100
RG/A15	Land south and east of Elphick Road	40
RG/A16	Caburn Field, Anchor Field	40
RG/A17	Land NW and SE of Anchor Field	8
RG/A18	Neaves House paddock	6
RG/A19	Lower Lodge Farm (exception)	8
RG/A20	Busy Bee Garage, Lewes Road	8
RG/A21	Lower Lodge Farm (Broyleside)	30
RG/A22	Springett Avenue shopping precinct	14
RG/A23	Vicarage Close orchard	8
RG/A24	Bishops Field	64
RG/A25	Potters Field	Up to 30

**Table 16:** Ringmer & Broyle Side housing site options

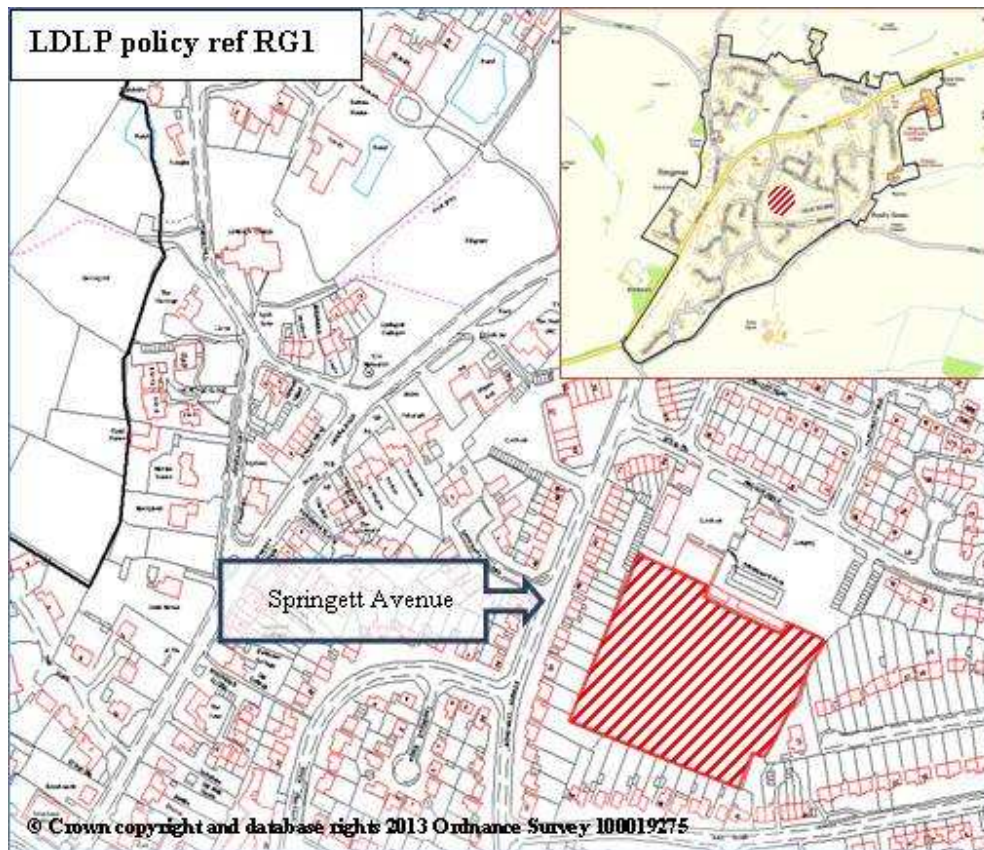


*See Appendix 1 for information on individual sites*

**Existing 2003 Local Plan housing allocations**

**Caburn Field, Anchor Field**

**Allocation option site reference – RG/A17**



<b>Address</b>	Caburn Field	<b>Site Area</b>	1.3ha
<b>Existing Policy context</b>	Policy RG1 – allocated for minimum 40 dwellings on the relocation of the Club.	<b>Existing/ Previous Use</b>	Currently used as the grounds for Ringmer Football Club.
<b>Relevant site notes</b>	Strategic Housing Availability Assessment (SHLAA) concluded site to be Not Deliverable or Developable – Not Available. Site considered for housing by Ringmer Neighbourhood Plan.		
<b>Options</b>			
<ul style="list-style-type: none"> <li>▪ Retain housing allocation;</li> <li>▪ Delete housing allocation;</li> <li>▪ <i>Any other options?</i></li> </ul>			

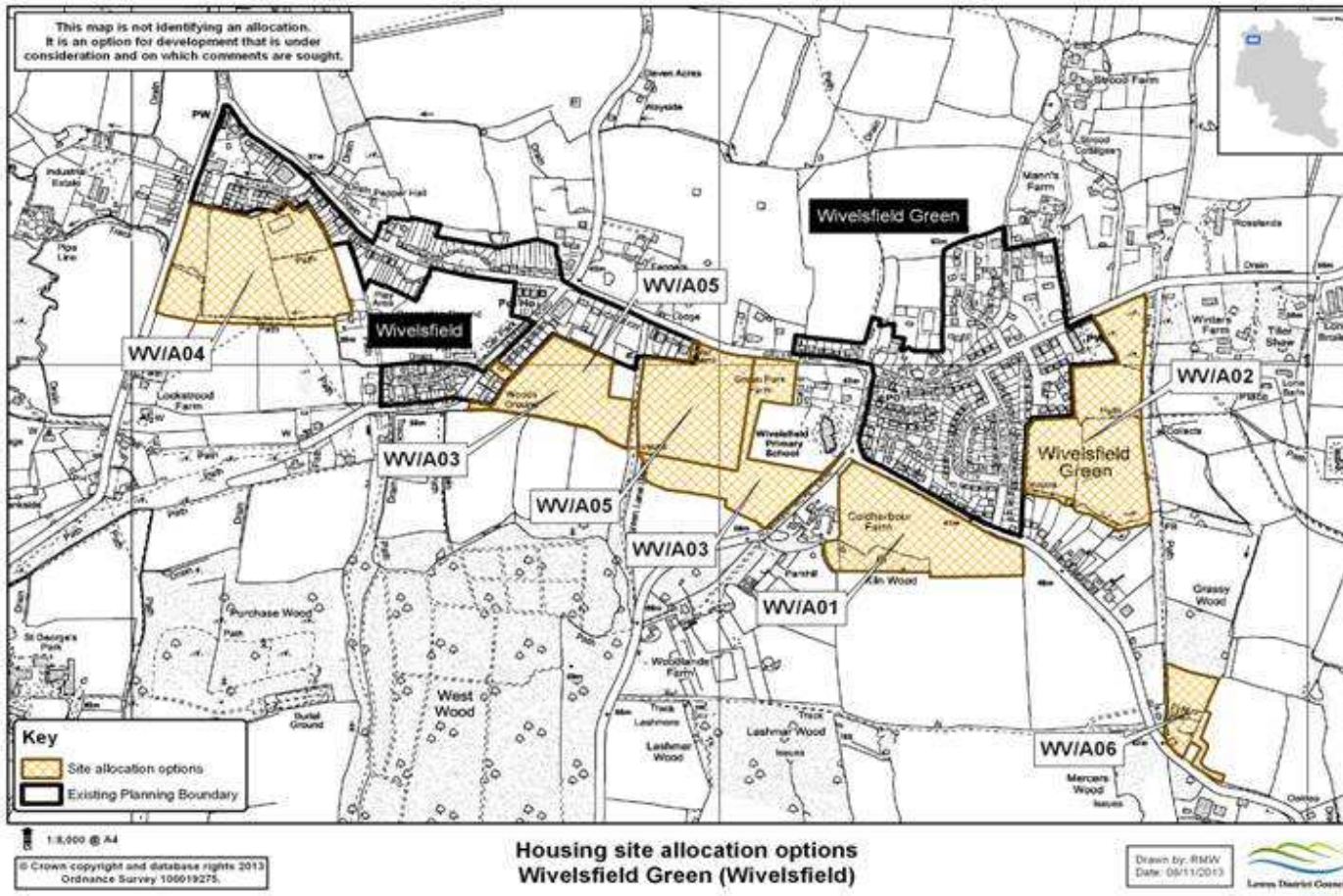
## Wivelsfield Green (Wivelsfield)

- 1.68 In Wivelsfield Green the Joint Core Strategy makes provision for **30** net additional units to be found through site allocations.
- 1.69 Wivelsfield Parish Council is producing a neighbourhood plan for their parish area. This Plan is expected to include housing allocations. Consequently, the following site options will be considered on the understanding that any sites taken forward as part of the District Council's Part 2 document are *contingency* sites should the Wivelsfield neighbourhood plan not be progressed or adopted.

Site ref	Site Name	Number of units
WV/A01	Land at Coldharbour Farm, South Road	65
WV/A02	Land at North Common Road	75
WV/A03	Land at Eastern Road/ Green Road	150
WV/A04	Land east of B2112 (Ditchling Road)	100
WV/A05	Land at Eastern Road	190

**Table 17:** Wivelsfield Green housing site options





See Appendix 1 for information on individual sites

## Gypsy and Traveller accommodation

- 1.70 In addition to the provision of housing, the District Council and the South Downs National Park Authority (SDNPA) have a duty to provide accommodation to meet the needs of the local Gypsy and Traveller community. The Joint Core Strategy, in Core Delivery Policy 3 (CDP3): Gypsy and Traveller Accommodation, sets out the permanent pitch requirement figure and criteria to guide site allocations and consider planning applications against.
- 1.71 Policy CDP3 states that provision will be made for 11 net additional permanent pitches in Lewes District between 2011 and 2018 and that specific deliverable sites will be allocated through a Site Allocations and Development Management Policies DPD (Local Plan Part 2) or the SDNPA Local Plan.
- 1.72 At this stage in considering site options neither planning authorities have the evidence needed to proportion the 11 pitches between the two planning authority areas. Without this information we do not know the level of provision that will be required for the area of the district that lies outside of the South Downs National Park (SDNP) and therefore allocate within Part 2.
- 1.73 Furthermore, recent national planning policy for Gypsies and Travellers<sup>7</sup> states that local planning authorities should identify a supply of deliverable sites to provide five years' worth of their requirement and developable sites or broad locations for years six to ten, and where possible years 11-15 of the Plan. CDP3 only outlines a permanent pitch requirement figure for up to 2018.
- 1.74 To address the above issues the Council is working jointly with the SDNPA and other local planning authorities in East Sussex to update the Gypsy and Traveller Accommodation Needs Assessment (GTAA). This study will be looking to assess both the level of need over the next 15 years, and how any identified need can be proportioned to those areas in and outside the SDNP. This important piece of evidence is anticipated to be in place in early 2014.
- 1.75 Two Site Assessment studies looking at identifying potential suitable sites for Gypsy and Traveller accommodation within the District, including those areas within the SDNP, have been undertaken. The full Assessments can be viewed at: <http://www.lewes.gov.uk/planning/backgroundreps.asp#gtsa>

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<sup>7</sup> Planning policy for traveller sites, DCLG (2012)

- 1.76 The two Assessments were not able to identify any sites considered to be deliverable. Since the completion of the 2012 Assessment two sites have been confirmed as not available for the proposed use and therefore can not be considered deliverable. Sites which did not receive an objection from key stakeholders will be given further consideration alongside any additional options put forward as part of this consultation.
- 1.77 Appendix 3 sets out the sites which were assessed and a brief summary on the conclusion of each site assessment.
- 1.78 As part of this consultation we would welcome any comments on the sites assessed within the two Assessments. In addition, please identify any additional sites that you feel should be considered for use as Gypsy and Traveller accommodation.