

TABLE OF CONTENTS

Representor ID	Representor	
REP/001	National Grid.....	1
REP/003	Historic England (Alan Byrne)	5
REP/005	Highways England (Richard Franklin)	12
REP/006	Sussex Ornithological Society (Richard Cowser)	17
REP/010	Wivelsfield Parish Council (Liz Gander)	26
REP/013	Sport England (Bob Sharpes)	29
REP/015	Plumpton Parish Council (Paul Stevens)	32
REP/016	Seaford Town Council (Geoff Johnson)	38
REP/019	Environment Agency (Marguerite Oxley)	45
REP/022	Sussex Wildlife Trust (Jess Price)	63
REP/047	Cllr Robert Banks.....	111
REP/058	1955 (Nicholas Beaumont)	114
REP/075	Julia Brock	118
REP/090	DLA Delivery.....	122
REP/150	Harvey & Son (Lewes) Ltd	135
REP/173	Margaret Galletly	142
REP/256	Geoffrey King	146
REP/327	Nicole Palmer	161
REP/0367	Thakeham	168
REP/401	Friends of Tide Mills (Jim Skinner)	195
REP/454	Theobalds Road Residents' Association (Robin Walker)	198
REP/486	Newhaven Port & Properties	200
REP/494	Plumpton Action Group	204
REP/505	The Woodland Trust (Bridget Fox)	212
REP/506	Laurence Stuart.....	220
REP/507	Penelope Forbes	222

Representation ID: REP/001/Other CommentsRepresentor Details:

Representor ID:	REP/001
Name:	
Organisation:	National Grid
Consultation Body:	Specific
Stakeholder Type:	Infrastructure/service provider

Agent Details:

Name:	Lucy Bartley
Organisation:	Wood E&I Solutions UK Ltd

Contact Details:

Email Address:	n.grid@woodplc.com
Address:	Wood E&I Solutions UK Ltd Nicholls House Homer Close Leamington Spa Warwickshire CV34 6TT

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
We have reviewed the above consultation document and can confirm that National Grid	

has no comments to make in response to this consultation

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Lucy Bartley
Consultant Town Planner

Tel: 01926 439116
n.grid@woodplc.com

Sent by email to:
ldf@lewes-eastbourne.gov.uk

26 July 2019

Dear Sir / Madam

**Lewes District Council: Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf.

We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Nicholls House
Homer Close
Leamington Spa
Warwickshire
CV34 6TT

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
Warwickshire
CV34 6DA

Yours faithfully

[via email]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

Representation ID: REP/003/MM18
--

Representor Details:

Representor ID:	REP/003
Name:	Alan Byrne
Organisation:	Historic England
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	Alan.Byrne@HistoricEngland.org.uk
Address:	4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA

Representation:

Which Main Modification (MM) do you wish to comment on?	MM18
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>Historic England supports the proposed modification to policies that relate to historic environment matters within our purview; viz. MM18, MM19, and MM20.</p> <p>We have no comments to make on the accompanying Addendum to the Sustainability Appraisal.</p>	

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/003/MM19
--

Representor Details:

Representor ID:	REP/003
Name:	Alan Byrne
Organisation:	Historic England
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	Alan.Byrne@HistoricEngland.org.uk
Address:	4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London , EC4R 2YA

Representation:

Which Main Modification (MM) do you wish to comment on?	MM19
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>Historic England supports the proposed modification to policies that relate to historic environment matters within our purview; viz. MM18, MM19, and MM20.</p> <p>We have no comments to make on the accompanying Addendum to the Sustainability Appraisal.</p>	

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/003/MM20
--

Representor Details:

Representor ID:	REP/003
Name:	Alan Byrne
Organisation:	Historic England
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	Alan.Byrne@HistoricEngland.org.uk
Address:	4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London, EC4R 2YA

Representation:

Which Main Modification (MM) do you wish to comment on?	MM20
<p><i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i></p> <p>Positively Prepared:</p> <p>Justified:</p> <p>Effective:</p> <p>Consistent with National Policy:</p>	
<p>Please give details about why you consider the proposed Main Modification is unsound, if that is the case:</p> <p>Historic England supports the proposed modification to policies that relate to historic environment matters within our purview; viz. MM18, MM19, and MM20.</p> <p>We have no comments to make on the accompanying Addendum to the Sustainability Appraisal.</p>	

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?



Historic England

Planning Policy Team
Southover House
Southover Road
Lewes BN7 1AB

Our ref: PL00550865

Your ref:

Telephone 020 7973 3700

Email e-seast@historicengland.org.uk

Date 19 August 2019

[By email only to ldf@lewes-eastbourne.gov.uk](mailto:ldf@lewes-eastbourne.gov.uk)

Dear Sir or Madam

Lewes District Local Plan Part 2 Site Allocations and Development Management Policies Main Modifications and Addendum to the Sustainability Appraisal

Thank you for your email of 8 July 2019 inviting comments on the above document.

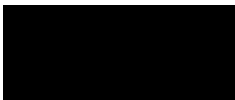
As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process, and welcomes the opportunity to comment upon this key planning document.

Historic England supports the proposed modification to policies that relate to historic environment matters within our purview; viz. MM18, MM19, and MM20.

We have no comments to make on the accompanying Addendum to the Sustainability Appraisal.

These comments are based on the information provided by you at this time and for the avoidance of doubt does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently arise from this or later versions of the plan and which may, in our view, have adverse effects on the historic environment.

Yours sincerely



Alan Byrne
Historic Environment Planning Adviser



Historic England, 4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3700 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Representation ID: REP/005/MM22
--

Representor Details:

Representor ID:	REP/005
Name:	Richard Franklin
Organisation:	Highways England
Consultation Body:	Specific
Stakeholder Type:	Infrastructure/service provider

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	Richard.Franklin@highwaysengland.co.uk
Address:	Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ

Representation:

Which Main Modification (MM) do you wish to comment on?	MM22
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>Having reviewed the published documentation, with regard to Policy E2: Land Adjacent to American Express Community Stadium, Village Way, Falmer, please note that if robust and sustainable transport measures are not successfully implemented, thereby reducing demand on the SRN, additional merge/diverge traffic, particularly on the east facing slips, could have implications on the A27 merge/diverge arrangements and operation of the two roundabout junctions at the top of the slip roads, particularly in</p>	

relation to queuing on the eastbound off slip.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Matthew Hitchen

From: Franklin, Richard <Richard.Franklin@highwaysengland.co.uk>
Sent: 19 August 2019 10:33
To: ldf
Cc: Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth
Subject: RE: #8084 Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications - Invitation to Join
Attachments: RE: #5911 [LPP2_R19] Lewes District Local Plan Part 2: Site Allocations and Development Management Policies DPD - Pre-Submission version - Invitation to Join

Dear Planning Policy Team,

Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications

Thank you for inviting Highways England to comment on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN.

Having reviewed the published documentation, with regard to Policy E2: Land Adjacent to American Express Community Stadium, Village Way, Falmer, please note that if robust and sustainable transport measures are not successfully implemented, thereby reducing demand on the SRN, additional merge/diverge traffic, particularly on the east facing slips, could have implications on the A27 merge/diverge arrangements and operation of the two roundabout junctions at the top of the slip roads, particularly in relation to queuing on the eastbound off slip.

Otherwise, Highways England does not have any further comments on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications with regard to the safe and efficient operation of the SRN beyond our previous attached response.

Please continue to consult Highways England as the plan progresses via our inbox:
planningse@highwaysengland.co.uk.

Regards,
Sent on behalf of Kevin Bown, Spatial Planning Manager

Richard Franklin

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ |
Registered in England and Wales No. 9346363
Web: www.highwaysengland.co.uk

From: Lewes District and Eastbourne Borough Councils - Online Consultations (do not reply) [mailto:do-not-reply@planningpolicyconsult.lewes-eastbourne.gov.uk]
Sent: 08 July 2019 00:38
To: Planning SE

Subject: #8084 Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications - Invitation to Join

Lewes and Eastbourne Planning Policy Consultations

Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications

You've been invited to participate in the **Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications** consultation by the consultation manager, Lewes and Eastbourne Council (Natalie Sharp).

This consultation is open from 8 Jul 2019 at 00:00 to 19 Aug 2019 at 23:59.

Consultation on Lewes District Local Plan Part 2 Main Modifications

Lewes District Council has prepared the 'Lewes District Local Plan Part 2' which, when adopted, will allocate specific sites for development and provide detailed development management policies. This document is needed to support and help deliver the strategic objectives and spatial strategy of the Lewes District Local Plan Part 1: Joint Core Strategy, adopted in 2016.

The Local Plan Part 2 is currently at its Examination in Public stage. Two weeks of Hearings were held between the independent Planning Inspector, the Council and invited participants. The Inspector has now considered all written and verbal representations made during this process and recommended that the Council publish a Schedule of Main Modifications for public consultation.

We are therefore inviting comments on the Schedule and accompanying Addendum to the Sustainability Appraisal which assesses the proposed modifications. This is a focussed consultation of the Main Modifications put forward by the Inspector; comments should therefore concentrate on these points. Comments are invited over a 6 week period from 8 July to midnight on 19 August 2019.

How to respond:

The easiest way to submit comments is via our website, where you can comment on each Main Modification separately. The two consultation documents can also be found and downloaded on the same webpage:

www.lewes-eastbourne.gov.uk/planningconsultation

In order that your comments can be accurately recorded, please let us know which Main Modification in the document you are commenting on. All representations will be published on the council's website and anonymous submissions cannot be accepted.

Paper copies are available to read at the District Council Offices at Southover House, Southover Road, Lewes, BN7 1AB, and at all local libraries including Burgess Hill, Haywards Heath, Saltdean and Uckfield.

Other documents related to the Examination can be found on the Local Plan Part 2 examination webpage:

www.lewes-eastbourne.gov.uk/planning-policy/local-plan-part-2-examination/

Please do not hesitate to contact the Planning Policy Team by email at ldf@lewes-eastbourne.gov.uk if you have any queries about this consultation.

[Participate in this consultation](#)

To change your email alerts, please visit [the website](#)

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

We suggested that a period of up to 3 years would be needed to get agreement to exactly what the mitigation should be and that at least 5 years would then be needed from the time of planting until new plantings had matured sufficiently to be able to provide mitigation for the loss of E1 habitat. Unless mitigation is put in place before clearance/development commences on site E1 there will be a net loss of biodiversity. Given that this development would be occurring on a Local Wildlife Site, this would be particularly unacceptable, as well as being contrary to Policy DM24 and to the NPPF which requires the delivery of net gains to biodiversity - paragraph 109 of the 2012 NPPF (170, 2019 NPPF). We therefore believe that it is essential that MM18 is strengthened in this respect.

In our response to the Inspector outlining mitigation proposals, we also made it clear that E1 is used as a dog walking area and, therefore, that a replacement dog walking area would be needed, as well as separate replacement habitat for biodiversity. The wording to “control dog walking” is inadequate and far too imprecise to meaningfully capture the points we made.

We note the inclusion of the wording “bringing the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds). We believe that it needs to be made clear that “positive management” needs to be positive conservation management. Whilst we would love to see the creation of wet scrapes for birds we are all too aware of the difficulties seen at the Ouse Estuary Project to create scrapes that did not rapidly dry out, so whether the creation of scrapes that would stay wet is even feasible would need to be ascertained. The habitat that will be lost at E1 will include scrub and shrubs which are important for nesting and migrating birds, and to achieve full mitigation we would see this habitat having to be replaced - which will require new plantings, and allowing time for them to mature.

We would therefore like to see the second paragraph of Main Modification 18 amended as follows:

Proposed deletions are struck through, additions are in Bold.

The Mitigation Hierarchy will be adhered to. Where impacts cannot be avoided, appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing the wider area of the Tide Mills Local Wildlife Site into positive conservation management, including habitat creation (e.g. the creation of wet scrapes for birds and planting new areas of scrub) and controls on the creation of new dog walking areas in order to avoid the more ecologically sensitive areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project. Mitigation should be delivered and time allowed for it to become established before any development occurs, so that no net loss of biodiversity occurs at any time.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Should the Inspector determine that further examination hearings are necessary SOS would wish to participate in the oral part of the examination so that we can respond to any alternative views from either the Council or other participants. We would also wish to be notified of the Inspector's Recommendations and of the adoption of the Local Plan Part 2.

Representation ID: REP/006/MM20
--

Representor Details:

Representor ID:	REP/006
Name:	Richard Cowser
Organisation:	Sussex Ornithological Society
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM20
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>We believe Main Modification 20 is unsound.</p> <p>It talks of an ecological assessment being carried out, but such assessments can be superficial or thorough. As E1 lies within an LWS, we believe that a comprehensive ecological assessment, which would include an examination of records held by Sussex</p>	

Biodiversity Records Centre and SOS, needs to be carried out rather than just a handful of site surveys.

We also believe that it needs to be made clear that mitigation needs to provide a net gain in biodiversity, as per the points made in our comments on MM18 above.

Also given that E1 is so close to the SDNP, and that its development could significantly affect views of the SDNP, we believe that it is not only essential that a visual and landscape assessment is made to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised, but that this assessment is acted upon.

Finally we welcome the proposal to have a buffer within the E1 site at its eastern end, but we would like to ensure that such a buffer is meaningful, and we feel that defining it as 20m wide in this MM would provide such an assurance.

Accordingly we would like to see MM20 modified as follows:

Proposed deletions are struck through, additions are in Bold.

Land at East Quay, as defined on the Policies Map (i.e. excluding the area of vegetated shingle habitat, situated to the south of the bunded footpath, which was included in the submitted Policy E1), is allocated for employment uses associated with Newhaven Port. Development will be permitted subject to compliance with all appropriate development policies and the following criteria:

- (a) A comprehensive ecological impact assessment is undertaken, to include examination of records held by Sussex Biodiversity Records Centre and SOS, and appropriate measures identified and implemented prior to commencement accordingly to avoid adverse effects on biodiversity, or where this is not possible, mitigate potential adverse impacts on biodiversity implement mitigation measures that will bring about a net gain in biodiversity;
- (b) A visual and landscape character assessment is undertaken and acted upon to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised;
- (c) An appropriate assessment and evaluation of archaeological potential is undertaken, and any necessary mitigation measures implemented; and
- (d) The provision of at least a 20m landscaped buffer to in the east of the site to create a buffer zone to protect the Nature Reserve immediately to the east of the proposed port expansion.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in

Public?

Why do you feel it is necessary to participate at the Examination in Public?

Should the Inspector determine that further examination hearings are necessary SOS would wish to participate in the oral part of the examination so that we can respond to any alternative views from either the Council or other participants. We would also wish to be notified of the Inspector's Recommendations and of the adoption of the Local Plan Part 2.



SUSSEX ORNITHOLOGICAL SOCIETY

Registered charity 256936

www.sos.org.uk



13 August 2019

By e-mail only

ldf@lewes-eastbourne.gov.uk

For the attention of the Planning Policy Team

Dear Sirs,

Lewes-Eastbourne Local Plan – Main Modifications

The Sussex Ornithological Society feels that the Main Modifications relating to Policies MM18 and MM20 do not fully reflect the discussions at the oral hearings to examine Policy E1. We would therefore ask that they be modified for the reasons stated below.

Should the Inspector determine that further examination hearings are necessary SOS would wish to participate in the oral part of the examination so that we can respond to any alternative views from either the Council or other participants. We would also wish to be notified of the Inspector's Recommendations and of the adoption of the Local Plan Part 2.

MM18

We believe Main Modification18 is unsound, because the timing of implementing mitigation is not made clear. In responding to the Inspector's request for proposals on what mitigation might be needed if he were minded to agree that E1 should go ahead, SOS made clear that we felt that new areas would have to be planted up and allowed time to mature were no loss of diversity to occur as a result of the development of E1. We suggested that a period of up to 3 years would be needed to get agreement to exactly what the mitigation should be and that at least 5 years would then be needed from the time of planting until new plantings had matured sufficiently to be able to provide mitigation for the loss of E1 habitat. Unless mitigation is put in place before clearance/development commences on site E1 there will be a net loss of biodiversity. Given that this development would be occurring on a Local Wildlife Site, this would be particularly unacceptable, as well as being contrary to Policy DM24 and to the NPPF which requires the delivery of net gains to biodiversity - paragraph 109 of the 2012 NPPF (170, 2019 NPPF). We therefore believe that it is essential that MM18 is strengthened in this respect.

In our response to the Inspector outlining mitigation proposals, we also made it clear that E1 is used as a dog walking area and, therefore, that a replacement dog walking

area would be needed, as well as separate replacement habitat for biodiversity. The wording to “control dog walking” is inadequate and far too imprecise to meaningfully capture the points we made.

We note the inclusion of the wording “*bringing the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds)*”. We believe that it needs to be made clear that “positive management” needs to be positive **conservation** management. Whilst we would love to see the creation of **wet** scrapes for birds we are all too aware of the difficulties seen at the Ouse Estuary Project to create scrapes that did not rapidly dry out, so whether the creation of scrapes that would stay wet is even feasible would need to be ascertained. The habitat that will be lost at E1 will include scrub and shrubs which are important for nesting and migrating birds, and to achieve full mitigation we would see this habitat having to be replaced - which will require new plantings, and allowing time for them to mature.

We would therefore like to see the second paragraph of Main Modification 18 amended as follows:

Proposed deletions are ~~struck through~~, additions are in **Bold**.

The Mitigation Hierarchy will be adhered to. Where impacts cannot be avoided, appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing the wider area of the Tide Mills Local Wildlife Site into positive **conservation** management, including habitat creation (e.g. the creation of wet scrapes for birds **and planting new areas of scrub**) and ~~controls on~~ **the creation of new dog walking areas** in order to avoid the more ecologically sensitive areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project. **Mitigation should be delivered and time allowed for it to become established before any development occurs, so that no net loss of biodiversity occurs at any time.**

MM20

We believe Main Modification 20 is unsound.

It talks of an ecological assessment being carried out, but such assessments can be superficial or thorough. As E1 lies within an LWS, we believe that a comprehensive ecological assessment, which would include an examination of records held by Sussex Biodiversity Records Centre and SOS, needs to be carried out rather than just a handful of site surveys.

We also believe that it needs to be made clear that mitigation needs to provide a net gain in biodiversity, as per the points made in our comments on MM18 above.

Also given that E1 is so close to the SDNP, and that its development could significantly affect views of the SDNP, we believe that it is not only essential that a visual and landscape assessment is made to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised, but that this assessment is acted upon.

Finally we welcome the proposal to have a buffer within the E1 site at its eastern end, but we would like to ensure that such a buffer is meaningful, and we feel that defining it as 20m wide in this MM would provide such an assurance.

Accordingly we would like to see MM20 modified as follows:

Proposed deletions are ~~struck through~~, additions are in **Bold**.

Land at East Quay, as defined on the Policies Map (i.e. excluding the area of vegetated shingle habitat, situated to the south of the bunded footpath, which was included in the submitted Policy E1), is allocated for employment uses associated with Newhaven Port. Development will be permitted subject to compliance with all appropriate development policies and the following criteria:

*(a) A **comprehensive** ecological impact assessment is undertaken, **to include examination of records held by Sussex Biodiversity Records Centre and SOS**, and appropriate measures identified and implemented **prior to commencement** accordingly to **avoid adverse effects on biodiversity, or where this is not possible, mitigate potential adverse impacts on biodiversity** **implement mitigation measures that will bring about a net gain in biodiversity**;*

*(b) A visual and landscape character assessment is undertaken **and acted upon** to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised;*

(c) An appropriate assessment and evaluation of archaeological potential is undertaken, and any necessary mitigation measures implemented; and

*(d) The provision of **at least a 20m landscaped buffer to** ~~to~~ **in** the east of the site to create a buffer zone to protect the Nature Reserve immediately to the east of the proposed port expansion.*

Yours sincerely,

Richard Cowser
SOS Conservation Officer

Representation ID: REP/010/Other Comments
--

Representor Details:

Representor ID:	REP/010
Name:	Liz Gander
Organisation:	Wivelsfield Parish Council
Consultation Body:	Specific
Stakeholder Type:	Parish Council

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	clerk@wivelsfield.org.uk
Address:	Parish Council Office The Cock Inn North Common Road Wivelsfield Green East Sussex RH17 7RH

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
Wivelsfield Parish Council is conscious that the above consultation is a focussed	

consultation inviting comments specifically upon the modifications put forward by the Inspector. In the context of the examination of the Plan however, during which we understand that some attempts were made to discredit the Wivelsfield Neighbourhood Plan as out of date and therefore no longer relevant as a material planning consideration, the Parish Council would like to have on record its confirmation of the ongoing relevance and validity of the Neighbourhood Plan.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Matthew Hitchen

From: Clerk <clerk@wivelsfield.org.uk>
Sent: 13 August 2019 12:50
To: ldf
Subject: Consultation on Modifications to the Local Plan Part 2

Dear Sir/Madam,

Wivelsfield Parish Council is conscious that the above consultation is a focussed consultation inviting comments specifically upon the modifications put forward by the Inspector. In the context of the examination of the Plan however, during which we understand that some attempts were made to discredit the Wivelsfield Neighbourhood Plan as out of date and therefore no longer relevant as a material planning consideration, the Parish Council would like to have on record its confirmation of the ongoing relevance and validity of the Neighbourhood Plan.

Yours faithfully,

Liz Gander
Clerk to Wivelsfield Parish Council

Parish Council Office
The Cock Inn
North Common Road
Wivelsfield Green
East Sussex
RH17 7RH

01444 471898

Office hours: Mon, Tues & Fri 9.30am-12pm

Representation ID: REP/013/Other Comments
--

Representor Details:

Representor ID:	REP/013
Name:	Bob Sharples
Organisation:	Sport England
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	Bob.Sharples@sportengland.org
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<p><i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i></p> <p>Positively Prepared:</p> <p>Justified:</p> <p>Effective:</p> <p>Consistent with National Policy:</p>	
<p>Please give details about why you consider the proposed Main Modification is unsound, if that is the case:</p> <p>I have just read through the above document. While I have no issues around the proposed modifications, I am concerned about Policy DM 15 which relies wholly on standards, this is not sound and is contrary to the National Planning Policy Framework paragraph 96.</p> <p>I would be grateful for conversion around this when it is convenient.</p>	

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Matthew Hitchen

From: Bob Sharples <Bob.Sharples@sportengland.org>
Sent: 19 July 2019 10:13
To: ldf
Subject: Lewes District Council Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications

Importance: High

Good morning.

I have just read through the above document. While I have no issues around the proposed modifications, I am concerned about Policy DM 15 which relies wholly on standards, this is not sound and is contrary to the National Planning Policy Framework paragraph 96.

I would be grateful for conversion around this when it is convenient.

Kind regards

Bob

Bob Sharples MRTPI RIBA
Principal Planning Manager - South Team

T: 07830 315030

M: 07830315030

F: 01509 233 192

E: Bob.Sharples@sportengland.org



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Erin Stephens](#)

Representation ID: REP/015/MM16
--

Representor Details:

Representor ID:	REP/015
Name:	Paul Stevens
Organisation:	Plumpton Parish Council
Consultation Body:	Specific
Stakeholder Type:	Parish Council

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	paul.stevens@plumptonpc.co.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM16
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy: Yes	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
The lack of substantive modifications to GT01 would imply that the policy is regarded as sound, despite the representations by Plumpton Parish Council and others that the policy is not consistent with national policy and subject to serious challenge on grounds of failure to meet the requirements for equality in planning policy	
Please set out what change(s) you consider necessary to make the proposed Main	

Modification sound, having regard to the test you have identified above.

Policy GT01 should be assessed against prevailing planning policy, and not be included on the grounds that it is the only site available and better than pre-existing facilities

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

I do not wish to participate individually

Representation ID: REP/015/MM17
--

Representor Details:

Representor ID:	REP/015
Name:	Nicholas Beaumont
Organisation:	Plumpton Parish Council
Consultation Body:	Specific
Stakeholder Type:	Parish Council

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	nick.beaumont@plumptonpc.co.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM17
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	Yes
Justified:	Yes
Effective:	
Consistent with National Policy:	Yes
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>The site for GT01 was specifically advised as being unsustainable for the purposes of consideration of residential development in the Plumpton Parish Neighbourhood Plan (PPNP), and there has been no material alteration to the site or accesses in that respect</p> <p>- The site is regarded as neither meeting the letter nor spirit of prevailing planning guidelines as set out in the NPPF and PPTS2 – in particular it perpetuates inequality</p>	

and social exclusion concerns.

- The site is acknowledged as sub optimal by LDC, but is justified as 'the only site available' and 'better than pre-existing sites'; neither of these appear valid reasons to proceed.

- The site clearly does not align to the core policy 1 of the Plumpton Parish Neighbourhood Plan (PPNP), as it is fundamentally at odds with the spatial plan objective of maintaining community cohesion by placing residential development within the service village of Plumpton Green and not in peripheral hamlets.

- Whilst PPC has yet to see any reasoning behind the decision to keep policy GT01 in LPP2, LDC has informed PPC that (apart from depleting taxpayers funds), exercising its democratic and procedural right to review at the policy making stage risks invalidating LPP1 and by association the made PPNP, risking uncontrolled development. This is something that Plumpton Parish Council would wish to avoid, but LDC can offer no reassurances that decision making will respect the PPNP and the wider planning framework in the future.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Respect the Plumpton Parish Neighbourhood Plan and remove policy GT01 from the LPP2

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

It is the duty of the Parish Council to represent the residents and use every means to defend the integrity of the Neighbourhood Plan they voted for.

Representation ID: REP/015/Other Comments
--

Representor Details:

Representor ID:	REP/015
Name:	
Organisation:	Plumpton Parish Council
Consultation Body:	Specific
Stakeholder Type:	Parish Council

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	nick.beaumont@plumptonpc.co.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	Yes
Justified:	Yes
Effective:	
Consistent with National Policy:	Yes
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>The site for GT01 was specifically advised as being unsustainable for the purposes of consideration of residential development in the Plumpton Parish Neighbourhood Plan (PPNP), and there has been no material alteration to the site or accesses in that respect</p> <p>- The site is regarded as neither meeting the letter nor spirit of prevailing planning guidelines as set out in the NPPF and PPTS2 – in particular it perpetuates inequality</p>	

and social exclusion concerns.

- The site is acknowledged as sub optimal by LDC, but is justified as 'the only site available' and 'better than pre-existing sites'; neither of these appear valid reasons to proceed.

- The site clearly does not align to the core policy 1 of the Plumpton Parish Neighbourhood Plan (PPNP), as it is fundamentally at odds with the spatial plan objective of maintaining community cohesion by placing residential development within the service village of Plumpton Green and not in peripheral hamlets.

- Whilst PPC has yet to see any reasoning behind the decision to keep policy GT01 in LPP2, LDC has informed PPC that (apart from depleting taxpayers funds), exercising its democratic and procedural right to review at the policy making stage risks invalidating LPP1 and by association the made PPNP, risking uncontrolled development. This is something that Plumpton Parish Council would wish to avoid, but LDC can offer no reassurances that decision making will respect the PPNP and the wider planning framework in the future.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

It is the duty of the Parish Council to represent the residents and use every means to defend the integrity of the Neighbourhood Plan they voted for.

Representation ID: REP/016/MM18
--

Representor Details:

Representor ID:	REP/016
Name:	
Organisation:	Seaford Town Council
Consultation Body:	Specific
Stakeholder Type:	Parish Council

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	planning@seafordtowncouncil.gov.uk
Address:	37 Church Street, Seaford, East Sussex, BN25 1HG

Representation:

Which Main Modification (MM) do you wish to comment on?	MM18
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>The Town Council's Planning and Highways Committee considered its formal response to the Local Plan Modifications (relating to policy E1) at the meeting on Thursday 8th August 2019.</p> <p>It was RESOLVED as follows:-</p> <p>That the modifications proposed be SUPPORTED on the grounds that they would</p>	

provide environmental safeguards aimed at protecting public amenity and the threat to the amenity and setting of the Tide Mills area and the designated South Downs National Park. There was however still some concern at the potential harm from the classes of development which the policy would sanction.

The exclusion of the vegetated shingle area to the south from the land covered by policy E1 was welcomed.

Please take these views into account as part of the consultation process

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/016/MM19
--

Representor Details:

Representor ID:	REP/016
Name:	Geoff Johnson
Organisation:	Seaford Town Council
Consultation Body:	Specific
Stakeholder Type:	Parish Council

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	planning@seafordtowncouncil.gov.uk
Address:	37 Church Street, Seaford, East Sussex, BN25 1HG

Representation:

Which Main Modification (MM) do you wish to comment on?	MM19
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>The Town Council's Planning and Highways Committee considered its formal response to the Local Plan Modifications (relating to policy E1) at the meeting on Thursday 8th August 2019.</p> <p>It was RESOLVED as follows:-</p> <p>That the modifications proposed be SUPPORTED on the grounds that they would</p>	

provide environmental safeguards aimed at protecting public amenity and the threat to the amenity and setting of the Tide Mills area and the designated South Downs National Park. There was however still some concern at the potential harm from the classes of development which the policy would sanction.

The exclusion of the vegetated shingle area to the south from the land covered by policy E1 was welcomed.

Please take these views into account as part of the consultation process

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/016/MM20
--

Representor Details:

Representor ID:	REP/016
Name:	
Organisation:	Seaford Town Council
Consultation Body:	Specific
Stakeholder Type:	Parish Council

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	planning@seafordtowncouncil.gov.uk
Address:	37 Church Street, Seaford, East Sussex, BN25 1HG

Representation:

Which Main Modification (MM) do you wish to comment on?	MM20
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>The Town Council's Planning and Highways Committee considered its formal response to the Local Plan Modifications (relating to policy E1) at the meeting on Thursday 8th August 2019.</p> <p>It was RESOLVED as follows:-</p> <p>That the modifications proposed be SUPPORTED on the grounds that they would</p>	

provide environmental safeguards aimed at protecting public amenity and the threat to the amenity and setting of the Tide Mills area and the designated South Downs National Park. There was however still some concern at the potential harm from the classes of development which the policy would sanction.

The exclusion of the vegetated shingle area to the south from the land covered by policy E1 was welcomed.

Please take these views into account as part of the consultation process

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Matthew Hitchen

From: Planning <planning@seafordtowncouncil.gov.uk>
Sent: 14 August 2019 13:54
To: ldf; Customer First
Subject: Lewes District Local Plan Part 2 - Response to Modifications

The Town Council's Planning and Highways Committee considered its formal response to the Local Plan Modifications (relating to policy E1) at the meeting on Thursday 8th August 2019.

It was **RESOLVED** as follows:-

That the modifications proposed be **SUPPORTED** on the grounds that they would provide environmental safeguards aimed at protecting public amenity and the threat to the amenity and setting of the Tide Mills area and the designated South Downs National Park. There was however still some concern at the potential harm from the classes of development which the policy would sanction.

The exclusion of the vegetated shingle area to the south from the land covered by policy E1 was welcomed.

Please take these views into account as part of the consultation process

Kind Regards

Geoff Johnson
Planning Officer (6 Hours per week)
Seaford Town Council
37 Church Street, Seaford, East Sussex, BN25 1HG
Tel: 01323 894 870
Web: www.seafordtowncouncil.gov.uk

Representation ID: REP/019/MM5

Representor Details:

Representor ID:	REP/019
Name:	Marguerite Oxley
Organisation:	Environment Agency
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	marguerite.oxley@environment-agency.gov.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM5
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
support this Main Modification	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/019/MM6

Representor Details:

Representor ID:	REP/019
Name:	Marguerite Oxley
Organisation:	Environment Agency
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	marguerite.oxley@environment-agency.gov.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM6
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
support this Main Modification	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/019/MM7

Representor Details:

Representor ID:	REP/019
Name:	Marguerite Oxley
Organisation:	Environment Agency
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	marguerite.oxley@environment-agency.gov.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM7
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
support this Main Modification	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/019/MM8

Representor Details:

Representor ID:	REP/019
Name:	Marguerite Oxley
Organisation:	Environment Agency
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	marguerite.oxley@environment-agency.gov.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM8
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
support this Main Modification	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/019/MM9

Representor Details:

Representor ID:	REP/019
Name:	Marguerite Oxley
Organisation:	Environment Agency
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	marguerite.oxley@environment-agency.gov.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM9
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
support this Main Modification	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/019/MM17
--

Representor Details:

Representor ID:	REP/019
Name:	Marguerite Oxley
Organisation:	Environment Agency
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	marguerite.oxley@environment-agency.gov.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM17
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
support this Main Modification	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/019/SA Addendum

Representor Details:

Representor ID:	REP/019
Name:	Marguerite Oxley
Organisation:	Environment Agency
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	marguerite.oxley@environment-agency.gov.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	SA Addendum
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>E1 Land at East Quay, Newhaven Port. We noted in our Pre-Submission comments that a Sequential Test should have been undertaken for this allocation in accordance with the NPPF 2018. The following was agreed in the Statement of Common Ground:</p> <p>‘After further discussion with the EA it is agreed that the sequential test can be undertaken referencing the matters identified as to why other sites cannot provide for the</p>	

port in the same way as E1. The sequential test will be undertaken and the SA/SEA updated accordingly.'

We cannot however, see evidence of the Sequential Test and that the Addendum to the Sustainability Appraisal has been updated accordingly.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/019/Other Comments
--

Representor Details:

Representor ID:	REP/019
Name:	Marguerite Oxley
Organisation:	Environment Agency
Consultation Body:	Specific
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	marguerite.oxley@environment-agency.gov.uk
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<p><i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i></p> <p>Positively Prepared:</p> <p>Justified:</p> <p>Effective:</p> <p>Consistent with National Policy:</p>	
<p>Please give details about why you consider the proposed Main Modification is unsound, if that is the case:</p> <p>Policy NH 02 Land at the Marina. We cannot see that the following that was agreed in the Statement of Common Ground and detailed in the Minor Modifications dated December 2018 has been included within the Main Modifications or tracked change text. ‘Amend M09 to put ‘egress’ into criterion d): d) New development must include an appropriate standard of flood protection (including</p>	

safe access to and egress from the site), and provision for future maintenance, to be agreed with the Environment Agency;'

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Matthew Hitchen

From: Oxley, Marguerite <marguerite.oxley@environment-agency.gov.uk>
Sent: 22 July 2019 16:56
To: ldf
Subject: Lewes District Local Plan Part 2 Site Allocations and Development Management Policies - Schedule of Main Modifications and Addendum to the Sustainability Appraisal - Comments from the Environment Agency
Attachments: SoCG EA Final.pdf

Dear Planning Policy Team

Thank you for consulting the Environment Agency on the above documents. Our comments are based with reference to the Statement of Common Ground that we agreed with Lewes District Council dated 26 March 2019 (attached):

Schedule of Main Modifications

1) Policy NH 02 Land at the Marina. We cannot see that the following that was agreed in the Statement of Common Ground and detailed in the Minor Modifications dated December 2018 has been included within the Main Modifications or tracked change text.

‘Amend M09 to put ‘egress’ into criterion d):

d) New development must include an appropriate standard of flood protection (including safe access to and egress from the site), and provision for future maintenance, to be agreed with the Environment Agency;’

2) MM5 – support this Main Modification

3) MM6 – support this Main Modification

4) MM7 – support this Main Modification

5) MM8 – support this Main Modification

6) MM9 – support this Main Modification

7) MM17 – support this Main Modification

Addendum to the Sustainability Appraisal

1) E1 Land at East Quay, Newhaven Port. We noted in our Pre-Submission comments that a Sequential Test should have been undertaken for this allocation in accordance with the NPPF 2018. The following was agreed in the Statement of Common Ground:

‘After further discussion with the EA it is agreed that the sequential test can be undertaken referencing the matters identified as to why other sites cannot provide for the port in the same way as E1. The sequential test will be undertaken and the SA/SEA updated accordingly.’

We cannot however, see evidence of the Sequential Test and that the Addendum to the Sustainability Appraisal has been updated accordingly.

Kind regards

Marguerite Oxley

Marguerite Oxley|Technical Specialist|Sustainable Places|Solent and South Downs Area|
Environment Planning and Engagement|Environment Agency|Guildbourne House|Chatsworth Road|
Worthing|West Sussex|BN11 1LD

Tel external: 02030257171|Tel internal: 57171|Mobile:- 07733077926|

Email :- marguerite.oxley@environment-agency.gov.uk (or PlanningSSD@environment-agency.gov.uk)

our Commitment:

Sustainable Places will prioritise and drive forward environmental outcomes from our work with local authorities and partners across the Solent and South Downs Area

We have moved to GOV.UK. Our website is now available at: www.gov.uk/environment-agency.

We offer a cost recovery service for bespoke pre-application advice. For more information go to: gov.uk or email us

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Click [here](#) to report this email as spam

Representation ID: REP/022/MM8

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	MM8
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
The Sussex Wildlife Trust supports this modification. It is necessary to ensure that the policy is consistent with national policy (NPPF paragraphs 109, 114 and 117).	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/022/MM12
--

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	MM12
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
The Sussex Wildlife Trust supports this modification. It is necessary to ensure that the policy is consistent with national policy (NPPF paragraphs 109, 117 and 118) and Natural England Standing Advice.	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?	Yes, I wish to participate at the oral examination
Why do you feel it is necessary to participate at the Examination in Public?	
The Sussex Wildlife Trust would wish to participate in the oral part of the examination, so that we can respond to any alternative views from either the Council or other participants.	

Representation ID: REP/022/MM18
--

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	MM18
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy: Yes	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>The Sussex Wildlife Trust is very disappointed to see that allocation E1 has been retained. As argued by a number of parties during the oral hearing, SWT does not see that the benefits reported by LDC and NPP of developing this land outweighs the harm to the Local Wildlife Site, which has already been degraded by previous development. SWT maintains that the Port Access Road should delineate the boundary of the Port and</p>	

that no further development should occur to the east of this feature as requested in the Objector's Further Statement on Matters 6 and 10.2 – Policy E1 Land at East Quay, Newhaven Port (dated 23/4/19).

As demonstrated by the failure to date by NPP to deliver the offsite compensation required to ensure no net loss of biodiversity in the already permitted Land Development Area, SWT is still not convinced that the development of E1 can be done in a manner that delivers net gains to biodiversity as per paragraph 109 of the NPPF (170, 2019 NPPF).

However, whilst SWT believes that E1 is unsound, if the Inspector is minded to allow the allocation to remain we think further modifications are required. Please see the following Part B Sheets for detailed comments on each Main Modification.

The additional supporting text is an improvement, however it is still not clear that any proposal for E1 must first seek to avoid negative impacts on biodiversity and in particular the Local Wildlife Site, before suggesting mitigation for the residual effects.

The 2012 NPPF in paragraph 118, the 2019 NPPF (which any proposal will be assessed against) in paragraph 175 and the Planning Practice Guidance (Ref: 8-019-20190721) are all clear that the Mitigation Hierarchy should be adhered to.

Additionally, in order to demonstrate true gains to biodiversity, any mitigation required will need to be in place before development/clearance of E1 occurs. SWT is very concerned that the offsite compensation required to ensure no net loss of biodiversity in the Land Development Area has still not been delivered long after the habitats were destroyed. This should not be allowed to happen for E1 as it clearly is not consistent with the requirement to deliver net gains to biodiversity as per paragraph 109 of the NPPF (170, 2019 NPPF).

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

SWT recommends that additional wording is included to make clear that proposals will be required to demonstrate that the mitigation hierarchy has been followed as per the NPPF.

Proposed deletions are struck through, additions are in Bold.

... Any development must therefore ensure that any loss or damage to the nature conservation interest of the site is avoided or can be mitigated, where avoidance is not possible, to achieve a net gain in biodiversity, in accordance with Policy DM24 (Protection of Biodiversity and Geodiversity).

The Mitigation Hierarchy will be adhered to. Where impacts cannot be avoided, appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing the wider area of the Tide Mills Local Wildlife Site into positive conservation management, including habitat creation (e.g. the creation of wet scrapes for birds) and controls on the creation of new dog walking areas in order to avoid the more ecologically sensitive

areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project. Mitigation should be delivered and time allowed for its establishment before any development occurs, so that no net loss of biodiversity occurs at any time.

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

The Sussex Wildlife Trust would wish to participate in the oral part of the examination, so that we can respond to any alternative views from either the Council or other participants.

Representation ID: REP/022/MM19
--

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	MM19
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy: Yes	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>The Sussex Wildlife Trust is very disappointed to see that allocation E1 has been retained. As argued by a number of parties during the oral hearing, SWT does not see that the benefits reported by LDC and NPP of developing this land outweighs the harm to the Local Wildlife Site, which has already been degraded by previous development. SWT maintains that the Port Access Road should delineate the boundary of the Port and</p>	

that no further development should occur to the east of this feature as requested in the Objector's Further Statement on Matters 6 and 10.2 – Policy E1 Land at East Quay, Newhaven Port (dated 23/4/19).

As demonstrated by the failure to date by NPP to deliver the offsite compensation required to ensure no net loss of biodiversity in the already permitted Land Development Area, SWT is still not convinced that the development of E1 can be done in a manner that delivers net gains to biodiversity as per paragraph 109 of the NPPF (170, 2019 NPPF).

However, whilst SWT believes that E1 is unsound, if the Inspector is minded to allow the allocation to remain we think further modifications are required. Please see the following Part B Sheets for detailed comments on each Main Modification.

Whilst SWT maintains its objection to policy E1, the exclusion of the area of vegetated shingle from the allocation is welcome. It is our understanding from the discussions at the hearings that this area has been excluded due to the priority habitat it contains. As per paragraph 117 of the NPPF, which makes clear that planning policies should promote the preservation, restoration and re-creation of priority habitats. We therefore do not understand why MM19 does not make clear that the removal of the excluded area will avoid harm to vegetated shingle priority habitat.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

In order to demonstrate that this portion of the allocation has been removed in order to comply with the NPPF in relation to priority habitats as well as undesignated heritage assets, we ask for the following addition (in Bold)

'The exclusion of the area of the port from the submitted proposed port expansion, i.e. covering the vegetated shingle habitat to the south of the bunded footpath, would ensure the protection of Priority Habitat and the Seaplane base, which is an important although undesignated, heritage asset.'

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

The Sussex Wildlife Trust would wish to participate in the oral part of the examination, so that we can respond to any alternative views from either the Council or other participants.

Representation ID: REP/022/MM20
--

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	MM20
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy: Yes	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>The Sussex Wildlife Trust is very disappointed to see that allocation E1 has been retained. As argued by a number of parties during the oral hearing, SWT does not see that the benefits reported by LDC and NPP of developing this land outweighs the harm to the Local Wildlife Site, which has already been degraded by previous development. SWT maintains that the Port Access Road should delineate the boundary of the Port and</p>	

that no further development should occur to the east of this feature as requested in the Objector's Further Statement on Matters 6 and 10.2 – Policy E1 Land at East Quay, Newhaven Port (dated 23/4/19).

As demonstrated by the failure to date by NPP to deliver the offsite compensation required to ensure no net loss of biodiversity in the already permitted Land Development Area, SWT is still not convinced that the development of E1 can be done in a manner that delivers net gains to biodiversity as per paragraph 109 of the NPPF (170, 2019 NPPF).

However, whilst SWT believes that E1 is unsound, if the Inspector is minded to allow the allocation to remain we think further modifications are required. Please see the following Part B Sheets for detailed comments on each Main Modification.

In line with our comments on MM18, the policy must make clear that any proposal for E1 must first seek to avoid negative impacts on biodiversity and in particular the Local Wildlife Site, before suggesting mitigation for the residual effects. Without this addition, SWT does not believe the policy is consistent with the requirement in national policy to follow the Mitigation Hierarchy - paragraph 118 of the 2012 NPPF, 175 of the 2019 NPPF (which any proposal will be assessed against) and Planning Practice Guidance (Ref: 8-019-20190721).

Similarly there must be policy wording to ensure that any mitigation necessary is delivered in full before any development commences. This should prevent a similar situation to the Land Development Area where it cannot be said that there has been no net loss to biodiversity as the lost vegetated shingle has still not been compensated for. This is not consistent with paragraph 109 of the NPPF (170, 2019 NPPF).

SWT supports the policy requirement for a buffer, however it must be clear that this must be delivered within the allocated space not adjacent to it. Additionally we ask that the minimum width of this buffer is stated in the policy wording to avoid ambiguity. Given the sensitivity of the site and its position within the Local Wildlife Site we recommend that a minimum of 20m is required.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

In order to be consistent with national policy, in particular in relation to the Mitigation Hierarchy (NPPF 118) and the requirement for net gains (NPPF 109) we request the following amendments (additions in Bold, deletions are struck through):

Land at East Quay, as defined on the Policies Map (i.e. excluding the area of vegetated shingle habitat, situated to the south of the bunded footpath, which was included in the submitted Policy E1), is allocated for employment uses associated with Newhaven Port. Development will be permitted subject to compliance with all appropriate development policies and the following criteria:

(a) An ecological impact assessment is undertaken, and appropriate measures identified and implemented prior to commencement accordingly to avoid and where this is not

possible, mitigate potential adverse impacts on biodiversity;

(b) A visual and landscape character assessment is undertaken to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised;

(c) An appropriate assessment and evaluation of archaeological potential is undertaken, and any necessary mitigation measures implemented; and

(d) The provision of at least a 20m landscaped buffer to the east of the site to create a buffer zone to protect the Nature Reserve immediately to the east of the proposed port expansion.

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

The Sussex Wildlife Trust would wish to participate in the oral part of the examination, so that we can respond to any alternative views from either the Council or other participants.

Representation ID: REP/022/MM24
--

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	MM24
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy: Yes	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>SWT is disappointed to see the removal of the policy requirement for creative landscape solutions. We do not see this policy wording as restrictive or onerous given that the concept of green walls and roofs are only given as examples of the types of features that could be delivered. SWT believes that the unmodified wording is in line with the NPPF (paragraphs 99 and 114) and PPG for example ref: 8-008-20190721.</p>	

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

SWT would like to see the policy wording reinstated as follows:

‘(d) The provision of green infrastructure and wider landscaping enhancements through creative landscape solutions (including features such as green walls and roofs)’

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

The Sussex Wildlife Trust would wish to participate in the oral part of the examination, so that we can respond to any alternative views from either the Council or other participants.

Representation ID: REP/022/MM25
--

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	MM25
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy: Yes	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>SWT supports this modification and believes it is necessary in order for this section of the policy to be consistent with national policy (NPPF paragraph 118). However, we are disappointed that our suggested amendments discussed during the Hearings, in relation to the mitigation hierarchy and the need for up to date ecological information, have not been taken forward.</p>	

SWT maintains that in order to be consistent with national policy (NPPF paragraph 118 and 165), policy DM24 must be amended further as per our comments in our Further Statement on Matter 5 and our overarching comments on this consultation.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

In addition to MM25 and MM26, in order to be consistent with national policy, the following wording should be added to policy DM24:

‘All development proposals must provide adequate up-to-date information about the biodiversity which may be affected and any avoidance, mitigation and compensation measures required to ensure measurable net gains to biodiversity are delivered.’

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

The Sussex Wildlife Trust would wish to participate in the oral part of the examination, so that we can respond to any alternative views from either the Council or other participants.

Representation ID: REP/022/MM26
--

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	MM26
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy: Yes	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>SWT supports this modification and believes it is necessary in order for this section of the policy to be consistent with national policy (NPPF paragraph 118). However, we are disappointed that our suggested amendments discussed during the Hearings, in relation to the mitigation hierarchy and the need for up to date ecological information, have not been taken forward.</p>	

SWT maintains that in order to be consistent with national policy (NPPF paragraphs 118 and 165), policy DM24 must be amended further as per our comments in our Further Statement on Matter 5 and our overarching comments on this consultation.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

In addition to MM25 and MM26, in order to be consistent with national policy, the following wording should be added to policy DM24:

‘All development proposals must provide adequate up-to-date information about the biodiversity which may be affected and any avoidance, mitigation and compensation measures required to ensure measurable net gains to biodiversity are delivered.’

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

The Sussex Wildlife Trust would wish to participate in the oral part of the examination, so that we can respond to any alternative views from either the Council or other participants.

Representation ID: REP/022/Other Comments
--

Representor Details:

Representor ID:	REP/022
Name:	Jess Price
Organisation:	Sussex Wildlife Trust
Consultation Body:	Specific
Stakeholder Type:	Local group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	swtconservation@sussexwt.org.uk
Address:	Woods Mill, Henfield, BN5 9SD

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<p><i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i></p> <p>Positively Prepared:</p> <p>Justified:</p> <p>Effective:</p> <p>Consistent with National Policy:</p>	
<p>Please give details about why you consider the proposed Main Modification is unsound, if that is the case:</p> <p>Matter 5 – Protection and enhancement of environmental, landscape, biodiversity, open space, recreation and leisure and heritage assets</p> <p>Question 5.2 - Policy DM14 Multi-Functional Green Infrastructure</p> <p>As stated in our written representation (REP-022-001) and during our oral evidence given at the Examination Hearing on 4/4/19, the Sussex Wildlife Trust still has concerns</p>	

about the ability of Policy DM14 to deliver a variety of multi-functional Green Infrastructure (GI) through development.

Paragraph 7.80 of the Lewes Local Plan Part 1 (LLPP1) provides a clear understanding of the different types of GI that could be delivered through development, however this has not been clearly translated into the supporting DM policy (DM14).

The Sussex Wildlife Trust supports the inclusion of a GI policy and feel confident that the Trust and Lewes District Council (LDC) want the same thing, namely for GI to be delivered through development. However, as currently worded, we do not believe that DM14 will achieve this. In particular, the Sussex Wildlife Trust is still unclear as to why LDC feels that the policy should deliver GI only through the specific function of outdoor playing space.

LDC's written representation on this matter (LDC/007) states in paragraph 2.7 that delivering GI within new developments will normally be sought through the Council's requirement for the provision of outdoor playing space and the design requirements in DM25 and DM27.

We note the point made by LDC during the Examination that outdoor playing spaces help tackle issues relating to childhood obesity. We do not dispute this statement, but do again emphasise the variety of GI options that could be delivered through development that offer wide and varied health and wellbeing benefits to a range of age groups. For example, community gardens and allotments offer opportunities for all ages to engage in physical activity.

It is also important to understand that GI could be delivered in more than one way in a development, for example through:

- Green walls on surfaces that face dwellings which have no outdoor space
- Bin or bike sheds with green roofs that can offer opportunities for pollinators, soak up water runoff and offer a chance to capture carbon
- Grass verges that are managed to promote biodiversity
- School grounds that incorporate an area of woodland for the school to deliver outdoor education
- Green cycleways
- Well-designed private gardens with hedges as boundaries to provide connectivity for struggling urban species.

All these options can provide health and wellbeing opportunities as well as wider environmental benefits to biodiversity that should be sought as per 118 of the 2012 NPPF.

The core of the Sussex Wildlife Trust's argument is that the type of GI delivered by a development should not be static and set in policy, instead the information provided as part of an application should inform LDC of the existing GI assets on that site, how the site sits in the wider GI network and what the developer needs to incorporate into the

development to make its GI as vibrant and multifunctional as necessary to serve the District, that development and those that intend to reside/work there. This is in line with the strategic approach advocated by paragraph 114 of the 2012 NPPF.

The Sussex Wildlife Trust believes that the amendments to DM14 suggested in our representation (REP-022-001) are necessary to make the policy effective in ensuring planning proposals deliver GI as required by Core Policy 8 in the LLPP1. The current policy is too restrictive.

Questions 5.3 & 5.5 – Allocation Policies and Policy DM24 Protection of Biodiversity and Geodiversity

During the discussion on biodiversity during the Examination Hearing on 4/4/19, there were two distinct issues which the Sussex Wildlife Trust wish to separate

- a) the suitability of the policy wording requiring an Ecological Impact Assessment found in all allocation policies, and
- b) the effectiveness of policy DM24 (protection of biodiversity and geodiversity) at delivering net gains to biodiversity as per paragraph 109 of the 2012 NPPF.

Allocation Policies

As stated during our oral evidence on 4/4/19, the Sussex Wildlife Trust supports the requirement found in all of the LLPP2 site allocation policies, for applications to include an Ecological Impact Assessment (EclA). However, as currently worded, the allocation policies state that an EclA is needed to mitigate potential adverse impacts on biodiversity. It is therefore not clear to applicants that National Policy (2012 NPPF, paragraph 118) requires a demonstration of how adverse impacts can be avoided. Where avoidance is not possible, this must be justified and appropriate mitigation suggested. Where residual harm remains, suitable compensation should be sought.

The lack of reference to avoidance means that those who are not familiar with the mitigation hierarchy might miss the importance of the first step – i.e. using up-to-date ecological information to inform a proposal and therefore avoid conflicts arising in the first place.

The Sussex Wildlife Trust appreciates LDC concern about policies being too long or wordy, however our comments are intended to be constructive to ensure that the policies are effective. We see applications where the first step in the mitigation hierarchy is not properly considered / demonstrated, either by the applicant or those dealing with the application. As a result the application is not processed as swiftly as it could be, with delays in the form of further information and changes in layout required by statutory consultees.

Therefore the Sussex Wildlife Trust continue to request the following amendment to all allocation policies requiring a EclA

‘...An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate avoid potential adverse impacts on biodiversity. Where adverse impacts are unavoidable, appropriate mitigation and compensation

measures must be employed, commensurate to the importance, the legal protection or other status of the species or habitat. Development allows for the protection of biodiversity and enhancement where possible; and...'

If LDC remains concerned that our request is not concise enough, we would be happy to work with them on revised wording that ensures the policy makes clear the first step in the mitigation hierarchy, which is to avoid impacts.

Policy DM24 Protection of Biodiversity and Geodiversity

The second part of the discussion at the Examination Hearing (4/4/19) related to the specifics of Policy DM24. The Sussex Wildlife Trust remains committed to seeking the modifications we set out in our Regulation 19 consultation and written Reps to the examination (REP-022-001), namely the insertion of:

'All development proposals must provide adequate up-to-date information about the biodiversity which may be affected and any avoidance, mitigation and compensation measures required to ensure measurable net gains to biodiversity are delivered.'

We acknowledge the comments of LDC that despite paragraph 165 of the 2012 NPPF giving a clear requirement for decisions to be informed by up to date environmental information, LDC sees this amendment as too onerous. However, the Sussex Wildlife Trust disagrees.

The Sussex Wildlife Trust feels that LDC can use their discretion and experience to ensure the information required is proportionate to the scale of the application. We want to make clear that we are not suggesting that all applications include an EclA, but that there is some acknowledgement within the application documents that biodiversity has been considered.

We would be happy to work with LDC to identify the best mechanisms to use to ensure that this is achievable given the current capacity of their DM officers. This could take the form of a checklist which LDC could use alongside their existing access to desktop biodiversity data from the Sussex Biodiversity Record Centre.

As stated previously, the Sussex Wildlife Trust supports the requirement implemented by LDC in all LLPP2 site allocation policies, for applications to include environmental information in the form of an EclA. Given this fact, we question why LDC does not seek to adopt wording in DM24 to ensure that all other applications not covered by an allocation policy would also be subject to some level of environmental assessment, proportionate to the application.

If LDC is concerned that our amendment is not concise enough, we would be happy to work with them on revised wording that ensures the policy makes clear the importance of decisions being informed by up to date and relevant environmental information

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?



Contact: Jess Price
Direct Dial: 01273 497511
E-mail: swtconservation@sussexwt.org.uk
Date: 16 August 19

By email only

ldf@lewes-eastbourne.gov.uk

Attn: Planning Policy Team

Dear Planning Policy Team,

Lewes District Local Plan Part 2 – Main Modifications

Please find attached the Sussex Wildlife Trust's (SWT) response to the proposed Main Modifications for the Lewes Plan Part 2. We have made representations to the following Main Modifications:

MM8, MM12, MM18, MM19, MM20, MM24, MM25 and MM26.

SWT was present during the oral hearings of the Examination in Public to discuss a number of matters including the soundness of Policy DM14 Multi-Functional Green Infrastructure and Policy DM24 Protection of Biodiversity and Geodiversity. SWT clearly set out, both in the written representations (REP-022-001) and during the oral evidence (4/4/19), why DM14 and DM24 needed to be modified to ensure they are compliant with the 2012 National Planning Policy Framework (NPPF) and to enable sound policies to proceed to adoption.

SWT felt the discussions at the hearings were positive and as the Inspector felt SWT's requests "*were not unreasonable*" he suggested that we further our discussions with Lewes District Council (LDC) to see if we could come to an agreement on modifications. SWT duly submitted further comments on both of these policies to LDC via the programme officer. These comments are included as Appendix 1.

SWT did not receive any further response from LDC and we are disappointed that the Main Modifications do not include any of the matters we discussed or submitted further comment on in relation to DM14 and DM24. SWT still strongly believes that further modifications are required to make these policies sound. In particular, the amendments to DM14 suggested in our representation (REP-022-001) are necessary to make the policy effective in ensuring planning proposals deliver GI as required by Core Policy 8. The current policy is too restrictive in its focus on outdoor playing space.

SWT also maintains that DM24 should refer to the need for 'adequate up-to-date information about the biodiversity which may be affected' and to the need to avoid impacts first as per the mitigation hierarchy in order to be compliant with paragraphs 165 and 118 of the 2012 NPPF.

Our suggested modifications and justification for these can be found in full below in Appendix 1. We ask LDC and the Inspector to consider these along with our formal comments on the Main Modifications.

Kind regards,

Jess Price
Conservation Officer



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

Main Modifications Representation Form

Representations are invited on the proposed Main Modifications to the Submission Lewes District Local Plan Part 2: Site Allocations and Development Management Policies DPD. The Main Modifications are proposed in response to issues raised at the Local Plan examination hearings and are considered necessary to make the Local Plan Part 2 'sound'.

Representations are only sought on the proposed Main Modifications to the Submission Local Plan Part 2 as set out in the Schedule of Main Modifications and the Sustainability Appraisal Addendum. This consultation is not about any other aspects of the Local Plan.

The Submission Local Plan Part 2, the Schedule of Main Modifications, and the Sustainability Appraisal Addendum are available at <https://www.lewes-eastbourne.gov.uk/planning-policy/localplan-part-2-examination/> Hard copies are also available to view at the Council offices (see address below) and local libraries.

All representations must be received by midnight on Monday 19th August 2019.

The quickest and easiest way to submit comment is via the online consultation website at: www.lewes-eastbourne.gov.uk/planningconsultation. Alternatively comments can be sent to the District Council by:

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

E-mail: ldf@lewes-eastbourne.gov.uk

A guidance note accompanies this form and can be used to help with its completion. The form has two parts:

Part A – Personal Details

Part B – Your representations(s). Please fill out a separate sheet for each representation you wish to make.

Part A

	1. Personal Details	2. Agent's Details (if applicable)
Name	JESS PRICE	
Job Title (where relevant)	CONSERVATION OFFICER	
Organisation (where relevant)	SUSSEX WILDLIFE TRUST	
Address	WOODS MILL HENFIELD BN5 9SD	
Telephone Number	01273 497511	
Email Address	swtconservation@sussexwt.org.uk	

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM8

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

(1) Positively prepared	<input type="checkbox"/>
(2) Justified	<input type="checkbox"/>
(3) Effective	<input type="checkbox"/>
(4) Consistent with national policy	<input type="checkbox"/>

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

<p>The Sussex Wildlife Trust supports this modification. It is necessary to ensure that the policy is consistent with national policy (NPPF paragraphs 109, 114 and 117).</p> <p>(Continue on a separate sheet/expand box if necessary)</p>

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

None

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM12

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

(1) Positively prepared	<input type="checkbox"/>
(2) Justified	<input type="checkbox"/>
(3) Effective	<input type="checkbox"/>
(4) Consistent with national policy	<input type="checkbox"/>

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

<p>The Sussex Wildlife Trust supports this modification. It is necessary to ensure that the policy is consistent with national policy (NPPF paragraphs 109, 117 and 118) and Natural England Standing Advice.</p> <p style="text-align: right;">(Continue on a separate sheet/expand box if necessary)</p>
--

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

None

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM18, MM19 & MM20

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

- (1) Positively prepared
- (2) Justified
- (3) Effective
- (4) Consistent with national policy

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

The Sussex Wildlife Trust is very disappointed to see that allocation E1 has been retained. As argued by a number of parties during the oral hearing, SWT does not see that the benefits reported by LDC and NPP of developing this land outweighs the harm to the Local Wildlife Site, which has already been degraded by previous development.

SWT maintains that the Port Access Road should delineate the boundary of the Port and that no further development should occur to the east of this feature as requested in the Objector’s Further Statement on Matters 6 and 10.2 – Policy E1 Land at East Quay, Newhaven Port (dated 23/4/19).

As demonstrated by the failure to date by NPP to deliver the offsite compensation required to ensure no net loss of biodiversity in the already permitted Land Development Area, SWT is still not convinced that the development of E1 can be done in a manner that delivers net gains to biodiversity as per paragraph 109 of the NPPF (170, 2019 NPPF).

However, whilst SWT believes that E1 is unsound, if the Inspector is minded to allow the allocation to remain we think further modifications are required. Please see the following Part B Sheets for detailed comments on each Main Modification.

(Continue on a separate sheet/expand box if necessary)

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see the following Part B Sheets for detailed comments on each Main Modification.

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM18

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

(1) Positively prepared	<input type="checkbox"/>
(2) Justified	<input type="checkbox"/>
(3) Effective	<input type="checkbox"/>
(4) Consistent with national policy	<input checked="" type="checkbox"/>

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

<p>The additional supporting text is an improvement, however it is still not clear that any proposal for E1 must first seek to avoid negative impacts on biodiversity and in particular the Local Wildlife Site, before suggesting mitigation for the residual effects.</p> <p>The 2012 NPPF in paragraph 118, the 2019 NPPF (which any proposal will be assessed against) in paragraph 175 and the Planning Practice Guidance (Ref: 8-019-20190721) are all clear that the Mitigation Hierarchy should be adhered to.</p> <p>Additionally, in order to demonstrate true gains to biodiversity, any mitigation required will need to be in place before development/clearance of E1 occurs. SWT is very concerned that the offsite compensation required to ensure no net loss of biodiversity in the Land Development Area has still not been delivered long after the habitats were destroyed. This should not be allowed to happen for E1 as it clearly is not consistent with the requirement to deliver net gains to biodiversity as per paragraph 109 of the NPPF (170, 2019 NPPF).</p> <p style="text-align: right;">(Continue on a separate sheet/expand box if necessary)</p>
--

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

SWT recommends that additional wording is included to make clear that proposals will be required to demonstrate that the mitigation hierarchy has been followed as per the NPPF.

Proposed deletions are ~~struck through~~, additions are in **Bold**.

*... Any development must therefore ensure that any loss or damage to the nature conservation interest of the site **is avoided or can be mitigated, where avoidance is not possible**, to achieve a net gain in biodiversity, in accordance with Policy DM24 (Protection of Biodiversity and Geodiversity).*

The Mitigation Hierarchy will be adhered to. Where impacts cannot be avoided, appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing the wider area of the Tide Mills Local Wildlife Site into positive **conservation** management, including habitat creation (e.g. the creation of wet scrapes for birds) and ~~controls on the creation of new dog walking areas~~ in order to avoid the more ecologically sensitive areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project. **Mitigation should be delivered and time allowed for its establishment before any development occurs, so that no net loss of biodiversity occurs at any time.**

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM19

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

(1) Positively prepared	<input type="checkbox"/>
(2) Justified	<input type="checkbox"/>
(3) Effective	<input type="checkbox"/>
(4) Consistent with national policy	<input checked="" type="checkbox"/>

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

<p>Whilst SWT maintains its objection to policy E1, the exclusion of the area of vegetated shingle from the allocation is welcome. It is our understanding from the discussions at the hearings that this area has been excluded due to the priority habitat it contains. As per paragraph 117 of the NPPF, which makes clear that planning policies should promote the preservation, restoration and re-creation of priority habitats. We therefore do not understand why MM19 does not make clear that the removal of the excluded area will avoid harm to vegetated shingle priority habitat.</p>
<small>(Continue on a separate sheet/expand box if necessary)</small>

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In order to demonstrate that this portion of the allocation has been removed in order to comply with the NPPF in relation to priority habitats as well as undesignated heritage assets, we ask for the following addition (in **Bold**)

*'The exclusion of the area of the port from the submitted proposed port expansion, i.e. covering the vegetated shingle habitat to the south of the bunded footpath, would ensure the protection of **Priority Habitat and the Seaplane base**, which is an important although undesignated, heritage asset.'*

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM20

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

(1) Positively prepared	<input type="checkbox"/>
(2) Justified	<input type="checkbox"/>
(3) Effective	<input type="checkbox"/>
(4) Consistent with national policy	<input checked="" type="checkbox"/>

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

<p>In line with our comments on MM18, the policy must make clear that any proposal for E1 must first seek to avoid negative impacts on biodiversity and in particular the Local Wildlife Site, before suggesting mitigation for the residual effects. Without this addition, SWT does not believe the policy is consistent with the requirement in national policy to follow the Mitigation Hierarchy - paragraph 118 of the 2012 NPPF, 175 of the 2019 NPPF (which any proposal will be assessed against) and Planning Practice Guidance (Ref: 8-019-20190721).</p> <p>Similarly there must be policy wording to ensure that any mitigation necessary is delivered in full before any development commences. This should prevent a similar situation to the Land Development Area where it cannot be said that there has been no net loss to biodiversity as the lost vegetated shingle has still not been compensated for. This is not consistent with paragraph 109 of the NPPF (170, 2019 NPPF).</p> <p>SWT supports the policy requirement for a buffer, however it must be clear that this must be delivered within the allocated space not adjacent to it. Additionally we ask that the minimum width of this buffer is stated in the policy wording to avoid ambiguity. Given the sensitivity of the site and its position within the Local Wildlife Site we recommend that a minimum of 20m is required.</p> <p style="text-align: right;"><small>(Continue on a separate sheet/expand box if necessary)</small></p>

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In order to be consistent with national policy, in particular in relation to the Mitigation Hierarchy (NPPF 118) and the requirement for net gains (NPPF 109) we request the following amendments (additions in **Bold**, deletions are ~~struck through~~):

Land at East Quay, as defined on the Policies Map (i.e. excluding the area of vegetated shingle habitat, situated to the south of the bunded footpath, which was included in the submitted Policy E1), is allocated for employment uses associated with Newhaven Port. Development will be permitted subject to compliance with all appropriate development policies and the following criteria:

- (a) An ecological impact assessment is undertaken, and appropriate measures identified and implemented **prior to commencement** accordingly to **avoid and where this is not possible**, mitigate potential adverse impacts on biodiversity;*
- (b) A visual and landscape character assessment is undertaken to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised;*
- (c) An appropriate assessment and evaluation of archaeological potential is undertaken, and any necessary mitigation measures implemented; and*
- (d) The provision of **at least a 20m landscaped buffer** ~~to~~**in** the east of the site to create a buffer zone to protect the Nature Reserve immediately to the east of the proposed port expansion.*

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM24

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

(1) Positively prepared	<input type="checkbox"/>
(2) Justified	<input type="checkbox"/>
(3) Effective	<input type="checkbox"/>
(4) Consistent with national policy	<input checked="" type="checkbox"/>

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

<p>SWT is disappointed to see the removal of the policy requirement for creative landscape solutions. We do not see this policy wording as restrictive or onerous given that the concept of green walls and roofs are only given as examples of the types of features that could be delivered. SWT believes that the unmodified wording is in line with the NPPF (paragraphs 99 and 114) and PPG for example ref: 8-008-20190721.</p> <p style="text-align: right;">(Continue on a separate sheet/expand box if necessary)</p>
--

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

SWT would like to see the policy wording reinstated as follows:

*'(d) The provision of green infrastructure and wider landscaping enhancements **through creative landscape solutions (including features such as green walls and roofs)***

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM25

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

(1) Positively prepared	<input type="checkbox"/>
(2) Justified	<input type="checkbox"/>
(3) Effective	<input type="checkbox"/>
(4) Consistent with national policy	<input checked="" type="checkbox"/>

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

<p>SWT supports this modification and believes it is necessary in order for this section of the policy to be consistent with national policy (NPPF paragraph 118). However, we are disappointed that our suggested amendments discussed during the Hearings, in relation to the mitigation hierarchy and the need for up to date ecological information, have not been taken forward.</p> <p>SWT maintains that in order to be consistent with national policy (NPPF paragraph 118 and 165), policy DM24 must be amended further as per our comments in our Further Statement on Matter 5 and our overarching comments on this consultation.</p> <p style="text-align: right;">(Continue on a separate sheet/expand box if necessary)</p>

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In addition to MM25 and MM26, in order to be consistent with national policy, the following wording should be added to policy DM24:

‘All development proposals must provide adequate up-to-date information about the biodiversity which may be affected and any avoidance, mitigation and compensation measures required to ensure measurable net gains to biodiversity are delivered.’

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

Part B – Please use a separate sheet for each representation

Name or Organisation: SUSSEX WILDLIFE TRUST

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

MM26

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

- (1) Positively prepared
- (2) Justified
- (3) Effective
- (4) Consistent with national policy

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

SWT supports this modification and believes it is necessary in order for this section of the policy to be consistent with national policy (NPPF paragraph 118). However, we are disappointed that our suggested amendments discussed during the Hearings, in relation to the mitigation hierarchy and the need for up to date ecological information, have not been taken forward.

SWT maintains that in order to be consistent with national policy (NPPF paragraphs 118 and 165), policy DM24 must be amended further as per our comments in our Further Statement on Matter 5 and our overarching comments on this consultation.

(Continue on a separate sheet/expand box if necessary)

6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In addition to MM25 and MM26, in order to be consistent with national policy, the following wording should be added to policy DM24:

'All development proposals must provide adequate up-to-date information about the biodiversity which may be affected and any avoidance, mitigation and compensation measures required to ensure measurable net gains to biodiversity are delivered.'

(Continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

7. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination if the Inspector decides further examination hearing sessions are necessary?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination if the Inspector decides further examination hearing sessions, please outline why you consider this to be necessary:

The Sussex Wildlife Trust would wish to participate in the oral part of the examination, so that we can respond to any alternative views from either the Council or other participants.

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at any future examination hearing.

Signature:

Date:

Do you wish to be notified of any of the following?

(i) The publication of the recommendations of the Inspector appointed to examine the Local Plan Part 2 (the Final Report)

(ii) The adoption of the Local Plan Part 2

Thank you for taking time to respond to this consultation

Please note that written representations not using this form will still be accepted, provided they are received by the specified date and time.

APPENDIX 1
Sussex Wildlife Trust Further Statement
Rep No. 022

Matter 5 – Protection and enhancement of environmental, landscape, biodiversity, open space, recreation and leisure and heritage assets

Question 5.2 - Policy DM14 Multi-Functional Green Infrastructure

As stated in our written representation (REP-022-001) and during our oral evidence given at the Examination Hearing on 4/4/19, the Sussex Wildlife Trust still has concerns about the ability of Policy DM14 to deliver a variety of multi-functional Green Infrastructure (GI) through development.

Paragraph 7.80 of the Lewes Local Plan Part 1 (LLPP1) provides a clear understanding of the different types of GI that could be delivered through development, however this has not been clearly translated into the supporting DM policy (DM14).

The Sussex Wildlife Trust supports the inclusion of a GI policy and feel confident that the Trust and Lewes District Council (LDC) want the same thing, namely for GI to be delivered through development. However, as currently worded, we do not believe that DM14 will achieve this. In particular, the Sussex Wildlife Trust is still unclear as to why LDC feels that the policy should deliver GI only through the specific function of outdoor playing space.

LDC's written representation on this matter (LDC/007) states in paragraph 2.7 that delivering GI within new developments will normally be sought through the Council's requirement for the provision of outdoor playing space and the design requirements in DM25 and DM27.

We note the point made by LDC during the Examination that outdoor playing spaces help tackle issues relating to childhood obesity. We do not dispute this statement, but do again emphasis the variety of GI options that could be delivered through development that offer wide and varied health and wellbeing benefits to a range of age groups. For example, community gardens and allotments offer opportunities for all ages to engage in physical activity.

It is also important to understand that GI could be delivered in more than one way in a development, for example through:

- Green walls on surfaces that face dwellings which have no outdoor space
- Bin or bike sheds with green roofs that can offer opportunities for pollinators, soak up water runoff and offer a chance to capture carbon
- Grass verges that are managed to promote biodiversity
- School grounds that incorporate an area of woodland for the school to deliver outdoor education
- Green cycleways
- Well-designed private gardens with hedges as boundaries to provide connectivity for struggling urban species.

All these options can provide health and wellbeing opportunities as well as wider environmental benefits to biodiversity that should be sought as per 118 of the 2012 NPPF.

The core of the Sussex Wildlife Trust's argument is that the type of GI delivered by a development should not be static and set in policy, instead the information provided as part of an application should inform LDC of the existing GI assets on that site, how the site sits in the wider GI network and what the developer **needs** to incorporate into the development to make its GI as vibrant and multifunctional as necessary to serve the District, that development and those that intend to reside/work there. This is in line with the strategic approach advocated by paragraph 114 of the 2012 NPPF.

The Sussex Wildlife Trust believes that the amendments to DM14 suggested in our representation (REP-022-001) are necessary to make the policy effective in ensuring planning proposals deliver GI as required by Core Policy 8 in the LLPP1. The current policy is too restrictive.

APPENDIX 1
Sussex Wildlife Trust Further Statement
Rep No. 022

Questions 5.3 & 5.5 – Allocation Policies and Policy DM24 Protection of Biodiversity and Geodiversity

During the discussion on biodiversity during the Examination Hearing on 4/4/19, there were two distinct issues which the Sussex Wildlife Trust wish to separate

- a) the suitability of the policy wording requiring an Ecological Impact Assessment found in all allocation policies, and
- b) the effectiveness of policy DM24 (protection of biodiversity and geodiversity) at delivering net gains to biodiversity as per paragraph 109 of the 2012 NPPF.

Allocation Policies

As stated during our oral evidence on 4/4/19, the Sussex Wildlife Trust supports the requirement found in all of the LLPP2 site allocation policies, for applications to include an Ecological Impact Assessment (EclA). However, as currently worded, the allocation policies state that an EclA is needed to mitigate potential adverse impacts on biodiversity. It is therefore not clear to applicants that National Policy (2012 NPPF, paragraph 118) requires a demonstration of how adverse impacts can be **avoided**. Where avoidance is not possible, this must be justified and appropriate mitigation suggested. Where residual harm remains, suitable compensation should be sought.

The lack of reference to avoidance means that those who are not familiar with the mitigation hierarchy might miss the importance of the first step – i.e. using up-to-date ecological information to inform a proposal and therefore avoid conflicts arising in the first place.

The Sussex Wildlife Trust appreciates LDC concern about policies being too long or wordy, however our comments are intended to be constructive to ensure that the policies are effective. We see applications where the first step in the mitigation hierarchy is not properly considered / demonstrated, either by the applicant or those dealing with the application. As a result the application is not processed as swiftly as it could be, with delays in the form of further information and changes in layout required by statutory consultees.

Therefore the Sussex Wildlife Trust continue to request the following amendment to all allocation policies requiring a EclA

‘...An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate **avoid** potential adverse impacts on biodiversity. **Where adverse impacts are unavoidable, appropriate mitigation and compensation measures must be employed, commensurate to the importance, the legal protection or other status of the species or habitat.** Development allows for the protection of biodiversity and enhancement where possible; and...’

If LDC remains concerned that our request is not concise enough, we would be happy to work with them on revised wording that ensures the policy makes clear the first step in the mitigation hierarchy, which is to avoid impacts.

Policy DM24 Protection of Biodiversity and Geodiversity

The second part of the discussion at the Examination Hearing (4/4/19) related to the specifics of Policy DM24. The Sussex Wildlife Trust remains committed to seeking the modifications we set out in our Regulation 19 consultation and written Reps to the examination (REP-022-001), namely the insertion of:

‘**All development proposals must provide adequate up-to-date information about the biodiversity which may be affected and any avoidance, mitigation and compensation measures required to ensure measurable net gains to biodiversity are delivered.**’

APPENDIX 1
Sussex Wildlife Trust Further Statement
Rep No. 022

We acknowledge the comments of LDC that despite paragraph 165 of the 2012 NPPF giving a clear requirement for decisions to be informed by up to date environmental information, LDC sees this amendment as too onerous. However, the Sussex Wildlife Trust disagrees.

The Sussex Wildlife Trust feels that LDC can use their discretion and experience to ensure the information required is proportionate to the scale of the application. We want to make clear that we are not suggesting that all applications include an EclA, but that there is some acknowledgement within the application documents that biodiversity has been considered.

We would be happy to work with LDC to identify the best mechanisms to use to ensure that this is achievable given the current capacity of their DM officers. This could take the form of a checklist which LDC could use alongside their existing access to desktop biodiversity data from the Sussex Biodiversity Record Centre.

As stated previously, the Sussex Wildlife Trust supports the requirement implemented by LDC in all LLPP2 site allocation policies, for applications to include environmental information in the form of an EclA. Given this fact, we question why LDC does not seek to adopt wording in DM24 to ensure that all other applications not covered by an allocation policy would also be subject to some level of environmental assessment, proportionate to the application.

If LDC is concerned that our amendment is not concise enough, we would be happy to work with them on revised wording that ensures the policy makes clear the importance of decisions being informed by up to date and relevant environmental information.

15th April 2019

Representation ID: REP/047/Other Comments
--

Representor Details:

Representor ID:	REP/047
Name:	Cllr Robert Banks
Organisation:	
Consultation Body:	General
Stakeholder Type:	Councillor

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<p><i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i></p> <p>Positively Prepared:</p> <p>Justified:</p> <p>Effective:</p> <p>Consistent with National Policy:</p>	
<p>Please give details about why you consider the proposed Main Modification is unsound, if that is the case:</p> <p>I am writing to comment on the modifications on - and re-state my objections on planning grounds to - the inclusion of GT01 in the Lewes District Local Plan Part 2</p> <p>The modification I believe is missing is to withdraw it from the Local Plan Part 2. I, and many others who sent in concerns, have not yet heard from the inspector as to why he feels this site should still be included.</p>	

Sustainability and access

· How does this site provide sustainable access to key services? The council's own site assessment recognises it is negatively rated on transport. It fails to meet a number of requirements in PPTS (Planning Policy for Traveller Sites). For example, Plumpton Green has no GP surgery, no health care or Welfare facilities and access to the village is along an unlit road with no pavement where traffic routinely goes past the site at 60MPH. There is a very limited bus service which could be cut at any time. So I do not feel it provides sustainable access and I feel it is not in conformity with PPTS 13b) and c).

Planning policy

- Development on this site is outside the Neighbourhood Plan planning boundary.
- LDCs own 2018 Strategic Housing and Economic Land Availability Assessment (SHELAA) marked this (03PL) as "filtered – fails proximity assessment", equally the same applied to the SHLAA in 2015 and 2017.
- What are the implications for 'made' Neighbourhood Plans if this policy is enacted? In the case of Plumpton, it doesn't respect the core spatial plan for the parish.
- What protection does any area within LDC have to prevent future development of sites outside of published permitted boundaries if this policy is enacted? – LDC appears to have no grounds to use its own policy documents to prevent further speculative and windfall development.
- PPTS - Planning Policy for Traveller Sites Policy H states local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the neighbourhood plan
- Rather than pressing ahead with the GT01 site, LDC should initiate a robust quantitative exercise to assess Gypsy and Traveller needs, whilst in parallel, develop a set of consistent parameters to ensure that obligations are met under both planning policy and related equality legislation.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Matthew Hitchen

From: Cllr Robert Banks
Sent: 11 August 2019 20:16
To: ldf
Subject: Comment on modifications to Lewes District Local Plan Part 2

I am writing to comment on the modifications on - and re-state my objections on planning grounds to - the inclusion of GT01 in the Lewes District Local Plan Part 2

The modification I believe is missing is to withdraw it from the Local Plan Part 2. I, and many others who sent in concerns, have not yet heard from the inspector as to why he feels this site should still be included.

Sustainability and access

· How does this site provide sustainable access to key services? The council's own site assessment recognises it is negatively rated on transport. It fails to meet a number of requirements in PPTS (Planning Policy for Traveller Sites). For example, Plumpton Green has no GP surgery, no health care or Welfare facilities and access to the village is along an unlit road with no pavement where traffic routinely goes past the site at 60MPH. There is a very limited bus service which could be cut at any time. So I do not feel it provides sustainable access and I feel it is not in conformity with PPTS 13b) and c).

Planning policy

- Development on this site is outside the Neighbourhood Plan planning boundary.
- LDCs own 2018 Strategic Housing and Economic Land Availability Assessment (SHELAA) marked this (03PL) as "filtered – fails proximity assessment", equally the same applied to the SHLAA in 2015 and 2017.
- What are the implications for 'made' Neighbourhood Plans if this policy is enacted? In the case of Plumpton, it doesn't respect the core spatial plan for the parish.
- What protection does any area within LDC have to prevent future development of sites outside of published permitted boundaries if this policy is enacted? – LDC appears to have no grounds to use its own policy documents to prevent further speculative and windfall development.
- PPTS - Planning Policy for Traveller Sites Policy H states local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the neighbourhood plan
- Rather than pressing ahead with the GT01 site, LDC should initiate a robust quantitative exercise to assess Gypsy and Traveller needs, whilst in parallel, develop a set of consistent parameters to ensure that obligations are met under both planning policy and related equality legislation.

Cllr Robert Banks
Plumpton, East Chiltington, Streat and St John Without

Representation ID: REP/058/MM17
--

Representor Details:

Representor ID:	REP/058
Name:	Nicholas Beaumont
Organisation:	1955
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	████████████████████
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM17
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	Yes
Justified:	Yes
Effective:	
Consistent with National Policy:	Yes
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>I have not seen the examiners report yet but it appears that none of the points raised at the hearing in public have been considered viz; Site (03PL) is not developable and fails tests on proximity grounds in LDC Strategic Housing and Economic Land Availability Assessment. The policy does not respect the Plumpton Parish Neighbourhood Plan, specifically Core Policy 1 which does not support development outside the planning boundary of Plumpton Green. The plan does not follow planning guidelines as set out in</p>	

the NPPF and the Planning policy for traveller sites (August 2015).

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Policy GT01 should be removed from the LPP2

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

N/A

Representation ID: REP/058/Other Comments
--

Representor Details:

Representor ID:	REP/058
Name:	Nicholas Beaumont
Organisation:	1955
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	████████████████████
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	Yes
Justified:	Yes
Effective:	
Consistent with National Policy:	Yes
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>I have not seen the examiners report yet but it appears that none of the points raised at the hearing in public have been considered viz; Site (03PL) is not developable and fails tests on proximity grounds in LDC Strategic Housing and Economic Land Availability Assessment. The policy does not respect the Plumpton Parish Neighbourhood Plan, specifically Core Policy 1 which does not support development outside the planning boundary of Plumpton Green. The plan does not follow planning guidelines as set out in</p>	

the NPPF and the Planning policy for traveller sites (August 2015).

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Policy GT01 should be removed from the LPP2

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

N/A

Representation ID: REP/075/Addendum to Sustainability Appraisal
--

Representor Details:

Representor ID:	REP/075
Name:	Julia Brock
Organisation:	
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	████████████████████
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	Addendum to Sustainability Appraisal
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	Yes
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
Policy E1. MM20. M24. d)	
The buffer zone needs to be appropriate in construction so as not to conflict with the biodiversity of the LNR. Eg, with attention to altered rainwater drainage, wind erosion of	

new vegetation and a proper understanding of the needs of the existing plants and animals.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Any buffer zones should be put in place BEFORE construction/destruction of the development site, not afterwards when much damage and disturbance to the wildlife has already been caused.

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

Not necessary

Representation ID: REP/075/MM20
--

Representor Details:

Representor ID:	REP/075
Name:	Julia Brock
Organisation:	
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	████████████████████
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM20
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>Policy E1. MM20. M24. d)</p> <p>The buffer zone needs to be appropriate in construction so as not to conflict with the biodiversity of the LNR. Eg, with attention to altered rainwater drainage, wind erosion of new vegetation and a proper understanding of the needs of the existing plants and animals.</p>	

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Any buffer zones should be put in place BEFORE construction/destruction of the development site, not afterwards when much damage and disturbance to the wildlife has already been caused.

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

Not necessary

Representation ID: REP/090/Other Comments
--

Representor Details:

Representor ID:	REP/090
Name:	
Organisation:	DLA Delivery
Consultation Body:	General
Stakeholder Type:	Planning Consultant

Agent Details:

Name:	Joseph Carr
Organisation:	David Lock Associates

Contact Details:

Email Address:	jcarr@davidlock.com
Address:	50 North Thirteenth St Central Milton Keynes MK9 3BP

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	Yes
Justified:	Yes
Effective:	
Consistent with National Policy:	Yes
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
Overall development strategy	
The overall development strategy which is realised through the development	

management policies is too restrictive and potentially prevents sustainable development in sustainable locations. Whilst a strategy has been outlined to meet the housing requirement set out in the Local Plan Part 1: Joint Core Strategy (JCS), it was widely acknowledged during examination and within the inspector's report that the objectively assessed housing need is not being met by the JCS target of 6,900 dwellings. The strategy also relies upon a significant number of windfalls coming forward.

It was considered suitable to adopt the plan despite this shortfall, due to the presence of constraints within the District, such as the South Downs National Park. Within this context it is imperative that the development management policies contain sufficient flexibility to deliver sustainable development where it can be accommodated in areas without these constraints. The policies in this plan do not achieve this, therefore cannot be said to meet the tests of soundness as, the policies are not:

a) Positively prepared: the policies do not, as a minimum, seek to address the area's objectively assessed needs (OAN), or seek to allow for sufficient flexibility to even slightly meet the unmet need which was apparent in the adoption of the JCS.

b) Justified: When an OAN is not met at a strategic scale, as in this case with the deficit in supply within the JCS when compared with the OAN, it is important that areas which could contribute to meeting this unmet need are able to, especially in areas which are not subject to the constraints which have led to the shortfall against the OAN. The strategy held within this Part 2 Local Plan (LP2), by simply allocating the bare minimum of land for development against the JCS, is too restrictive, and this is reflected in the overly restrictive policies held within. This approach is not justified, as it is not an appropriate strategy taking into account reasonable alternatives.

c) Consistent with National Planning Policy: Notwithstanding the clear fact this plan has been rushed towards submission to enable examination on the basis of the previous NPPF, there are significant inconsistencies within the overall strategy and National Planning Policy, even in its previous form (NPPF 2012). Principally, the NPPF 2012 at paragraph 14 sets out the presumption in favour of sustainable development, which states that "local planning authorities should positively seek opportunities to meet development needs in their area" (my emphasis). The overly restrictive nature of the planning policies within the LP2 does not demonstrate that opportunities have been positively sought, especially when coupled with the allocation of the bare minimum of land to meet a target which is significantly below the OAN for the area. This does not enable the delivery of sustainable development in accordance with the policies of the framework.

Policy DM1: Planning Boundary

This policy seeks to restrict development to locations within the 'planning boundary' of established settlements within the District. The policy takes a similar functional role to that of Policy CT1 of the currently adopted Local Plan 2003. The planning boundaries have been revised alongside this draft plan, and are tightly drawn around the respective settlements. These boundaries omit peripheral areas of land which are associated with the settlements themselves, and which are unconstrained and well related to services

and amenities.

The draft policy states:

“Outside the planning boundaries, the distinctive character and quality of the countryside will be protected and new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated.”

Reviewing this wording, the Council seems to have completely failed to recognise that the ability to protect the countryside for its own sake has been written out of national guidance. National policy now seeks only to recognise the intrinsic character of the countryside and is to be contrasted with the Green Belt which does remain protected (see the NPPF Core Principles paragraph 17, bullet point 5).

The combination of the restrictive wording of the policy itself and the tight nature of the boundaries creates a situation where very little flexibility to accommodate sustainable development is provided. This is a situation compounded with the lack of windfall exemption policy within the plan, despite 468 dwellings required to be found from windfall sites throughout the plan period outside the National Park (Table 2 of the LP2). There is no indication within these draft development management policies or supporting text on how this windfall development is to be accommodated.

Therefore, we write to object to the wording of this policy, as it is too restrictive and does not plan to provide sustainable development, thereby failing to meet the objectives of the NPPF 2012 and subsequent government policy (such as that held in the new NPPF 2019). Further, the lack of a windfall policy held within the draft plan, coupled with the tight settlement boundaries and restrictive development management policies, as a whole, create a position where it is unclear how the additional 468 windfall dwellings are to be provided. This is unacceptable in a context where there is an acute housing need in Lewes, and even more unacceptable in a national context where government focus is to increase housing supply. Therefore, it cannot be said that this policy is consistent with national policy, and thereby is unsound.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

In order to make this plan sound, the entire strategy of the plan would need to be reformulated to seek to flexibly promote development in sustainable locations. This could be achieved by a proactive approach to site allocation, allocating more than just the bare minimum of sites across the district, and directing local neighbourhood plans to meet a more ambitious target growth figures, especially in those areas subject to less development constraints. This change in strategy would need to be replicated in relevant policies, including the addition of mechanisms within individual policies which seek to promote sustainable development.

Do you consider it necessary to participate at the Examination in

No, I do not wish to participate at the oral examination

Public?

Why do you feel it is necessary to participate at the Examination in Public?

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

By E-mail to:
ldf@lewes-eastbourne.gov.uk

14th August 2019

ZMK038/JGC

Dear Sir / Madam

RE: LEWES DISTRICT LOCAL PLAN PART 2: SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES MAIN MODIFICATIONS

Comments on behalf of DLA Delivery

We thank you for your email of 8th July 2019 inviting us to participate in the consultation on the above document. As you will be aware, David Lock Associates act on behalf DLA Delivery in their promotion of the development site known as Mitchelswood Farm, off Allington Road, Newick. It is in this context we wish to write to reiterate our concerns with the above draft plan and wish to **object** to its progression in its current form, as we do not believe the plan meets the tests of soundness. Specifically, **we do not believe the plan is positively prepared, justified or is consistent with National Planning Policy** due to deficiencies in its underlying strategy, and its approach to establishing a 'planning boundary'.

Overall development strategy

The overall development strategy which is realised through the development management policies is too restrictive and potentially prevents sustainable development in sustainable locations. Whilst a strategy has been outlined to meet the housing requirement set out in the Local Plan Part 1: Joint Core Strategy (JCS), it was widely acknowledged during examination and within the inspector's report that the objectively assessed housing need is not being met by the JCS target of 6,900 dwellings. The strategy also relies upon a significant number of windfalls coming forward.

It was considered suitable to adopt the plan despite this shortfall, due to the presence of constraints within the District, such as the South Downs National Park. Within this context it is imperative that the development management policies contain sufficient flexibility to deliver sustainable development where it can be accommodated in areas without these constraints. The policies in this plan do not achieve this, therefore cannot be said to meet the tests of soundness as, the policies are not:

- a) **Positively prepared:** the policies do not, as a minimum, seek to address the area's objectively assessed needs (OAN), or seek to allow for sufficient flexibility to even slightly meet the unmet need which was apparent in the adoption of the JCS.
- b) **Justified:** When an OAN is not met at a strategic scale, as in this case with the deficit in supply within the JCS when compared with the OAN, it is important that areas which could contribute to meeting this unmet need are able to, especially in areas which are not subject to the constraints which have led to the shortfall against the OAN. The strategy held within this Part 2 Local Plan (LP2), by simply allocating the bare minimum of land for development against the JCS, is too restrictive, and this is reflected in the overly restrictive policies held within. This approach is not justified, as it is not an appropriate strategy taking into account reasonable alternatives.
- c) **Consistent with National Planning Policy:** Notwithstanding the clear fact this plan has been rushed towards submission to enable examination on the basis of the previous NPPF, there are significant inconsistencies within the overall strategy and National Planning Policy, even in its previous form (NPPF 2012). Principally, the NPPF 2012 at paragraph 14 sets out the presumption in favour of sustainable development, which states that "*local planning authorities should positively seek opportunities to meet development needs in their area*" (my emphasis). The overly restrictive nature of the planning policies within the LP2 does not demonstrate that opportunities have been positively sought, especially when coupled with the allocation of the bare minimum of land to meet a target which is significantly below the OAN for the area. This does not enable the delivery of sustainable development in accordance with the policies of the framework.

In order to make this plan sound, the entire strategy of the plan would need to be reformulated to seek to flexibly promote development in sustainable locations. This could be achieved by a proactive approach to site allocation, allocating more than just the bare minimum of sites across the district, and directing local neighbourhood plans to meet a more ambitious target growth figures, especially in those areas subject to less development constraints. This change in strategy would need to be replicated in relevant policies, including the addition of mechanisms within individual policies which seek to promote sustainable development.

Policy DM1: Planning Boundary

This policy seeks to restrict development to locations within the 'planning boundary' of established settlements within the District. The policy takes a similar functional role to that of Policy CT1 of the currently adopted Local Plan 2003. The planning boundaries have been revised alongside this draft plan, and are tightly drawn around the respective settlements. These boundaries omit peripheral areas of land which are associated with the settlements themselves, and which are unconstrained and well related to services and amenities.

The draft policy states:

"Outside the planning boundaries, the distinctive character and quality of the countryside will be protected and new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated."

Reviewing this wording, the Council seems to have completely failed to recognise that the ability to protect the countryside for its own sake has been written out of national guidance. National policy now seeks only to recognise the intrinsic character of the countryside and is to be contrasted with the Green Belt which does remain protected (see the NPPF Core Principles paragraph 17, bullet point 5).

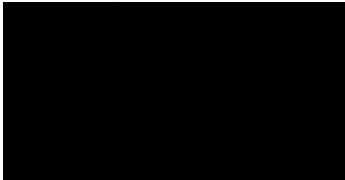
The combination of the restrictive wording of the policy itself and the tight nature of the boundaries creates a situation where very little flexibility to accommodate sustainable development is provided. This is a situation compounded with the lack of windfall exemption policy within the plan, despite 468 dwellings required to be found from windfall sites throughout the plan period outside the National Park (Table 2 of the LP2). There

indication within these draft development management policies or supporting text on how this windfall development is to be accommodated.

Therefore, we write to object to the wording of this policy, as it is too restrictive and does not plan to provide sustainable development, thereby failing to meet the objectives of the NPPF 2012 and subsequent government policy (such as that held in the new NPPF 2019). Further, the lack of a windfall policy held within the draft plan, coupled with the tight settlement boundaries and restrictive development management policies, as a whole, create a position where it is unclear how the additional 468 windfall dwellings are to be provided. This is unacceptable in a context where there is an acute housing need in Lewes, and even more unacceptable in a national context where government focus is to increase housing supply. Therefore, it cannot be said that this policy is consistent with national policy, and thereby is unsound.

If you have any queries in relation to any of the comments made, then please do not hesitate to contact me.

Yours sincerely



JOSEPH CARR
Associate

email: jcarr@davidlock.com

enc. Completed Main Modifications Representation form



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

Main Modifications Representation Form

Representations are invited on the proposed Main Modifications to the Submission Lewes District Local Plan Part 2: Site Allocations and Development Management Policies DPD. The Main Modifications are proposed in response to issues raised at the Local Plan examination hearings and are considered necessary to make the Local Plan Part 2 'sound'.

Representations are only sought on the proposed Main Modifications to the Submission Local Plan Part 2 as set out in the Schedule of Main Modifications and the Sustainability Appraisal Addendum. This consultation is not about any other aspects of the Local Plan.

The Submission Local Plan Part 2, the Schedule of Main Modifications, and the Sustainability Appraisal Addendum are available at <https://www.lewes-eastbourne.gov.uk/planning-policy/local-plan-part-2-examination/> Hard copies are also available to view at the Council offices (see address below) and local libraries.

All representations must be received by midnight on Monday 19th August 2019.

The quickest and easiest way to submit comment is via the online consultation website at: www.lewes-eastbourne.gov.uk/planningconsultation. Alternatively comments can be sent to the District Council by:

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

E-mail: ldf@lewes-eastbourne.gov.uk

A guidance note accompanies this form and can be used to help with its completion. The form has two parts:

Part A – Personal Details

Part B – Your representations(s). Please fill out a separate sheet for each representation you wish to make.

Part A

	1. Personal Details	2. Agent's Details (if applicable)
Name	<input type="text"/>	<input type="text" value="Joseph Carr"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Associate"/>
Organisation (where relevant)	<input type="text"/>	<input type="text" value="David Lock Associates"/>
Address	<input type="text"/>	<input type="text" value="50 North Thirteenth St
Central Milton Keynes
MK9 3BP"/>
Telephone Number	<input type="text"/>	<input type="text" value="01908666276"/>
Email Address	<input type="text"/>	<input type="text" value="jcarr@ davidlock.com"/>

Part B – Please use a separate sheet for each representation

Name or Organisation: DLA DELIVERY LTD

3. Please identify the reference number of the Main Modification (MM) that you wish to comment on:

Please see comments below

4. Do you consider the proposed Main Modification that you are commenting on is unsound because it is not:

- (1) Positively prepared
- (2) Justified
- (3) Effective
- (4) Consistent with national policy

For an explanation of the above terms please refer to the accompanying Guidance Note.

5. Please give details about why you consider the proposed Main Modification is unsound, if that is the case. Please be as precise as possible. If you wish to support the soundness of the proposed modification, please also use this box to set out your comments.

Overall development strategy

The overall development strategy which is realised through the development management policies is too restrictive and potentially prevents sustainable development in sustainable locations. Whilst a strategy has been outlined to meet the housing requirement set out in the Local Plan Part 1: Joint Core Strategy (JCS), it was widely acknowledged during examination and within the inspector’s report that the objectively assessed housing need is not being met by the JCS target of 6,900 dwellings. The strategy also relies upon a significant number of windfalls coming forward.

It was considered suitable to adopt the plan despite this shortfall, due to the presence of constraints within the District, such as the South Downs National Park. Within this context it is imperative that the development management policies contain sufficient flexibility to deliver sustainable development where it can be accommodated in areas without these constraints. The policies in this plan do not achieve this, therefore cannot be said to meet the tests of soundness as, the policies are not:

a) *Positively prepared*: the policies do not, as a minimum, seek to address the area’s objectively assessed needs (OAN), or seek to allow for sufficient flexibility to even slightly meet the unmet need which was apparent in the adoption of the JCS.

- b) *Justified*: When an OAN is not met at a strategic scale, as in this case with the deficit in supply within the JCS when compared with the OAN, it is important that areas which could contribute to meeting this unmet need are able to, especially in areas which are not subject to the constraints which have led to the shortfall against the OAN. The strategy held within this Part 2 Local Plan (LP2), by simply allocating the bare minimum of land for development against the JCS, is too restrictive, and this is reflected in the overly restrictive policies held within. This approach is not justified, as it is not an appropriate strategy taking into account reasonable alternatives.
- c) *Consistent with National Planning Policy*: Notwithstanding the clear fact this plan has been rushed towards submission to enable examination on the basis of the previous NPPF, there are significant inconsistencies within the overall strategy and National Planning Policy, even in its previous form (NPPF 2012). Principally, the NPPF 2012 at paragraph 14 sets out the presumption in favour of sustainable development, which states that “*local planning authorities should positively seek opportunities to meet development needs in their area*” (my emphasis). The overly restrictive nature of the planning policies within the LP2 does not demonstrate that opportunities have been positively sought, especially when coupled with the allocation of the bare minimum of land to meet a target which is significantly below the OAN for the area. This does not enable the delivery of sustainable development in accordance with the policies of the framework.

Policy DM1: Planning Boundary

This policy seeks to restrict development to locations within the ‘planning boundary’ of established settlements within the District. The policy takes a similar functional role to that of Policy CT1 of the currently adopted Local Plan 2003. The planning boundaries have been revised alongside this draft plan, and are tightly drawn around the respective settlements. These boundaries omit peripheral areas of land which are associated with the settlements themselves, and which are unconstrained and well related to services and amenities.

The draft policy states:

“Outside the planning boundaries, the distinctive character and quality of the countryside will be protected and new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated.”

Reviewing this wording, the Council seems to have completely failed to recognise that the ability to protect the countryside for its own sake has been written out of national guidance. National policy now seeks only to recognise the intrinsic character of the countryside and is to be contrasted with the Green Belt which does remain protected (see the NPPF Core Principles paragraph 17, bullet point 5).

The combination of the restrictive wording of the policy itself and the tight nature of the boundaries creates a situation where very little flexibility to accommodate sustainable development is provided. This is a situation compounded with the lack of windfall exemption policy within the plan, despite 468 dwellings required to be found from windfall sites throughout the plan period outside the National Park (Table 2 of the LP2). There is no indication within these draft development management policies or supporting text on how this windfall development is to be accommodated.

Therefore, we write to object to the wording of this policy, as it is too restrictive and does not plan to provide sustainable development, thereby failing to meet the objectives of the NPPF 2012 and subsequent government policy (such as that held in the new NPPF 2019). Further, the lack of a windfall policy held within the draft plan, coupled with the tight settlement boundaries and restrictive development management policies, as a whole, create a position where it is unclear how the additional 468 windfall dwellings are to be provided. This is unacceptable in a context where there is an acute housing need in Lewes, and even more unacceptable in a national context where government focus is to increase housing supply. Therefore, it cannot be said that this policy is consistent with national policy, and thereby is unsound.

- 6. Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified at Q5 above. You will need to say why this change will make the proposed modification sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

In order to make this plan sound, the entire strategy of the plan would need to be reformulated to seek to flexibly promote development in sustainable locations. This could be achieved by a proactive approach to site allocation, allocating more than just the bare minimum of sites across the district, and directing local neighbourhood plans to meet a more ambitious target growth figures, especially in those areas subject to less development constraints. This change in strategy would need to be replicated in relevant policies, including the addition of mechanisms within individual policies which seek to promote sustainable development.

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations.

7. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination if the Inspector decides further examination hearing sessions are necessary?

X **No**, I do not wish to participate at the oral examination **Yes**, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination if the Inspector decides further examination hearing sessions, please outline why you consider this to be necessary:

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at any future examination hearing.

Signature: 

Date: 14th August 2019

Do you wish to be notified of any of the following?

- (i) The publication of the recommendations of the Inspector appointed to examine the Local Plan Part 2 (the Final Report) Yes No
- (ii) The adoption of the Local Plan Part 2 Yes No

Thank you for taking time to respond to this consultation

Please note that written representations not using this form will still be accepted, provided they are received by the specified date and time.

Representation ID: REP/150/MM16
--

Representor Details:

Representor ID:	REP/150
Name:	
Organisation:	Harvey & Son (Lewes) Ltd
Consultation Body:	General
Stakeholder Type:	Local business/employer

Agent Details:

Name:	Diane Aldridge
Organisation:	DJA Planning

Contact Details:

Email Address:	djaplanning@outlook.com
Address:	Lunge Haven, Station Road, Hellingly, East Sussex, BN27 4EU

Representation:

Which Main Modification (MM) do you wish to comment on?	MM16
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
See attached	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/150/MM17
--

Representor Details:

Representor ID:	REP/150
Name:	
Organisation:	Harvey & Son (Lewes) Ltd
Consultation Body:	General
Stakeholder Type:	Local business/employer

Agent Details:

Name:	Diane Aldridge
Organisation:	DJA Planning

Contact Details:

Email Address:	djaplanning@outlook.com
Address:	Lunge Haven, Station Road, Hellingly, East Sussex, BN27 4EU

Representation:

Which Main Modification (MM) do you wish to comment on?	MM17
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
See attached	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/150/Other Comments
--

Representor Details:

Representor ID:	REP/150
Name:	
Organisation:	Harvey & Son (Lewes) Ltd
Consultation Body:	General
Stakeholder Type:	Local business/employer

Agent Details:

Name:	Diane Aldridge
Organisation:	DJA Planning

Contact Details:

Email Address:	djaplanning@outlook.com
Address:	Lunge Haven, Station Road, Hellingly, East Sussex, BN27 4EU

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
See attached	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

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

Main Modifications

Policy GT01 - Land south of The Plough

MM16 and MM17 M40 and M41

Harvey and Son (Lewes) Ltd and Nicole Palmer maintain their objections to Policy GT01 and are disappointed none of the points made at the EIP have been reflected in the proposed Major Modifications. They remain concerned that the Council's justification for the allocation of the land under Policy GT01 will not be reviewed prior to formal allocation.

Without prejudice to this position, and because it will ensure greater scrutiny of the development of the site at the point a planning application is submitted and ensure appropriate infrastructure is in place, they support, in principle, the proposed changes to Policy GT01. However, they have been provided with a copy of the representations submitted by Parker Dann on behalf of the Plumpton Action Group dated 13th August 2019 and support their comments regarding Criterion (h) and support their proposed redraft of Criterion (h) to ensure it is subject to more rigorous scrutiny.

DJA Planning

17th August 2019

Representation ID: REP/173/MM16
--

Representor Details:

Representor ID:	REP/173
Name:	Margaret Galletly
Organisation:	
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	████████████████████
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM16
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	Yes
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
With the amount of hard surface to allow vehicles to turn and hard surface to have 5 sites, will be a lot of space and encourage more travellers onto the site.	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

the site must be allowed

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

n/a

Representation ID: REP/173/Other Comments
--

Representor Details:

Representor ID:	REP/173
Name:	Margaret Galletly
Organisation:	
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	████████████████████
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	Yes
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
With the amount of hard surface to allow vehicles to turn and hard surface to have 5 sites, will be a lot of space and encourage more travellers onto the site.	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

the site must be allowed

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

n/a

Representation ID: REP/256/MM20

Representor Details:

Representor ID:	REP/256
Name:	Geoffrey King
Organisation:	
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	████████████████████
Address:	██████████ ██████████ ██████████ ██████████

Representation:

Which Main Modification (MM) do you wish to comment on?	MM20
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
I would like to open by thanking Mike Fox, the Planning Inspector for his time, effort and consideration of all the views and arguments put forward during the initial consultation	

period and at the subsequent hearings process.

I wish to focus my input to this latest consultation on the Main Modifications to the Lewes District Local Plan Part 2 to Policy E1 entitled Land at East Quay, Newhaven Port.

It is very much welcomed that the area of Vegetated Shingle to the south of Area E1 adjacent to the site of the old War Time Seaplane Base is to be removed from the area designated by Policy E1.

It is very disappointing however that the remainder of the area designated for possible employment use by Policy E1 should remain in the Lewes District Local Plan Part 2.

The environmental and ecological views and arguments against this proposed use of the land at Area E1 entitled Land at East Quay, Newhaven Port were expressed during both the initial consultation period and during the hearings process. Those views and arguments remain as valid today.

There is reference to a 'Buffer Zone' within the Main Modifications, such a Buffer Zone is very much welcomed and I would like to elaborate on that later in this consultation response.

However, there is one argument around not retaining Policy E1 within the Lewes District Local Plan Part 2 that may have been overlooked.

As things stand at this moment in time, the Area E1 of the Tide Mills Local Wildlife Site is in fact already effectively a Buffer Zone between the existing activity within Newhaven Port and both the Tide Mills Nature Reserve and the South Downs National Park.

This should be a very valid reason for the removal of Policy E1 from the Lewes District Local Plan Part 2

If the area designated for possible employment use by Policy E1 should remain in the Lewes District Local Plan Part 2 then the focus must turn to just how that might be implemented given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park. The very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site cannot be stressed enough and due regard must be given to the consideration of possible disturbance levels from people, from any proposed industrial activity and any associated vehicular movements that any such proposed industrialisation of Area E1 could have.

The Main Modifications makes reference to Employment Uses Associated with Newhaven Port. However, the Main Modifications offer no clarity of definition as to the nature of any proposed Employment Use.

Newhaven Port already has some very undesirable employment uses. The Aggregates Activity and the Scrap Metal Mountain to name just two. Both of these activities could be described as 'Employment Uses Associated with Newhaven Port'.

However, given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park any such employment activities as these would be totally inappropriate and

unacceptable for this very environmentally and ecologically sensitive site.

Given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park any proposed employment uses for Area E1 should reflect the very sensitive nature of the site and be low key, clean, green and environmentally friendly activities. Such possibly environmentally and ecologically acceptable uses of Area E1 could possibly include such activities as facilities for Ferry passengers, offices or very clean green light industrial uses.

There are many factors to consider linked to the possible Employment Uses of Area E1. Pollution and Disruption issues such as Noise, Fumes, Dust, Vehicle Movements, People, Hours of Working, the list goes on and on. All of these issues could impact of the immediate surroundings within the Tide Mills Local Wildlife Site, The Nature Reserve and the South Downs National Park.

Given the flat open nature landscape of the coast line at the western end of Seaford Bay any buildings proposed for this very environmentally and ecologically sensitive site should be of a very low key single story nature and possibly incorporate an environmentally friendly 'green roof' to both blend into the surroundings and also to offer some mitigation opportunities for wildlife and bird life.

The Main Modifications also refer to Biodiversity Net Gain and puts the onus on the applicant to both identify and achieve this. As has been suggested within the Main Modifications it may prove necessary to bring the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds). Such mitigation is to be very much welcomed and must include Environmental, Ecological and Archaeological considerations in addition to achieving Biodiversity Net Gain. It must be a condition of any planning application approval that such mitigation as habitat creation is carried out and given sufficient time to mature before any proposed development on the site of Policy E1 is allowed to commence. If this was not to happen then any proposed development would create a Biodiversity Net Loss which would go against planning rules.

The available land within the Tide Mills Local Wildlife Site is very limited and as such it would require some very imaginative solutions to achieve Biodiversity Net Gain. A possible solution may be to take the cultivated fields north of the railway line out of farming production and use this land for habitat creation.

Any suggestion that the newly created Nature Reserve could form part of this mitigation must be discounted. The newly created Nature Reserve was very specifically created as mitigation for the harbour expansion to the south of the existing harbour, Planning Permission LW/15/0034 of 2015. The Nature Reserve cannot be included into any proposed mitigation for Area E1.

The Main Modifications also refers to the creation of a Buffer Zone between Area E1 and the Nature Reserve; however there is no definition as to the size and width of this proposed Buffer Zone. Given the very environmentally and ecologically sensitive nature of the Nature Reserve within the Tide Mills Local Wildlife Site, and given the adjacent

proximity of Area E1 to the South Downs National Park any such Buffer Zone must be of a meaningful width such as at least 50 metres wide for the entire length of the western boundary of the Nature Reserve from the Tide Mills Creek to the north to the banking 'bund' adjacent to the beach area to the south. Such a Buffer Zone being at least 50 metres wide is imperative to ensure there is no encroachment onto the Nature Reserve, be that of a physical nature, or from noise or pollution of any kind.

These factors and definitions should be included into the Lewes District Local Plan Part 2 to ensure that as time goes on none of these very important factors are lost should any future planning application considerations for Employment Uses on Area E1 take place.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

Further to my submission to this latest consultation on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications, send on 7th August 2019 and copied below I would like to register my intention that should this consultation result in a further hearings process then I would wish to be invited to attend any such hearings so as to be able to participate in any debate on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications.

Representation ID: REP/256/Other Comments
--

Representor Details:

Representor ID:	REP/256
Name:	Geoffrey King
Organisation:	
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	████████████████████
Address:	████████████████ ██████████████ ██████████ ██████████

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<p><i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i></p> <p>Positively Prepared:</p> <p>Justified:</p> <p>Effective:</p> <p>Consistent with National Policy:</p>	
<p>Please give details about why you consider the proposed Main Modification is unsound, if that is the case:</p> <p>I would like to open by thanking Mike Fox, the Planning Inspector for his time, effort and consideration of all the views and arguments put forward during the initial consultation</p>	

period and at the subsequent hearings process.

I wish to focus my input to this latest consultation on the Main Modifications to the Lewes District Local Plan Part 2 to Policy E1 entitled Land at East Quay, Newhaven Port.

It is very much welcomed that the area of Vegetated Shingle to the south of Area E1 adjacent to the site of the old War Time Seaplane Base is to be removed from the area designated by Policy E1.

It is very disappointing however that the remainder of the area designated for possible employment use by Policy E1 should remain in the Lewes District Local Plan Part 2.

The environmental and ecological views and arguments against this proposed use of the land at Area E1 entitled Land at East Quay, Newhaven Port were expressed during both the initial consultation period and during the hearings process. Those views and arguments remain as valid today.

There is reference to a 'Buffer Zone' within the Main Modifications, such a Buffer Zone is very much welcomed and I would like to elaborate on that later in this consultation response.

However, there is one argument around not retaining Policy E1 within the Lewes District Local Plan Part 2 that may have been overlooked.

As things stand at this moment in time, the Area E1 of the Tide Mills Local Wildlife Site is in fact already effectively a Buffer Zone between the existing activity within Newhaven Port and both the Tide Mills Nature Reserve and the South Downs National Park.

This should be a very valid reason for the removal of Policy E1 from the Lewes District Local Plan Part 2

If the area designated for possible employment use by Policy E1 should remain in the Lewes District Local Plan Part 2 then the focus must turn to just how that might be implemented given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park. The very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site cannot be stressed enough and due regard must be given to the consideration of possible disturbance levels from people, from any proposed industrial activity and any associated vehicular movements that any such proposed industrialisation of Area E1 could have.

The Main Modifications makes reference to Employment Uses Associated with Newhaven Port. However, the Main Modifications offer no clarity of definition as to the nature of any proposed Employment Use.

Newhaven Port already has some very undesirable employment uses. The Aggregates Activity and the Scrap Metal Mountain to name just two. Both of these activities could be described as 'Employment Uses Associated with Newhaven Port'.

However, given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park any such employment activities as these would be totally inappropriate and

unacceptable for this very environmentally and ecologically sensitive site.

Given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park any proposed employment uses for Area E1 should reflect the very sensitive nature of the site and be low key, clean, green and environmentally friendly activities. Such possibly environmentally and ecologically acceptable uses of Area E1 could possibly include such activities as facilities for Ferry passengers, offices or very clean green light industrial uses.

There are many factors to consider linked to the possible Employment Uses of Area E1. Pollution and Disruption issues such as Noise, Fumes, Dust, Vehicle Movements, People, Hours of Working, the list goes on and on. All of these issues could impact of the immediate surroundings within the Tide Mills Local Wildlife Site, The Nature Reserve and the South Downs National Park.

Given the flat open nature landscape of the coast line at the western end of Seaford Bay any buildings proposed for this very environmentally and ecologically sensitive site should be of a very low key single story nature and possibly incorporate an environmentally friendly 'green roof' to both blend into the surroundings and also to offer some mitigation opportunities for wildlife and bird life.

The Main Modifications also refer to Biodiversity Net Gain and puts the onus on the applicant to both identify and achieve this. As has been suggested within the Main Modifications it may prove necessary to bring the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds). Such mitigation is to be very much welcomed and must include Environmental, Ecological and Archaeological considerations in addition to achieving Biodiversity Net Gain. It must be a condition of any planning application approval that such mitigation as habitat creation is carried out and given sufficient time to mature before any proposed development on the site of Policy E1 is allowed to commence. If this was not to happen then any proposed development would create a Biodiversity Net Loss which would go against planning rules.

The available land within the Tide Mills Local Wildlife Site is very limited and as such it would require some very imaginative solutions to achieve Biodiversity Net Gain. A possible solution may be to take the cultivated fields north of the railway line out of farming production and use this land for habitat creation.

Any suggestion that the newly created Nature Reserve could form part of this mitigation must be discounted. The newly created Nature Reserve was very specifically created as mitigation for the harbour expansion to the south of the existing harbour, Planning Permission LW/15/0034 of 2015. The Nature Reserve cannot be included into any proposed mitigation for Area E1.

The Main Modifications also refers to the creation of a Buffer Zone between Area E1 and the Nature Reserve; however there is no definition as to the size and width of this proposed Buffer Zone. Given the very environmentally and ecologically sensitive nature of the Nature Reserve within the Tide Mills Local Wildlife Site, and given the adjacent

proximity of Area E1 to the South Downs National Park any such Buffer Zone must be of a meaningful width such as at least 50 metres wide for the entire length of the western boundary of the Nature Reserve from the Tide Mills Creek to the north to the banking 'bund' adjacent to the beach area to the south. Such a Buffer Zone being at least 50 metres wide is imperative to ensure there is no encroachment onto the Nature Reserve, be that of a physical nature, or from noise or pollution of any kind.

These factors and definitions should be included into the Lewes District Local Plan Part 2 to ensure that as time goes on none of these very important factors are lost should any future planning application considerations for Employment Uses on Area E1 take place.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Yes, I wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

Further to my submission to this latest consultation on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications, send on 7th August 2019 and copied below I would like to register my intention that should this consultation result in a further hearings process then I would wish to be invited to attend any such hearings so as to be able to participate in any debate on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications.

To
Lewes District Council Planning Policy Team

CC to
Chris Banks, Programme Officer for Onward Transmission to
Mike Fox – Planning Inspector

CC also to
Maria Caulfield MP
Councillor Emily O'Brien - Cabinet member for planning
Jim Skinner – Friends of Tide Mills
Community Action Newhaven
Newhaven Town Council
Seaford Town Council
Jess Price – Sussex Wildlife Trust
Richard Cowser – Sussex Ornithological Society
John Kay – Campaign for Rural England

From
Geoff King

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

7th August 2019

Ref – Consultation on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications

I would like to open by thanking Mike Fox, the Planning Inspector for his time, effort and consideration of all the views and arguments put forward during the initial consultation period and at the subsequent hearings process.

I wish to focus my input to this latest consultation on the Main Modifications to the Lewes District Local Plan Part 2 to Policy E1 entitled Land at East Quay, Newhaven Port.

It is very much welcomed that the area of Vegetated Shingle to the south of Area E1 adjacent to the site of the old War Time Seaplane Base is to be removed from the area designated by Policy E1.

It is very disappointing however that the remainder of the area designated for possible employment use by Policy E1 should remain in the Lewes District Local Plan Part 2.

The environmental and ecological views and arguments against this proposed use of the land at Area E1 entitled Land at East Quay, Newhaven Port were expressed during both the initial consultation period and during the hearings process. Those views and arguments remain as valid today.

There is reference to a 'Buffer Zone' within the Main Modifications, such a Buffer Zone is very much welcomed and I would like to elaborate on that later in this consultation response.

However, there is one argument around not retaining Policy E1 within the Lewes District Local Plan Part 2 that may have been overlooked.

As things stand at this moment in time, the Area E1 of the Tide Mills Local Wildlife Site is in fact already effectively a Buffer Zone between the existing activity within Newhaven Port and both the Tide Mills Nature Reserve and the South Downs National Park.

This should be a very valid reason for the removal of Policy E1 from the Lewes District Local Plan Part 2

If the area designated for possible employment use by Policy E1 should remain in the Lewes District Local Plan Part 2 then the focus must turn to just how that might be implemented given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park. The very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site cannot be stressed enough and due regard must be given to the consideration of possible disturbance levels from people, from any proposed industrial activity and any associated vehicular movements that any such proposed industrialisation of Area E1 could have.

The Main Modifications makes reference to Employment Uses Associated with Newhaven Port. However, the Main Modifications offer no clarity of definition as to the nature of any proposed Employment Use.

Newhaven Port already has some very undesirable employment uses. The Aggregates Activity and the Scrap Metal Mountain to name just two. Both of these activities could be described as 'Employment Uses Associated with Newhaven Port'.

However, given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park any such employment activities as these would be totally inappropriate and unacceptable for this very environmentally and ecologically sensitive site.

Given the very environmentally and ecologically sensitive nature of the Tide Mills Local Wildlife Site, and given its adjacent proximity to the South Downs National Park any proposed employment uses for Area E1 should reflect the very sensitive nature of the site and be low key, clean, green and environmentally friendly activities. Such possibly environmentally and ecologically acceptable uses of Area E1 could possibly include such activities as facilities for Ferry passengers, offices or very clean green light industrial uses.

There are many factors to consider linked to the possible Employment Uses of Area E1. Pollution and Disruption issues such as Noise, Fumes, Dust, Vehicle Movements, People, Hours of Working, the list goes on and on. All of these issues could impact of the immediate surroundings within the Tide Mills Local Wildlife Site, The Nature Reserve and the South Downs National Park.

Given the flat open nature landscape of the coast line at the western end of Seaford Bay any buildings proposed for this very environmentally and ecologically sensitive site should be of a very low key single story nature and possibly incorporate an environmentally friendly 'green roof' to both blend into the surroundings and also to offer some mitigation opportunities for wildlife and bird life.

The Main Modifications also refer to Biodiversity Net Gain and puts the onus on the applicant to both identify and achieve this. As has been suggested within the Main Modifications it may prove necessary to bring the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat

creation (e.g. the creation of wet scrapes for birds). Such mitigation is to be very much welcomed and must include Environmental, Ecological and Archaeological considerations in addition to achieving Biodiversity Net Gain. It must be a condition of any planning application approval that such mitigation as habitat creation is carried out and given sufficient time to mature before any proposed development on the site of Policy E1 is allowed to commence. If this was not to happen then any proposed development would create a Biodiversity Net Loss which would go against planning rules.

The available land within the Tide Mills Local Wildlife Site is very limited and as such it would require some very imaginative solutions to achieve Biodiversity Net Gain. A possible solution may be to take the cultivated fields north of the railway line out of farming production and use this land for habitat creation.

Any suggestion that the newly created Nature Reserve could form part of this mitigation must be discounted. The newly created Nature Reserve was very specifically created as mitigation for the harbour expansion to the south of the existing harbour, Planning Permission LW/15/0034 of 2015. The Nature Reserve cannot be included into any proposed mitigation for Area E1.

The Main Modifications also refers to the creation of a Buffer Zone between Area E1 and the Nature Reserve; however there is no definition as to the size and width of this proposed Buffer Zone. Given the very environmentally and ecologically sensitive nature of the Nature Reserve within the Tide Mills Local Wildlife Site, and given the adjacent proximity of Area E1 to the South Downs National Park any such Buffer Zone must be of a meaningful width such as at least 50 metres wide for the entire length of the western boundary of the Nature Reserve from the Tide Mills Creek to the north to the banking 'bund' adjacent to the beach area to the south. Such a Buffer Zone being at least 50 metres wide is imperative to ensure there is no encroachment onto the Nature Reserve, be that of a physical nature, or from noise or pollution of any kind.

These factors and definitions should be included into the Lewes District Local Plan Part 2 to ensure that as time goes on none of these very important factors are lost should any future planning application considerations for Employment Uses on Area E1 take place.

Kind Regards

Geoff King

Lewes and Eastbourne Planning Policy Consultations

Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications

You've been invited to participate in the **Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Main Modifications** consultation by the consultation manager, Lewes and Eastbourne Council (Natalie Sharp).

This consultation is open from 8 Jul 2019 at 00:00 to 19 Aug 2019 at 23:59.

Consultation on Lewes District Local Plan Part 2 Main Modifications

Lewes District Council has prepared the 'Lewes District Local Plan Part 2' which, when adopted, will allocate specific sites for development and provide detailed development management policies. This document is needed to support and help deliver the strategic objectives and spatial strategy of the Lewes District Local Plan Part 1: Joint Core Strategy, adopted in 2016.

The Local Plan Part 2 is currently at its Examination in Public stage. Two weeks of Hearings were held between the independent Planning Inspector, the Council and invited participants. The Inspector has now considered all written and verbal representations made during this process and recommended that the Council publish a Schedule of Main Modifications for public consultation.

We are therefore inviting comments on the Schedule and accompanying Addendum to the Sustainability Appraisal which assesses the proposed modifications. This is a focussed consultation of the Main Modifications put forward by the Inspector; comments should therefore concentrate on these points. Comments are invited over a 6 week period from 8 July to midnight on 19 August 2019.

How to respond:

The easiest way to submit comments is via our website, where you can comment on each Main Modification separately. The two consultation documents can also be found and downloaded on the same webpage:

www.lewes-eastbourne.gov.uk/planningconsultation

In order that your comments can be accurately recorded, please let us know which Main Modification in the document you are commenting on. All representations will be published on the council's website and anonymous submissions cannot be accepted.

Paper copies are available to read at the District Council Offices at Southover House, Southover Road, Lewes, BN7 1AB, and at all local libraries including Burgess Hill, Haywards Heath, Saltdean and Uckfield.

Other documents related to the Examination can be found on the Local Plan Part 2 examination webpage:

www.lewes-eastbourne.gov.uk/planning-policy/local-plan-part-2-examination/

Please do not hesitate to contact the Planning Policy Team by email at ldf@lewes-eastbourne.gov.uk if you have any queries about this consultation.

[Participate in this consultation](#)

To change your email alerts, please visit [the website](#)

Matthew Hitchen

From: Geoff [REDACTED]
Sent: 13 August 2019 17:36
To: 'Chris Banks'; ldf
Subject: FW: Consultation on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications
Attachments: LDC Local Plan Main Modifications Consultation.docx
Importance: High

To
Lewes District Council Planning Policy Team

CC to
Chris Banks, Programme Officer

From

[REDACTED]

13th August 2019

Ref – Consultation on the Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications

Further to my submission to this latest consultation on the **Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications**, send on 7th August 2019 and copied below I would like to register my intention that should this consultation result in a further hearings process then I would wish to be invited to attend any such hearings so as to be able to participate in any debate on the **Lewes District Local Plan Part 2: Site Allocations and Development Management Policies - Main Modifications**.

Kind Regards

Geoff King

Representation ID: REP/327/MM16
--

Representor Details:

Representor ID:	REP/327
Name:	Nicole Palmer
Organisation:	
Consultation Body:	General
Stakeholder Type:	Local business/employer

Agent Details:

Name:	Diane Aldridge
Organisation:	DJA Planning

Contact Details:

Email Address:	djaplanning@outlook.com
Address:	Lunge Haven, Station Road, Hellingly, East Sussex, BN27 4EU

Representation:

Which Main Modification (MM) do you wish to comment on?	MM16
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
See attached	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/327/MM17
--

Representor Details:

Representor ID:	REP/327
Name:	Nicole Palmer
Organisation:	
Consultation Body:	General
Stakeholder Type:	Local business/employer

Agent Details:

Name:	Diane Aldridge
Organisation:	DJA Planning

Contact Details:

Email Address:	djaplanning@outlook.com
Address:	Lunge Haven, Station Road, Hellingly, East Sussex, BN27 4EU

Representation:

Which Main Modification (MM) do you wish to comment on?	MM17
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
See attached	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

Representation ID: REP/327/Other Comments
--

Representor Details:

Representor ID:	REP/327
Name:	Nicole Palmer
Organisation:	
Consultation Body:	General
Stakeholder Type:	Local business/employer

Agent Details:

Name:	Diane Aldridge
Organisation:	DJA Planning

Contact Details:

Email Address:	djaplanning@outlook.com
Address:	Lunge Haven, Station Road, Hellingly, East Sussex, BN27 4EU

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
See attached	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

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

Main Modifications

Policy GT01 - Land south of The Plough

MM16 and MM17 M40 and M41

Harvey and Son (Lewes) Ltd and Nicole Palmer maintain their objections to Policy GT01 and are disappointed none of the points made at the EIP have been reflected in the proposed Major Modifications. They remain concerned that the Council's justification for the allocation of the land under Policy GT01 will not be reviewed prior to formal allocation.

Without prejudice to this position, and because it will ensure greater scrutiny of the development of the site at the point a planning application is submitted and ensure appropriate infrastructure is in place, they support, in principle, the proposed changes to Policy GT01. However, they have been provided with a copy of the representations submitted by Parker Dann on behalf of the Plumpton Action Group dated 13th August 2019 and support their comments regarding Criterion (h) and support their proposed redraft of Criterion (h) to ensure it is subject to more rigorous scrutiny.

DJA Planning

17th August 2019

Representation ID: REP/0367/Other Comments

Representor Details:

Representor ID:	REP/367
Name:	Katie Gilbert
Organisation:	Thakeham Homes
Consultation Body:	General
Stakeholder Type:	Planning Consultant

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	katie.gilbert@thakeham.com
Address:	Thakeham House, Summers Place, Stane Street, Billingshurst, West Sussex, RH14 9GN

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
See Attached	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

Planning Policy
Lewes District Council
Southover House
Southover Road
Lewes
BN7 1AB

19th August 2019

Dear Sir/Madam,

Lewes Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document Main Modifications Consultation – Representation

Re: Bishops Lane, Ringmer

Introduction

Thakeham Homes Ltd are submitting representations to the Lewes Local Plan Part 2: Site Allocations and Development Management Policies ('LPP2') as local stakeholders. Thakeham are a house builder based in Sussex with a track record for delivering high quality, sustainable schemes across the south east. We are progressing a number of potential development sites within this district at varying stages of the planning process, therefore our representations relate to the role of the emerging Local Plan in the delivery of the District's adopted housing objectives over the plan period.

We have made representations now on Local Plan Part 1 and recently on Local Plan Part 2: Site Allocations and Development Management policies (Regulation 18) dated 5th November 2018. We therefore have a long-standing interest in the Local Plan preparation which we support.

Local Plan Part 2 must have due regard to the primary document which is Local Plan Part 1, given it forms a strategic level plan for the whole district. We have concerns that this has not occurred.

These representations are submitted in respect of Thakeham Homes' interests at Bishops Lane, Ringmer ('the site'). This site is the land immediately to the east of Diplocks Industrial Estate, also known by SHELAA (2018) reference 21RG, for 75 net additional residential dwellings, assessed within the SHELAA as suitable, available, achievable and deliverable. A location plan for the site is appended to this representation at Appendix 1.

We support with the councils SHELAA assessment, and reiterate within these representations that this site is available and deliverable within the next five years and is set within highly sustainable locations. As such we wish to make representations on the policies contained within the Draft LPP2

We wish to support the progression of the LPP2 and make comments within our representations on the basis that the site allocations document should be prepared to ensure conformity with the spatial requirements of the adopted Lewes Core Strategy: Local Plan Part 2 ('LPP1') and further site allocations should be sought to ensure that the requirements of the National Planning Policy Framework (NPPF) are met.

NPPF, paragraphs 10 and 11 set out the presumption in favour of sustainable development, with Paragraph 11(a) identifying a requirement for Local Planning Authorities 'to positively seek opportunities to meet the development needs of their area'. Whilst Paragraph 119 states that "Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs".

Para 120 states that Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability."

Paragraph 9 also comments that, "Planning policies and decisions should play an active role in guiding development towards sustainable solutions"

We also wish to reiterate our representations to the proposed changes to the planning boundaries and the proposed 'Provision of Outdoor Playing Space' and 'Children's Play Space in New Housing Development' policy. As such, these representations also respond to Policy DM1, DM15 and DM16 of the Draft LPP2.

Spatial Distribution

Table 3 (Residential site allocations) of the Draft LPP2 provides an indication of the planned level of housing in the District, outside of the National Park:

Table 3 Planned level of housing, outside the National Park

Settlement	SP2 Planned housing growth	Neighbourhood Plan housing (adopted and emerging)	Residual housing growth to be identified in LPP2
Newhaven	425	425	-
Peacehaven & Telscombe	255	255	-
Seaford	185	185	-
Edge of Burgess Hill (within Wivelsfield Parish)	100	0	100
Barcombe Cross	30	0	30
North Chailey	30	0	30
South Chailey	10	0	10
Cooksbridge	30	0	30
Newick	100	100	-
Plumpton Green	50	68	-
Ringmer & Broyle Side	215	183	32
Wivelsfield Green	30	34	-
To be determined	200	-	200
Total	1,660	1,250	432

KEY	
 	Housing growth to be delivered through neighbourhood plans
 	Housing growth identified in 'made' neighbourhood plans
 	Housing growth identified in Local Plan Part 2

Table 3 provides the residual housing growth to be identified in LPP2, which in the case of Ringmer and Broyle Side is 32 net additional dwellings.

Although this has increased from previously being 12 (as stated in our earlier representation in January 2018) it is still unacceptably low as these figures are a minimum and all sites should be assumed to come forward.

Whilst Spatial Policy 2 of the adopted LPP1 makes clear that all planned housing growth numbers are stipulated as minimums, and the LPP2 does state at paragraph 2.7 that ‘It should be borne in mind that the figures contained within the Spatial Policy 2 are expressed as minimums and where appropriate growth should exceed this minimum figure’, in our view the above table does not address these figures as minimum requirements.

It is clear from Table 2 that most parishes designated to produce a neighbourhood plan, have not sought to exceed their minimum requirements within adopted and emerging Neighbourhood Plans. The Council has not sought to allocate sites within the LPP2 over and above the housing growth identified within these adopted and emerging Neighbourhood Plans, thus only meeting the minimum requirement for most settlements. In our view, this falls short of the requirements of the NPPF as the Plan has not been positively prepared to meet the District’s development needs. Additionally, and with particular relevance to Thakeham Homes’ interests at Lewes Road, Ringmer, the Ringmer Neighbourhood Plan was adopted prior to the Core Strategy. Therefore, as the latest development plan adopted, we would continue to maintain that the Core Strategy requirements should take precedent.

This is particularly since Regulation 18 stage of LPP2, there has been the publication of the revised NPPF (July 2018) which provides additional weight to promoting house building and in maintaining a sufficient supply and delivery of homes. Specifically, Paragraph 59 states:-

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.

Paragraph 16 (a and b) of the NPPF states that Local Plans should “be prepared with the objective of contributing to the achievement of sustainable development and be prepared positively, in a way that is aspirational but deliverable”, whilst Paragraph 11(a) makes clear that Local Plans should ensure flexibility to adapt to rapid change. The LPP2 has identified at Table 5 that most parishes have not sought to exceed their minimum requirements within adopted and emerging Neighbourhood Plans. The Council has not sought to allocate sites within the LPP2 over and above the housing growth identified within these adopted and emerging Neighbourhood Plans, thus only meeting the minimum requirement for most settlements. In our view, this falls short of the requirements of the NPPF as the plan has not been positively prepared to meet the district’s development needs. Additionally, some Neighbourhood Plans, such as the Ringmer Neighbourhood Plan were adopted prior to the Core Strategy. Therefore, as the latest development plan adopted, the Core Strategy requirements should take precedent.

Table 3 shows that Ringmer has a shortfall of 32 dwellings. As all the requirements are minimums it could be questioned as to why the council are not seeking more sites or pursuing opportunities where more sites are available for development.

There is a small difference of 32 dwellings within the Ringmer Neighbourhood Plan once the overlap with commitments in Local Plan Part 1 (Table 5, p53) and the strategic allocation Spatial Policy 6: Land north of Bishops Lane, have been taken into account. A detailed explanation is provided within the Ringmer and Broyle Side section (paragraphs 2.123 to 2.126).

2.123 Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum 215 net additional dwellings to be provided within Ringmer and Broyle Side. Ringmer Parish Council has a 'made' neighbourhood plan which contains a number of housing policies and allocations. A number of these allocated sites have since gained planning permission.

2.124 As referred to earlier in paragraph 2.8, a number of sites within Policy 6.4 of the Ringmer Neighbourhood Plan (RNP) overlap with commitments or the strategic allocation, Land north of Bishops Lane, identified in Spatial Policy 2 and Table 5 of Local Plan Part 1. The removal of these duplications results in a total of 183 net additional dwellings identified within the RNP; a shortfall of 32 net additional dwellings, against the planned housing growth figure of minimum 215 net additional dwellings.

2.125 The shortfall was recognised and discussed at the Local Plan Part 1 Examination, during which it was agreed that the retained 'saved' 2003 Lewes District Local Plan housing allocation RG1: Caburn Field was highly likely to deliver above the original target minimum of 40 dwellings (the number contained within the commitments figure for Spatial Policy 2). An additional 20 dwellings, thereby providing a total of 60 net additional dwellings, was considered at that time to be a reasonable anticipated capacity for an eventual proposal.

2.126 The increase in capacity was partly due to the inclusion of adjacent Lewes District Council owned land. A further 12 dwellings, however, is still required to meet the minimum of 215 net additional dwellings. Progress has since been made on the development proposals for this site, which indicate a yield of 96 dwellings. It is therefore proposed to allocate Caburn Field for approximately 90, meeting the shortfall of 32 and providing an additional 18 over the minimum of 215 net additional dwellings. This represents an uplift of 50 over and above the 'saved' 2003 allocation.

Paragraph 2.129. then goes on to state that 'The housing growth and Ringmer and Broyle Side, as identified within Local Plan Part 1, is limited due to current highways constraints of the B2192. Current identified junction improvements, to be delivered by the strategic site at Bishops Lane, allow for a total of 385 net additional dwellings to be accommodated within the settlement. Due to the junction capacity constraints there is effectively a cap on development in Ringmer and Broyle Side beyond the planned 385 net additional dwellings. This is even allowing for the planned junction improvements that will be delivered through the strategic allocation at Bishops Lane.'

Paragraph 2.11 discussed the overall requirements for the LPP2 following the assessment of individual settlement requirements. *"The Local Plan Part 2 is therefore required to deliver a minimum 127 net additional dwellings. In respect to Table 5 it shows that Local Plan Part 2 is*

meeting the minimum required figures". Again, this should not address minimum requirements as there is no flexibility should development not come forward for a whole variety of reasons.

It is noted in respect to Table 5 that in the case of Ringmer and Broyle Side that 50 no. units are allocated in LPP2. It should in fact be upwards of this number to take full account of national planning policy.

Land at Bishops Lane, Ringmer is a sustainable site and its inclusion as an additional allocation would enable LPP2 to be more robust in its approach to housing delivery. This would ensure that LPP2 has been more positively prepared for the robustness of the Plan at Examination. We would reiterate that the Council should seek to increase the provision of housing in the LPP2 to ensure a robust strategy for housing delivery which conforms with the requirements of SP2 and the NPPF.

Policy DM1: Planning Boundary

Policy DM1 states that within the development boundaries, as defined on the Proposals Maps, development will be permitted providing it accords with the policies of the development plan.

Accompanying the LPP2, Lewes District Council have published revised proposals maps which have sought to amend the planning boundaries to include the allocations specified within the LPP1, the LPP2 and made neighbourhood plans. We support the revision of the settlement Planning Boundaries to include all allocations.

Policy DM15: Provision of Outdoor Playing Space & Policy DM16: Children's Play Space in New Housing Development

Policy DM15 sets out the requirements for the provision of outdoor playing space, including outdoor sports, equipped/designated children's playing space and MUGAs and skateboard parks.

Policy DM16 provides a requirement for the provision of on-site Children's Play space, for developments of 20 or more units in accordance with the minimum standards set out in Policy DM15.

Whilst as a housing developer we fully support the inclusion of children's play space within new housing development, in our view this policy is overly prescriptive and lacks flexibility. On a small site which may be able to accommodate 20 units, the provision of an on-site play area to the standards set out in Policy DM15 may jeopardise the delivery of much needed housing, in our view a threshold of 20 units seems low and an unreasonable requirement. Additionally, the policy needs to provide clarity regarding the existing local provision and the need for on-site provision if this is deemed to be sufficient or can be upgraded to provide a wider betterment to the existing and future communities.

Bishops Lane, Ringmer

Thakeham Homes recommends the site for residential development and as such seeks to promote the site in its entirety for residential development. The red line for the site has been appended to this representation in Appendix 1.

Land north of Bishops Lane is included in the Lewes District Council SHELAA (2018) under reference 21RG. The site is around 2.5 ha in size and a yield of 75 dwellings is suggested, the site has been assessed as 'suitable, available and achievable' with the rationale for this assessment stating:

'Site is actively being promoted through Part 2 of Local Plan. Greenfield site adjacent to planning boundary, within walking distance of bus stop and local shops. Area of potential archaeological interest. ESCC landscape architect considers that the area north of Bishops Lane should be assessed as a unit to identify developable areas and suitable landscape setting to redefine village edge. LCS concludes wider landscape character area to have medium capacity for change. Relocation of right of way required. Significant development in Ringmer would impact upon Earwig Corner junction. Based on current information and views of ESCC highways this is considered possible and achievable. Access can be achieved independently or through one of the adjacent sites. Development of this scale is likely to require an upgrade to the Neaves Lane Waste Water Treatment Works, which is considered deliverable within the next five years, which is considered deliverable within the next five years. Site is not identified for housing within the Ringmer Neighbourhood Plan.'

As per the Council's own SHELAA assessment, the site is considered to be available, suitable, achievable and deliverable, with no evident constraints that would prevent the delivery of housing on the site, and therefore considered deliverable. As such, we consider that the whole of the site could provide much needed housing development within the plan period, helping to provide the Local Plan with sufficient flexibility to be able to adapt to rapid change in accordance with the NPPF and support the provision of housing in accordance with policy SP2 of the adopted LPP1.

Conclusions

In conclusion, it is clear the identified housing growth within the Spatial Policy 2 of the adopted LPP1 stipulates minimum requirements. Consequently, in our view the Council should seek to increase the provision of housing in the LPP2 to ensure a robust strategy for housing delivery which conforms with the requirements of SP2 and the NPPF.

We support the revision of the proposals map in accordance with the spatial requirements for housing delivery and would suggest that the council needs to revisit the requirements stipulated in policies DM15 and DM16 to ensure that these represent a feasible approach.

As detailed above, we are actively promoting the site for residential development and we have therefore demonstrated within these representations that we consider the site to be achievable, suitable and available for residential development.

We trust that these representations will be useful and clear and we would be grateful for confirmation of receipt. In the meantime, please do not hesitate to contact me if you have any queries or require any further information.

Yours Sincerely,



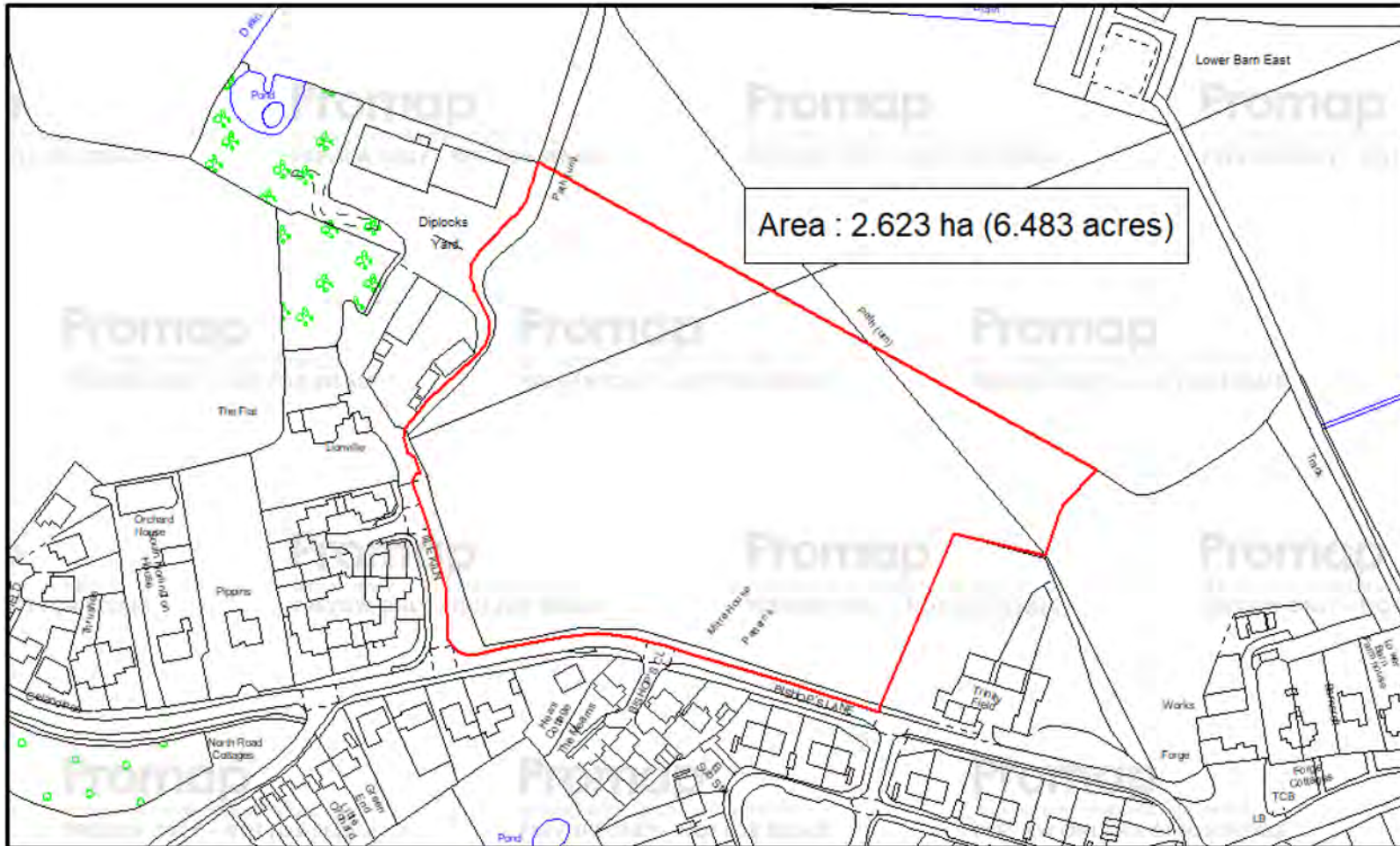
Katie Gilbert

Junior Planner

Enc. Appendix 1 - Location Plan



THAKEHAM



Land at Bishops Lane, Ringmer

Planning Policy
Lewes District Council
Southover House
Southover Road
Lewes
BN7 1AB

19th August 2019

Dear Sir/Madam,

Lewes Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document Main Modifications Consultation – Representation

Re: Land at Lewes Road, Ringmer

Introduction

Thakeham Homes Ltd are submitting representations to the Lewes Local Plan Part 2: Site Allocations and Development Management Policies ('LPP2') as local stakeholders. Thakeham are a house builder based in Sussex with a track record for delivering high quality, sustainable scheme across the south east. We are progressing a number of potential development sites within this district at varying stages of the planning process, therefore our representations relate to the role of the emerging Local Plan in the delivery of the District's adopted housing objectives over the plan period.

We have made representations on Local Plan Part 1 and recently on Local Plan Part 2: Site Allocations and Development Management policies (Regulation 18) dated 5th November 2018. We therefore have a long-standing interest in the Local Plan preparation which we support.

Local Plan Part 2 must have due regard to the primary document which is Local Plan Part 1, given it forms a strategic level plan for the whole district. We have concerns that this has not occurred.

These representations are submitted in respect of Thakeham Homes' interests at Lewes Road, Ringmer ('the site'). Thakeham has a developer interest in a site north of Lewes Road available for development that is approximately 4.8 ha in size. A location plan for the site is appended to this representation at Appendix 1.

We confirm within these representations that this site is available and deliverable within the next five years and are set within highly sustainable locations. As such we wish to make representations on the policies contained within the Draft LPP2.

We wish to support the progression of the LPP2 and make comments within our representations on the basis that the site allocations document should be prepared to ensure conformity with the spatial requirements of the adopted Lewes Core Strategy: Local Plan Part 2 ('LPP1') and further site allocations should be sought to ensure that the requirements of the National Planning Policy Framework (NPPF) are met. NPPF, paragraphs 10 and 11 set out the presumption in favour of sustainable development (Section 2),

Paragraph 11(a) identifies a requirement for Local Planning Authorities 'to positively seek opportunities to meet the development needs of their area'. Whilst Paragraph 119 states that "Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs".

Para 120 states that Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability."

Paragraph 9 also comments that, "Planning policies and decisions should play an active role in guiding development towards sustainable solutions"

We also wish to reiterate our representations to the proposed changes to the planning boundaries and the proposed 'Provision of Outdoor Playing Space' and 'Children's Play Space in New Housing Development' policy. As such, these representations also respond to Policy DM1, DM15 and DM16 of the Draft LPP2.

Spatial Distribution

Table 3 (Residential site allocations) of the Draft LPP2 provides an indication of the planned level of housing in the District, outside of the National Park:

Table 3 Planned level of housing, outside the National Park

Settlement	SP2 Planned housing growth	Neighbourhood Plan housing (adopted and emerging)	Residual housing growth to be identified in LPP2
Newhaven	425	425	-
Peacehaven & Telscombe	255	255	-
Seaford	185	185	-
Edge of Burgess Hill (within Wivelsfield Parish)	100	0	100
Barcombe Cross	30	0	30
North Chailey	30	0	30
South Chailey	10	0	10
Cooksbridge	30	0	30
Newick	100	100	-
Plumpton Green	50	68	-
Ringmer & Broyle Side	215	183	32
Wivelsfield Green	30	34	-
To be determined	200	-	200
Total	1,660	1,250	432

KEY	
■	Housing growth to be delivered through neighbourhood plans
■	Housing growth identified in 'made' neighbourhood plans
■	Housing growth identified in Local Plan Part 2

Table 3 provides the residual housing growth to be identified in LPP2, which in the case of Ringmer and Broyle Side is 32 net additional dwellings.

Although this has increased from previously being 12 (as stated in our earlier representation in January 2018) it is still unacceptably low as these figures are a minimum and all sites should be assumed to come forward.

Whilst Spatial Policy 2 of the adopted LPP1 makes clear that all planned housing growth numbers are stipulated as minimums, and the LPP2 does state at paragraph 2.7 that ‘It should be borne in mind that the figures contained within the Spatial Policy 2 are expressed as minimums and where appropriate growth should exceed this minimum figure’, in our view the above table does not address these figures as minimum requirements.

It is clear from Table 3 that most parishes designated to produce a neighbourhood plan, have not sought to exceed their minimum requirements within adopted and emerging Neighbourhood Plans. The Council has not sought to allocate sites within the LPP2 over and above the housing growth identified within these adopted and emerging Neighbourhood Plans, thus only meeting the minimum requirement for most settlements. In our view, this falls short of the requirements of the NPPF as the Plan has not been positively prepared to meet the District’s development needs. Additionally, and with particular relevance to Thakeham Homes’ interests at Lewes Road, Ringmer, the Ringmer Neighbourhood Plan was adopted prior to the Core Strategy. Therefore, as the latest development plan adopted, we would continue to maintain that the Core Strategy requirements should take precedent.

This is particularly since Regulation 18 stage of LPP2, there has been the publication of the revised NPPF (July 2018) which provides additional weight to promoting house building and in maintaining a sufficient supply and delivery of homes. Specifically, Paragraph 59 states:-

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.

Paragraph 16 (a and b) of the NPPF states that Local Plans should “be prepared with the objective of contributing to the achievement of sustainable development and be prepared positively, in a way that is aspirational but deliverable”, whilst Paragraph 11(a) makes clear that Local Plans should ensure flexibility to adapt to rapid change. The LPP2 has identified at Table 5 that most parishes have not sought to exceed their minimum requirements within adopted and emerging Neighbourhood Plans. The Council has not sought to allocate sites within the LPP2 over and above the housing growth identified within these adopted and emerging Neighbourhood Plans, thus only meeting the minimum requirement for most settlements. In our view, this falls short of the requirements of the NPPF as the plan has not been positively prepared to meet the district’s development needs. Additionally, some Neighbourhood Plans, such as the Ringmer Neighbourhood Plan were adopted prior to the Core Strategy. Therefore, as the latest development plan adopted, the Core Strategy requirements should take precedent.

Table 3 shows that Ringmer has a shortfall of 32 dwellings. As all the requirements are minimums it could be questioned as to why the council are not seeking more sites or pursuing opportunities where more sites are available for development.

There is a small difference of 32 dwellings within the Ringmer Neighbourhood Plan once the overlap with commitments in Local Plan Part 1 (Table 5, p53) and the strategic allocation Spatial Policy 6: Land north of Bishops Lane, have been taken into account. A detailed explanation is provided within the Ringmer and Broyle Side section (paragraphs 2.123 to 2.126).

2.123 Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum 215 net additional dwellings to be provided within Ringmer and Broyle Side. Ringmer Parish Council has a 'made' neighbourhood plan which contains a number of housing policies and allocations. A number of these allocated sites have since gained planning permission.

2.124 As referred to earlier in paragraph 2.8, a number of sites within Policy 6.4 of the Ringmer Neighbourhood Plan (RNP) overlap with commitments or the strategic allocation, Land north of Bishops Lane, identified in Spatial Policy 2 and Table 5 of Local Plan Part 1. The removal of these duplications results in a total of 183 net additional dwellings identified within the RNP; a shortfall of 32 net additional dwellings, against the planned housing growth figure of minimum 215 net additional dwellings.

2.125 The shortfall was recognised and discussed at the Local Plan Part 1 Examination, during which it was agreed that the retained 'saved' 2003 Lewes District Local Plan housing allocation RG1: Caburn Field was highly likely to deliver above the original target minimum of 40 dwellings (the number contained within the commitments figure for Spatial Policy 2). An additional 20 dwellings, thereby providing a total of 60 net additional dwellings, was considered at that time to be a reasonable anticipated capacity for an eventual proposal.

2.126 The increase in capacity was partly due to the inclusion of adjacent Lewes District Council owned land. A further 12 dwellings, however, is still required to meet the minimum of 215 net additional dwellings. Progress has since been made on the development proposals for this site, which indicate a yield of 96 dwellings. It is therefore proposed to allocate Caburn Field for approximately 90, meeting the shortfall of 32 and providing an additional 18 over the minimum of 215 net additional dwellings. This represents an uplift of 50 over and above the 'saved' 2003 allocation.

Paragraph 2.129. then goes on to state that *'The housing growth and Ringmer and Broyle Side, as identified within Local Plan Part 1, is limited due to current highways constraints of the B2192. Current identified junction improvements, to be delivered by the strategic site at Bishops Lane, allow for a total of 385 net additional dwellings to be accommodated within the settlement. Due to the junction capacity constraints there is effectively a cap on development in Ringmer and Broyle Side beyond the planned 385 net additional dwellings. This is even allowing for the planned junction improvements that will be delivered through the strategic allocation at Bishops Lane.'*

Paragraph 2.11 discussed the overall requirements for the LPP2 following the assessment of individual settlement requirements. *"The Local Plan Part 2 is therefore required to deliver a minimum 127 net additional dwellings. In respect to Table 5 it shows that Local Plan Part 2 is meeting the minimum required figures".* Again, this should not address minimum requirements as there is no flexibility should development not come forward for a whole variety of reasons.

It is noted in respect to Table 5 that in the case of Ringmer and Broyle Side that 50 no. units are allocated in LPP2. It should in fact be upwards of this number to take full account of national planning policy.

Land at Lewes Road, Ringmer is a sustainable site and its inclusion as an additional allocation would enable LPP2 to be more robust in its approach to housing delivery. This would ensure that LPP2 has been more positively prepared for the robustness of the Plan at Examination. We would reiterate that the Council should seek to increase the provision of housing in the LPP2 to ensure a robust strategy for housing delivery which conforms with the requirements of SP2 and the NPPF. This site could deliver an additional 90 houses which would only seek to strengthen the Council's position in terms of their housing land supply.

Policy DM1: Planning Boundary

Policy DM1 states that within the development boundaries, as defined on the Proposals Maps, development will be permitted providing it accords with the policies of the development plan.

Accompanying the LPP2, Lewes District Council have published revised proposals maps which have sought to amend the planning boundaries to include the allocations specified within the LPP1, the LPP2 and made neighbourhood plans. We support the revision of the settlement Planning Boundaries.

Policy DM15: Provision of Outdoor Playing Space & Policy DM16: Children's Play Space in New Housing Development

Policy DM15 sets out the requirements for the provision of outdoor playing space, including outdoor sports, equipped/designated children's playing space and MUGAs and skateboard parks.

Policy DM16 provides a requirement for the provision of on-site Children's Play space, for developments of 20 or more units in accordance with the minimum standards set out in Policy DM15.

Whilst as a housing developer we fully support the inclusion of children's play space within new housing development, in our view this policy is overly prescriptive and lacks flexibility. On a small site which may be able to accommodate 20 units, the provision of an on-site play area to the standards set out in Policy DM15 may jeopardise the delivery of much needed housing, in our view a threshold of 20 units seems low and an unreasonable requirement. Additionally, the policy needs to provide clarity regarding the existing local provision and the need for on-site provision if this is deemed to be sufficient or can be upgraded to provide a wider betterment to the existing and future communities.

Land at Lewes Road, Ringmer

Thakeham Homes recommends the sites for residential development and as such seeks to promote the site for residential development. The site has been assessed in

Thakeham House, Summers Place, Stane Street, Billingshurst, West Sussex, RH14 9GN

www.thakeham.com

the Council's latest SHELAA (2018) under reference 42RG as not deliverable or developable. However, in our view the assessment raises no constraints which could not be suitably overcome as part of any future planning application. The site north of Lewes Road we believe is suitable, available and achievable. The red line for the site has been appended to this representation in Appendix 1.

Availability, Suitability and Achievability

We wish to promote the site in its entirety for residential development and can confirm that the site is Available, Suitable, Achievable and therefore deliverable within the next 5 years.

Availability

As highlighted within this and previous representations, the site is controlled by Thakeham Homes Ltd and are actively being promoted for residential development.

Thakeham has a proven track record for delivering a number of high quality residential schemes across Surrey, Sussex and Hampshire and will be seeking to deliver a range of dwellings on the sites.

Suitability

The site is located on the north eastern edge of Ringmer village and is within walking distance of the various local amenities of Ringmer. Ringmer falls in the third tier of the settlement hierarchy and is therefore considered to have a range of services and facilities to meet the needs of the existing community as well as providing key services for surrounding rural villages. The site has good transport links, with a frequent bus service available from a number of stops around the village.

Achievability

Given the acute housing need within the District and the location of the site, it is considered that there is a reasonable prospect of residential development being achieved in the next five years.

As stated above, Thakeham has a proven track record for delivering schemes of a similar size and scale throughout Surrey, Sussex and Hampshire, and has the capacity to deliver the development of the site to provide much needed new homes within the first 5 years of the plan period.

Deliverability

For the reasons above, the site is considered to be available, suitable and achievable, and therefore deliverable in accordance with the NPPG. As such, we consider that the site could provide much needed housing development within the plan period, help provide the Local Plan with sufficient flexibility to be able to adapt to rapid change in accordance with the NPPF and support the provision of housing in accordance with policy SP2 of the adopted LPP1.

Conclusions

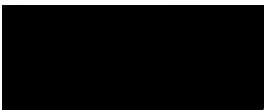
In conclusion, it is clear the identified housing growth within the Spatial Policy 2 of the adopted LPP1 stipulates minimum requirements. Consequently, in our view the Council should seek to increase the provision of housing in the LPP2 to ensure a robust strategy for housing delivery which conforms with the requirements of SP2 and the NPPF.

We support the revision of the proposals map in accordance with the spatial requirements for housing delivery and would suggest that the Council needs to revisit the requirements stipulated in policies DM15 and DM16 to ensure that these represent a feasible approach.

As detailed above, we are actively promoting the site for residential development and we have therefore demonstrated within these representations that we consider the site to be achievable, suitable and available for residential development.

We trust that these representations will be useful and clear and we would be grateful for confirmation of receipt. In the meantime, please do not hesitate to contact me if you have any queries or require any further information.

Yours Sincerely,



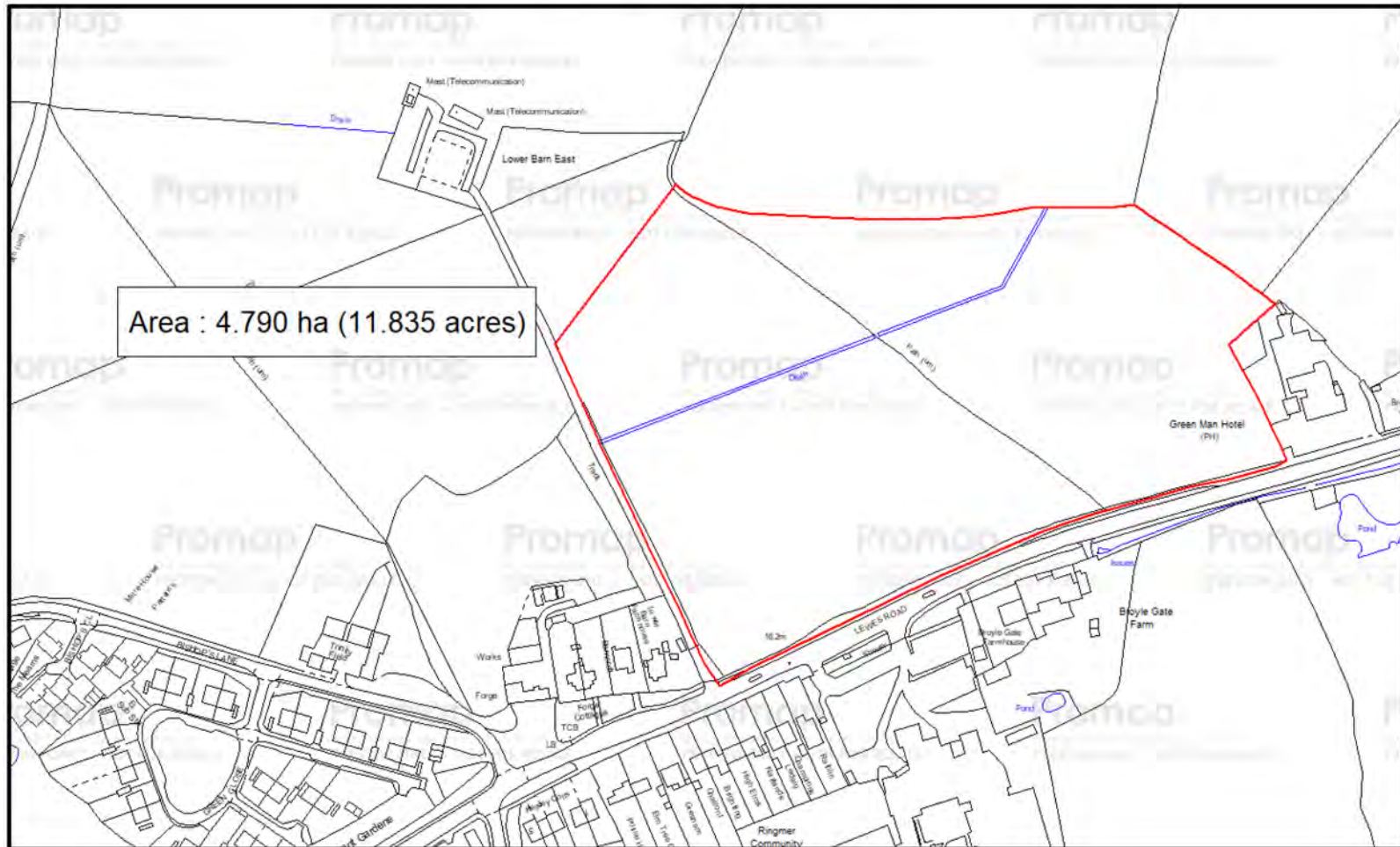
Katie Gilbert

Junior Planner

Enc. Appendix 1 - Location Plan



THAKEHAM



Land at Lewes Road, Ringmer

Planning Policy (Local Plan Consultation)
Lewes District Council
Southover House
Southover Road
Lewes
BN7 1AB

16th August 2019

Dear Sir/Madam

Lewes Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document Main Modifications Consultation - Representation

Re: Former Woods Fruit Farm, Newick

Introduction

Thakeham Homes Ltd are submitting representations to the Lewes Local Plan Part 2: Site Allocations and Development Management Policies ('LPP2') as local stakeholders. Thakeham are a house builder based in Sussex with a track record for delivering high quality, sustainable scheme across the South East. We are progressing a number of potential development sites within this district at varying stages of the planning process, therefore our representations relate to the role of the emerging Local Plan in the delivery of the District's adopted housing objectives over the plan period.

We have previously made representations on Local Plan Part 1 and most recently on Local Plan Part 2: Site Allocations and Development Management policies (Regulation 18) dated 5th November 2018. We therefore have a long-standing interest in the Local Plan preparation which we support.

Local Plan Part 2 must have due regard to the primary document which is Local Plan Part 1, given it forms a strategic level plan for the whole district. We have concerns that this has not occurred.

These representations are submitted in respect of Thakeham Homes' interests at the Former Woods Fruit Farm, Newick ('the site'). The site is also known by SHELAA (2018) reference 27NW, with 22NW also forming part of the site which has the benefit of a Neighbourhood Plan allocation (Policy HO4) in the 'Made' Newick Neighbourhood Plan, for 38 net additional residential dwellings. A red line location plan for the site is appended to this representation at Appendix 1.

We confirm within these representations that this site is available and deliverable within the next five years and is set within a highly sustainable location. As such we wish to make representations on the policies contained within the Draft LPP2.

We wish to support the progression of the LPP2 and make comments within our representations on the basis that the site allocations document should be prepared to ensure conformity with the spatial requirements of the adopted Lewes Core Strategy: Local Plan Part 2 ('LPP1') and further site allocations should be sought to ensure that the requirements of the National Planning Policy Framework (NPPF) are met. NPPF, paragraphs 10 and 11 set out the presumption in favour of sustainable development (Section 2),

Paragraph 11(a) identifies a requirement for Local Planning Authorities 'to positively seek opportunities to meet the development needs of their area'. Whilst Paragraph 119 states that "Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs".

Para 120 states that Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability."

We also wish to reiterate our representations to the proposed changes to the planning boundaries and the proposed 'Provision of Outdoor Playing Space' and 'Children's Play Space in New Housing Development' policy. As such, these representations also respond to Policy DM1, DM15 and DM16 of the Draft LPP2.

Spatial Distribution

Table 3 (Residential site allocations) of the Draft LPP2 provides an indication of the planned level of housing in the District, outside of the National Park:

Table 3 Planned level of housing, outside the National Park

Settlement	SP2 Planned housing growth	Neighbourhood Plan housing (adopted and emerging)	Residual housing growth to be identified in LPP2
Newhaven	425	425	-
Peacehaven & Telscombe	255	255	-
Seaford	185	185	-
Edge of Burgess Hill (within Wivelsfield Parish)	100	0	100
Barcombe Cross	30	0	30
North Chailey	30	0	30
South Chailey	10	0	10
Cooksbridge	30	0	30
Newick	100	100	-
Plumpton Green	50	68	-
Ringmer & Broyle Side	215	183	32
Wivelsfield Green	30	34	-
To be determined	200	-	200
Total	1,660	1,250	432

KEY	
	Housing growth to be delivered through neighbourhood plans
	Housing growth identified in 'made' neighbourhood plans
	Housing growth identified in Local Plan Part 2

Table 3 which provides residual housing growth to be identified in LPP2, which in the case of Newick is 0. As stated in our earlier representation in November 2018, this is unacceptably low as these figures represent a minimum and all appropriate sites should be assumed to come forwards.

Whilst Spatial Policy 2 of the adopted LPP1 makes clear that all planned housing growth numbers are stipulated as minimums, and the LPP2 does state at paragraph 2.7 that *'It should be borne in mind that the figures contained within the Spatial Policy 2 are expressed as minimums and where appropriate growth should exceed this minimum figure'*, in our view the above table does not address these figures as minimum requirements.

This is because it is clear at Table 2 that most parishes have not sought to exceed their minimum requirements within adopted and emerging Neighbourhood Plans. The Council has not sought to allocate sites within the LPP2 over and above the housing growth identified within these adopted and emerging Neighbourhood Plans, thus only meeting the minimum requirement for most settlements. In our view, this falls short of the requirements of the NPPF as the Plan has not been positively prepared to meet the District's development needs. Additionally, and with particular relevance to Thakeham Homes' interests at the Former Woods Fruit Farm, Newick, the Newick Neighbourhood Plan was adopted prior to the Core Strategy (LPP1). Therefore, as the latest development plan adopted, we would continue to maintain that the Core Strategy requirements should take precedent.

This is particularly since Regulation 18 stage of LPP2, there has been the publication of the revised NPPF (July 2018) which provides additional weight to promoting house building and in maintaining a sufficient supply and delivery of homes. Specifically, Paragraph 59 states:-

"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".

Paragraph 16 (a and b) of the NPPF states that Local Plans should "be prepared with the objective of contributing to the achievement of sustainable development and be prepared positively, in a way that is aspirational but deliverable", whilst Paragraph 11(a) makes clear that Local Plans should ensure flexibility to adapt to rapid change. The LPP2 has identified at Table 5 that most parishes have not sought to exceed their minimum requirements within adopted and emerging Neighbourhood Plans. The Council has not sought to allocate sites within the LPP2 over and above the housing growth identified within these adopted and emerging Neighbourhood Plans, thus only meeting the minimum requirement for most settlements. In our view, this falls short of the requirements of the NPPF as the plan has not been positively prepared to meet the district's development needs. Additionally, some Neighbourhood Plans, such as the Newick Neighbourhood Plan were adopted prior to the Core Strategy. Therefore, as the latest development plan adopted, the Core Strategy requirements should take precedent.

Table 3 shows that Newick does not have a residual requirement from the minimum requirements set out in Policy S2 of the LPP1. However as all the requirements are minimums it could be questioned as to why the council are not seeking more sites or pursuing

opportunities where more sites are available for development. A brief explanation is provided at paragraph 2.6:

'Housing growth at Newick, Plumpton Green, Ringmer and Wivelsfield Green is planning for through their respective 'made' neighbourhood plans (shaded yellow). Neighbourhood Plans are currently progressing and will identify the housing growth for the following settlements (shaded blue):

- *Peacehaven and Telscombe;*
- *Newhaven; and*
- *Seaford.*

Local Plan Part 2 is therefore required to identify the planned housing growth at the remaining settlements of Edge of Burgess Hill (within Wivelsfield Parish), North Chailey, South Chailey, Barcombe Cross and Cooksbridge.'

Whilst paragraphs 2.119 – 2.120 state:

2.119 Spatial Policy 2 of the Local Plan Part 1 sets the requirements for a minimum of 100 net additional dwellings to be provided within the settlement of Newick.

2.120 Newick Parish Council has a 'made' Neighbourhood Plan, adopted July 2015, that allocates sites for 100 net additional dwellings. One allocated site, Newick Hill identified for 30 net additional dwellings. Any future planning applications or potential review of Newick Neighbourhood Plan which considers housing allocations, will need to take into consideration policies within the adopted development plan.

In our view, the intention to only address minimum requirements is an unsound and obstructive approach as there is no flexibility should development not come forward for a whole variety of reasons.

Land at Woods Fruit Farm, Newick is a sustainable site and would enable the LPP2 to be more robust in its approach to housing delivery. This would ensure that the LPP2 has been more positively prepared for robustness of the plan at examination. We would reiterate that the council should seek to increase the provision of housing in the LPP2 to ensure a robust strategy for housing delivery which conforms with the requirements of the LPP1 and the NPPF.

Policy DM1: Planning Boundary

Policy DM1 states that within the development boundaries, as defined on the Proposals Maps, development will be permitted providing it accords with the policies of the development plan.

Accompanying the LPP2, Lewes District Council have published revised proposals maps, which have sought to amend the planning boundaries to include the allocations specified within

the LPP1, the LPP2 and made neighbourhood plans. We support the revision of the settlement Planning Boundaries to include all allocations.

Policy DM15: Provision of Outdoor Playing Space & Policy DM16: Children's Play Space in New Housing Development

Policy DM15 sets out the requirements for the provision of outdoor playing space, including outdoor sports, equipped/designated children's playing space and MUGAs and skateboard parks.

Policy DM16 provides a requirement for the provision of on-site Children's Play space, for developments of 20 or more units in accordance with the minimum standards set out in Policy DM15.

Whilst as a housing developer we fully support the inclusion of children's play space within new housing development, in our view this policy is overly prescriptive and lacks flexibility. On a small site which may be able to accommodate 20 units, the provision of an on-site play area to the standards set out in Policy DM15 may jeopardise the delivery of much needed housing, in our view a threshold of 20 units seems low and an unreasonable requirement. Additionally, the policy needs to provide clarity regarding the existing local provision and the need for on-site provision if this is deemed to be sufficient or can be upgraded to provide a wider betterment to the existing and future communities.

Woods Fruit Farm, Newick

Thakeham Homes recommends the site for residential development and as such seeks to promote the site in its entirety for residential development. The red line for the site has been appended to this representation in Appendix 1.

Newick Neighbourhood Plan

The western area of the site has the benefit of a neighbourhood plan allocation for 38 net additional dwellings.

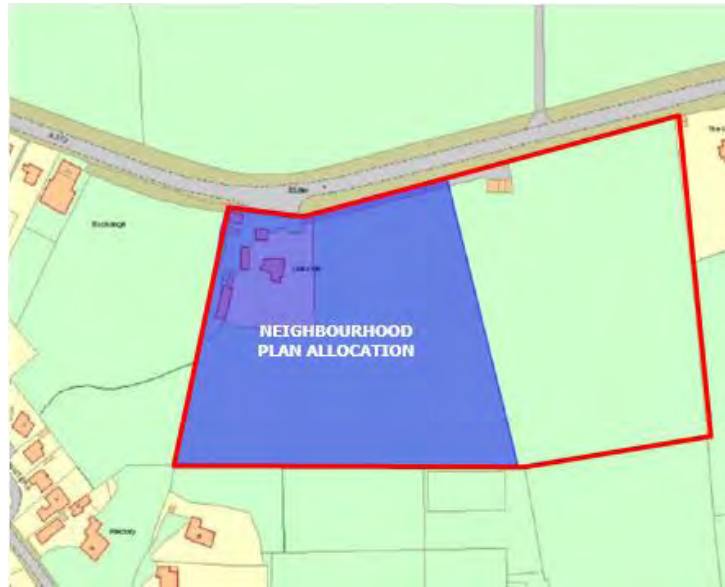


Figure 1 Neighbourhood Plan Allocation of the Western Section of the Application Site

The site has continuously been promoted in its entirety, and whilst the eastern parcel did not emerge as a formal allocation in the Made Newick Neighbourhood Plan, it was considered as part of the Plan’s evidence base.

The ‘Newick Neighbourhood Plan: Sustainability Appraisal and Development Site Selection’ report refers the site as Site 10, which extends the full site area:



Figure 2 Site 10 as assessed for housing capacity by Newick Parish

In reference to Site 10, the Sustainability Appraisal notes the following:

'Though the whole of Site 10 was taken into account in ranking the sites only the western part of this Site is required to provide space for the balance of the 100 homes required'

The above note infers that, whilst the whole of Site 10 is suitable for housing on social, economic and environmental grounds, only a portion of it was required as an allocation with a view to meeting the then emerging JCS policy provision of 100 homes in Newick.

The Newick Neighbourhood Plan (NNP) was adopted in 2015, prior to the adoption of the LPP1 in 2016. Whilst the NNP progressed utilising the evidence available at that time, the NNP only sought to meet the housing requirement of the then emerging JCS of 100 units. During the JCS Examination the Inspector requested the wording changed to a 'minimum' of 100 units. It is therefore in our view the council should seek further allocations in Newick over and above the NNP allocations to ensure sufficient flexibility.

Lewes District Council 2018 Strategic Housing and Employment Land Availability Assessment (SHELAA)

The 2017 and more recently the 2018 SHELAA assessed the site under reference 27NW, deeming the entire site at 3.6 hectares: suitable, available, achievable and deliverable for the delivery of 69 residential dwellings.

Given the councils own SHELAA assessment, we consider that the whole site could provide much needed housing development within the plan period, help provide the Local Plan with sufficient flexibility to be able to adapt to rapid change in accordance with the NPPF and support the provision of housing in accordance with policy SP2 of the adopted LPP1.

Conclusions

In conclusion, whilst the site has the benefit of a partial housing allocation within the Made Newick Neighbourhood Plan, it is clear the identified housing growth within the Spatial Policy 2 of the adopted LPP1 stipulates minimum requirements. Consequently, in our view the Council have fallen short on their LPP1 requirements and should seek to increase the provision of housing in the LPP2 to ensure a robust strategy for housing delivery which conforms with the requirements of SP2 and the NPPF.

We support the revision of the proposals map in accordance with the spatial requirements for housing delivery and would suggest that the council needs to revisit the requirements stipulated in policies DM15 and DM16 to ensure that these represent a feasible approach.

As detailed above, we are actively promoting the site for residential development and we have therefore demonstrated within these representations that we consider the site to be achievable, suitable and available for residential development.

We trust that these representations will be useful and clear and we would be grateful for confirmation of receipt. In the meantime, please do not hesitate to contact me if you have any queries or require any further information.

Yours Sincerely,



Katie Gilbert
Junior Planner



THAKEHAM



Representation ID: REP/401/MM20
--

Representor Details:

Representor ID:	REP/401
Name:	Jim Skinner
Organisation:	Friends of Tide Mills
Consultation Body:	General
Stakeholder Type:	Local group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	██
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM20
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>Dear Sirs, we, the Friends of Tide Mills have the following comments for your consideration on the Lewes Local District Plan Part2: Site Allocations and Development Management Policies Main Modifications consultation; specifically proposed area E1 "East Quay, Newhaven";</p> <p>1. Mitigation against further loss of vital existing Tide Mills open space/wildlife habitat. It</p>	

should be a requirement of any future E1 development that ADDITIONAL open space is provided in the immediate environs of Tide Mills to make up for the loss of space and wildlife habitat that E1 development will result in. Just attempting to relieve the increased pressure from visitors who will no longer be able to access E1 is not going to provide the environmental gain required by law. We would seriously suggest that the only available land for this gain is one or both of the two fields to the north of the railway currently under cultivation.

2. Type of industrial operation permitted in E1. Given the sensitivity of the land bordering E1 to the east, namely Nature reserve and South Downs National Park, any development should be "soft" in terms of aesthetic appearance and noise, dust and heavy vehicular levels. "Heavy, noisy, and high profile" use of E1 space should not be permitted. In terms of aesthetics, green roofs with solar panel electricity should be required. Heavy goods vehicle movements should also not be permitted.

3. Buffer Zone between the eastern boundary of E1 and the Newhaven Port nature reserve. The buffer zone (which will presumably also have to accommodate any diverted public footpath) needs to be sufficiently wide to adequately allow the transition from industrial site to remaining open space. A minimum width of 80 metres is suggested and should also be a requisite of E1 development.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Matthew Hitchen

From: brian skinner [REDACTED]
Sent: 01 August 2019 15:14
To: ldf
Subject: Comments on Lewes Local District Plan Part2: Site Allocations and Development Management Policies Main Modifications

Dear Sirs, we, the Friends of Tide Mills have the following comments for your consideration on the Lewes Local District Plan Part2: Site Allocations and Development Management Policies Main Modifications consultation; specifically proposed area E1 "East Quay, Newhaven";

1. Mitigation against further loss of vital existing Tide Mills open space/wildlife habitat. It should be a requirement of any future E1 development that ADDITIONAL open space is provided in the immediate environs of Tide Mills to make up for the loss of space and wildlife habitat that E1 development will result in. Just attempting to relieve the increased pressure from visitors who will no longer be able to access E1 is not going to provide the environmental gain required by law. We would seriously suggest that the only available land for this gain is one or both of the two fields to the north of the railway currently under cultivation.
2. Type of industrial operation permitted in E1. Given the sensitivity of the land bordering E1 to the east, namely Nature reserve and South Downs National Park, any development should be "soft" in terms of aesthetic appearance and noise, dust and heavy vehicular levels. "Heavy, noisy, and high profile" use of E1 space should not be permitted. In terms of aesthetics, green roofs with solar panel electricity should be required. Heavy goods vehicle movements should also not be permitted.
3. Buffer Zone between the eastern boundary of E1 and the Newhaven Port nature reserve. The buffer zone (which will presumably also have to accommodate any diverted public footpath) needs to be sufficiently wide to adequately allow the transition from industrial site to remaining open space. A minimum width of 80 metres is suggested and should also be a requisite of E1 development.

Thankyou, Mr Jim Skinner chair and on behalf of the Friends of Tide Mills.

Representation ID: REP/454/MM27
--

Representor Details:

Representor ID:	REP/454
Name:	Robin Walker
Organisation:	Theobalds Road Residents' Association
Consultation Body:	General
Stakeholder Type:	Local group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	████████████████████
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM27
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	Yes
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
It is difficult to understand the actual units proposed by category in the graph in this section.	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

I would suggest the excellent graph included in this section should be supported by a table to provide the specific numbers by category and year, as these are difficult to extract from the graph in this form. The graph itself is a very useful visual and should be retained.

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

I did not request to participate. My suggestion is a small but potentially useful clarification only

Representation ID: REP/486/MM18
--

Representor Details:

Representor ID:	REP/486
Name:	
Organisation:	Newhaven Port & Properties
Consultation Body:	General
Stakeholder Type:	Developer/Landowner

Agent Details:

Name:	Daniel Frisby
Organisation:	DHM Stallard LLP

Contact Details:

Email Address:	Daniel.Frisby@dmhstallard.com
Address:	Griffin House 135 High Street Crawley West Sussex RH10 1DQ

Representation:

Which Main Modification (MM) do you wish to comment on?	MM18
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
See Attached	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

Lewes District Council
Southover Grange,
Southover Road,
Lewes BN7 1AB

Date 19 August 2019
Your ref
Our ref 0808

Dear Sir or Madam

**Newhaven Port and Properties
Lewes Local Plan Part 2 – Modifications Consultation**

We write on behalf of Newhaven Port and Properties in response to your consultation of proposed modifications to the Lewes Local Plan Part 2. This response refers only to the modifications in respect of Policy E1.

We broadly welcome the proposed modifications but consider that additional clarity is required in respect of MM18.

It is acknowledged that as part of any future development ecological benefits would need to be delivered. However, any improvement works to be carried out as part of the proposals must be fairly related to the area within which the site is situated and cannot be expected to deliver ecological improvements across the whole LWS area, which equates to 122 hectares of land. It is noted that the site comprises only 5 hectares of land in total.

It is noted that MM18 refers to bringing the wider area of Tide Mills Local Wildlife Site into positive management. This is considered to be onerous and in no way commensurate with the site allocated. As describe above, the wider Tide Mills Local Wildlife Site is; vast in comparison to the size of the site proposed to be allocated; falls outside of NPPs ownership, and; broadly located north of Mill Creek and therefore physically disconnected from the site.

It is considered that MM18 should be amended to read as follows:

“Appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing

Griffin House 135 High Street Crawley West Sussex RH10 1DQ DX DX 57102 Crawley
Main line 01293 605000 **Direct line** 01293 605545 **Fax** 01293 663520 **Email** daniel.frisby@dmhstallard.com

Offices in London, Gatwick, Guildford, Brighton and Horsham. Website www.dmhstallard.com

DMH Stallard LLP is a limited liability partnership registered in England (registered number OC338287). Its registered office is Griffin House, 135 High Street, Crawley, West Sussex, RH10 1DQ and it is authorised and regulated by the Solicitors Regulation Authority. The term partner is used to refer to a member of DMH Stallard LLP. A list of members may be inspected at the registered office. The firm is part of Law Europe and is represented around the world through its international network.

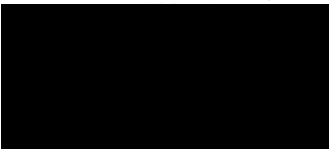


*~~the wider area of the~~ **an appropriate area** of Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds) and controls on dog walking in order to avoid the more ecologically sensitive areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project."*

It is considered that this modification is necessary to add additional clarity to the requirements for ecological mitigation and so as not to result in onerous requirements for ecological mitigation which go well beyond that which could be considered justifiably related to the development of the proposed allocation.

We would be grateful if you could take into account the above representation when recommending final modifications.

Yours faithfully



Daniel Frisby
Associate Planner
For and on behalf of DMH Stallard LLP

Representation ID: REP/494/MM17
--

Representor Details:

Representor ID:	REP/494
Name:	
Organisation:	Plumpton Action Group
Consultation Body:	General
Stakeholder Type:	Local group or organisation

Agent Details:

Name:	Mark Best
Organisation:	Parker Dann

Contact Details:

Email Address:	mark@parkerdann.co.uk
Address:	Suite S10, Waterside Centre, North Street, Lewes BN7 2PE

Representation:

Which Main Modification (MM) do you wish to comment on?	MM17
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>First and foremost Plumpton Action Group maintains its objections to policy GT01. Without prejudice to this, the Action Group supports the changes to Policy GT01 which make the development of the site subject to more rigorous scrutiny, should a planning application come forward. However, in relation to criterion h) concerning to connection to the sewerage system, this is not rigorous enough.</p>	

The Planning Practice Guidance makes it clear that:

“Septic tanks or package sewage treatment plants may only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible (taking into account cost and/or practicability and whether the package treatment plant poses a risk to a designated site) in accordance with Approved Document H of the Building Regulations 2010. Septic tanks must not discharge effluent to surface water and must comply with the general binding rules, or a permit will be required.” Paragraph: 020 Reference ID: 34-020-20140306

It is plain that connection to the public sewer is the strong preference in policy terms but in its current guise criterion h) does not require any future applicant to demonstrate “clearly” that discharging into a public sewer is not feasible. This inappropriately lowers the bar of acceptability for any future planning application.

In the event that clear evidence is provided then a package sewage treatment plant can be utilised, but only as a matter of principle. There should still be a consideration of amenity and traffic which could militate against the grant of planning permission. The PPG advises:

“A proposal for a package sewage treatment plant and infrastructure should set out clearly the responsibility and means of operation and management to ensure that the permit is not likely to be infringed in the life of the plant. There may also be effects on amenity and traffic to be considered because of the need for sludge to be removed by tankers.” (Paragraph: 020 Reference ID: 34-020-20140306)

Criterion h) should be amended to make it explicit that if a package sewage treatment plant is to be used, there must be a consideration of the impacts of its use on amenity and traffic.

To assist, we have redrafted criterion h) as shown below.

“The development will provide connection to the public sewerage system at the nearest point of adequate capacity, as advised by Southern Water. If, following the submission of evidence to clearly demonstrate that discharging the public sewerage system is not feasible, non-mains

2

drainage is sought then rigorous consideration will be given to potential effects on amenity and traffic. An environmental permit will also be required.”

The Plumpton Action Group maintains its original objections but without prejudice to these has proposed amendments to Policy GT01. The Action Group welcomes the extra consideration proposed but believes this sets the bar for approval inappropriately low in its current form. We therefore trust the amendment we have suggested will be embraced.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?	Yes, I wish to participate at the oral examination
Why do you feel it is necessary to participate at the Examination in Public?	
In the event that the Inspector decides to re-open the Hearing sessions, we would wish to participate.	

Representation ID: REP/494/Other Comments
--

Representor Details:

Representor ID:	REP/494
Name:	
Organisation:	Plumpton Action Group
Consultation Body:	General
Stakeholder Type:	Local group or organisation

Agent Details:

Name:	Mark Best
Organisation:	Parker Dann

Contact Details:

Email Address:	mark@parkerdann.co.uk
Address:	Suite S10, Waterside Centre, North Street, Lewes BN7 2PE

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<p><i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i></p> <p>Positively Prepared:</p> <p>Justified:</p> <p>Effective:</p> <p>Consistent with National Policy:</p>	
<p>Please give details about why you consider the proposed Main Modification is unsound, if that is the case:</p> <p>First and foremost Plumpton Action Group maintains its objections to policy GT01. Without prejudice to this, the Action Group supports the changes to Policy GT01 which make the development of the site subject to more rigorous scrutiny, should a planning application come forward. However, in relation to criterion h) concerning to connection to the sewerage system, this is not rigorous enough.</p>	

The Planning Practice Guidance makes it clear that:

“Septic tanks or package sewage treatment plants may only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible (taking into account cost and/or practicability and whether the package treatment plant poses a risk to a designated site) in accordance with Approved Document H of the Building Regulations 2010. Septic tanks must not discharge effluent to surface water and must comply with the general binding rules, or a permit will be required.” Paragraph: 020 Reference ID: 34-020-20140306

It is plain that connection to the public sewer is the strong preference in policy terms but in its current guise criterion h) does not require any future applicant to demonstrate “clearly” that discharging into a public sewer is not feasible. This inappropriately lowers the bar of acceptability for any future planning application.

In the event that clear evidence is provided then a package sewage treatment plant can be utilised, but only as a matter of principle. There should still be a consideration of amenity and traffic which could militate against the grant of planning permission. The PPG advises:

“A proposal for a package sewage treatment plant and infrastructure should set out clearly the responsibility and means of operation and management to ensure that the permit is not likely to be infringed in the life of the plant. There may also be effects on amenity and traffic to be considered because of the need for sludge to be removed by tankers.” (Paragraph: 020 Reference ID: 34-020-20140306)

Criterion h) should be amended to make it explicit that if a package sewage treatment plant is to be used, there must be a consideration of the impacts of its use on amenity and traffic.

To assist, we have redrafted criterion h) as shown below.

“The development will provide connection to the public sewerage system at the nearest point of adequate capacity, as advised by Southern Water. If, following the submission of evidence to clearly demonstrate that discharging the public sewerage system is not feasible, non-mains

2

drainage is sought then rigorous consideration will be given to potential effects on amenity and traffic. An environmental permit will also be required.”

The Plumpton Action Group maintains its original objections but without prejudice to these has proposed amendments to Policy GT01. The Action Group welcomes the extra consideration proposed but believes this sets the bar for approval inappropriately low in its current form. We therefore trust the amendment we have suggested will be embraced.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?
Why do you feel it is necessary to participate at the Examination in Public?

Lewes District Council
Southover House,
Southover Road,
Lewes
BN71AB

13th August 2019

Dear Sir / Madam,

Lewes District Local Plan Part 2 Site Allocations and Development Management Policies – Main Modifications
Policy GT01 - Land south of The Plough

First and foremost Plumpton Action Group maintains its objections to policy GT01. Without prejudice to this, the Action Group supports the changes to Policy GT01 which make the development of the site subject to more rigorous scrutiny, should a planning application come forward. However, in relation to criterion h) concerning to connection to the sewerage system, this is not rigorous enough.

The Planning Practice Guidance makes it clear that:

"Septic tanks or package sewage treatment plants may only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible (taking into account cost and/or practicability and whether the package treatment plant poses a risk to a designated site) in accordance with Approved Document H of the Building Regulations 2010. Septic tanks must not discharge effluent to surface water and must comply with the general binding rules, or a permit will be required." Paragraph: 020 Reference ID: 34-020-20140306

It is plain that connection to the public sewer is the strong preference in policy terms but in its current guise criterion h) does not require any future applicant to demonstrate "*clearly*" that discharging into a public sewer is not feasible. This inappropriately lowers the bar of acceptability for any future planning application.

In the event that clear evidence is provided then a package sewage treatment plant can be utilised, but only as a matter of principle. There should still be a consideration of amenity and traffic which could militate against the grant of planning permission. The PPG advises:

"A proposal for a package sewage treatment plant and infrastructure should set out clearly the responsibility and means of operation and management to ensure that the permit is not likely to be infringed in the life of the plant. There may also be effects on amenity and traffic to be considered because of the need for sludge to be removed by tankers." (Paragraph: 020 Reference ID: 34-020-20140306)

Criterion h) should be amended to make it explicit that if a package sewage treatment plant is to be used, there must be a consideration of the impacts of its use on amenity and traffic.

To assist, we have redrafted criterion h) as shown below.

"The development will provide connection to the public sewerage system at the nearest point of adequate capacity, as advised by Southern Water. If, following the submission of evidence to clearly demonstrate that discharging the public sewerage system is not feasible, non-mains

drainage is sought then rigorous consideration will be given to potential effects on amenity and traffic. An environmental permit will also be required."

The Plumpton Action Group maintains its original objections but without prejudice to these has proposed amendments to Policy GT01. The Action Group welcomes the extra consideration proposed but believes this sets the bar for approval inappropriately low in its current form. We therefore trust the amendment we have suggested will be embraced.

In the event that the Inspector decides to re-open the Hearing sessions, we would wish to participate.

Yours sincerely,

Mr. Mark Best BSc (Hons) MSc MRTPI - Planning Consultant

Parker Dann Chartered Town Planning Consultants
Suite S10, Waterside Centre, North Street, Lewes BN7 2PE

Tel: +44 (0)1273 478654

Mobile: +44 (0)7436 810286

Twitter: @parkerdann

www.parkerdann.co.uk



Representation ID: REP/505/MM8

Representor Details:

Representor ID:	REP/505
Name:	Bridget Fox
Organisation:	The Woodland Trust
Consultation Body:	General
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	██
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM8
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	Yes
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
We note the strengthened commitment to require no net loss and to seek net gain of biodiversity at this and other Habitats of Principal Importance sites. We would encourage further wording to make the status of irreplaceable habitats in net gain calculations clear.	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

We would suggest adding the following wording to make the status of irreplaceable habitats in net gain calculations clear.

"Irreplaceable habitats must never be included in net gain calculations and mitigation and compensation measures must not form part of the considerations in making planning decisions."

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

n/a

Representation ID: REP/505/MM12
--

Representor Details:

Representor ID:	REP/505
Name:	Bridget Fox
Organisation:	The Woodland Trust
Consultation Body:	General
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	██
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM12
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	Yes
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>We note (and welcome) the additional requirements for buffer zones of at least 15m from ancient woodland and protected trees at this location. However, we recommend as a precautionary principle, a minimum 50 metre buffer should be maintained between development and ancient woodland, in line with our guidance "Planning for Ancient Woodland: Planners' Manual for Ancient Woodland and Veteran Trees" (July 2019).</p>	

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Amend criterion (d) to read:

"Tree surveys undertaken and appropriate measures, including proper buffers, are identified and implemented accordingly to mitigate potential adverse impacts on the Tree Protection Order group and Ancient Woodland on and/or adjacent to the site. As a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase, unless the applicant can demonstrate very clearly how a smaller buffer would suffice."

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

n/a

Representation ID: REP/505/MM21
--

Representor Details:

Representor ID:	REP/505
Name:	Bridget Fox
Organisation:	The Woodland Trust
Consultation Body:	General
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	██
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM21
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	Yes
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
<p>We note the additional wording to require the design and materials used in any development to reflect the setting and landscape character of the South Downs National Park.</p> <p>Woodland is central to local landscape character: the South Downs National Park has more woodland than any other National Park in England and Wales, with nearly a</p>	

quarter of the landscape under tree cover. Any new development here should seek to accommodate native broadleaf trees, for example along boundaries, paths and in areas of public space.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

We would like to see this policy further amended to read "The design, materials and planting used should reflect the setting of the South Downs National Park".

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

n/a

Representation ID: REP/505/MM26
--

Representor Details:

Representor ID:	REP/505
Name:	Bridget Fox
Organisation:	The Woodland Trust
Consultation Body:	General
Stakeholder Type:	National group or organisation

Agent Details:

Name:
Organisation:

Contact Details:

Email Address:	██
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM26
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
We strongly welcome the addition of this wording. The wording is in line with the Woodland Trust's recommended policy on ancient woodland and veteran trees (and reflects the new National Planning Policy Framework (NPPF) paragraph 175c).	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	

We strongly welcome the addition of this wording. The wording is in line with the Woodland Trust's recommended policy on ancient woodland and veteran trees (and reflects the new National Planning Policy Framework (NPPF) paragraph 175c).

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

n/a

Representation ID: REP/506/MM17
--

Representor Details:

Representor ID:	REP/506
Name:	Laurence Stuart
Organisation:	
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	████████████████████
Address:	

Representation:

Which Main Modification (MM) do you wish to comment on?	MM17
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	Yes
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
It is not justified or fair to current residents who are not connected to mains drainage.	
Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.	
All properties in the area should be connected to mains drainage not just the traveller	

camp. Why should they have that privilege paid for by the rate payers who are not similarly convenience?

Do you consider it necessary to participate at the Examination in Public?

No, I do not wish to participate at the oral examination

Why do you feel it is necessary to participate at the Examination in Public?

To ensure that the inspector understands the feeling amongst the local community with regards to this proposed development.

Representation ID: REP/507/Other Comments
--

Representor Details:

Representor ID:	REP/507
Name:	Penelope Forbes
Organisation:	
Consultation Body:	General
Stakeholder Type:	Member of the public

Agent Details:

Name:	
Organisation:	

Contact Details:

Email Address:	████████████████████
Address:	██████████ ██████████ ██████████████ ██████████████

Representation:

Which Main Modification (MM) do you wish to comment on?	Other Comments
<i>Do you consider the proposed Main Modification that you are commenting on to be unsound because it is not:</i>	
Positively Prepared:	
Justified:	
Effective:	
Consistent with National Policy:	
Please give details about why you consider the proposed Main Modification is unsound, if that is the case:	
Dear Sir/Madam,	

I have read through with continued apprehension the recently updated report on Site Allocations & Development Management Policies, and firstly: as an ecologist, I am dismayed that the bat population which thrives in both the above-mentioned areas will be wiped out, as well as dormice and several bird species because bird-nesting will be greatly affected by the proposed removal of hedges and possibly trees. (Please note a slight error in the Submission Report in 2.146 p.58 where bats appear to be classified as invertebrates, which to rectify requires only the removal of 'other' before the word 'invertebrates') With a total of 50 houses allocated for Plumpton Green, I have thoroughly checked two of the 'thus affected' areas nearest to us which are: pp 40-48 with Figure 9 showing development of Glendene, the field backing onto ancient woodland; and pp 55-60 with Fig. 11 showing the proposed Traveller/Gypsy site, close to the field adjacent to our side of the village.

These areas need to be scrutinised with sensitivity to nature but also, in the case of house-building with two vehicles per household, there has to be serious consideration of the immensely increased volume of traffic and hence equally increased hazardous pollution through people's windows which are very close to the road. This needs far more careful consideration.

We also have strong objections to the proposed Gypsy/Traveller site in Station Road: firstly concerning its being totally unsafe with no footpath and especially with the extremely high speed of traffic both up and downhill. Cars and heavy trucks turning into the top of Station Rd at the Plough come bombing downhill at 60mph and fail to slow down in our 30mph area until they meet an obstruction like the bend in the road after the Church! But most dangerous of all is the speed of traffic roaring uphill (north) as this is the same side as the proposed Traveller site. Cyclists and horses avoid that whole stretch and nobody walks it! In fact our north end of the village has become far too hazardous even where there IS a footpath, because too many vehicles impatiently exceed an unacceptable 55mph through a 30mph residential area, drivers forgetting they are passing swiftly and extremely CLOSELY to people's houses which front the length of Station Road. The cause for excessive speeding is because from the Fountain Inn onwards drivers get a view uphill of where the north end of the village is. So if they think they can get a clear run they put their foot down to achieve maximum speed, often 60mph by the time they draw level with our houses along from the Fountain Inn. This makes crossing the road disgracefully dangerous for our old people and our little ones.

Secondly, the proposed Traveller site is unsuitable because it totally lacks any infrastructure for inhabitants who will have no community with which to integrate; also it is a walk of 2 miles along a dangerous road to get to a village shop and even further to a school. There is little prospect of Traveller/Gypsy integration. Whereas, the advantage of extending existing Traveller sites in Lewes or Burgess Hill is that all the facilities needed such as safe rubbish disposal, toilets, safe footpaths and transport are all in place, and they will have the benefit of community, integration, schooling.

I applauded SARAH OSBOURNE's leaflet for pointing out that not only was the LDC proposal for the Traveller site UNSAFE because of no footpath and the high speed of traffic, but also the validity of Sarah's point was further reinforced by her reminder that

the Council must be consistent having already rejected HOUSING on the same site as an "unsafe" proposal, i.e. on the same basis of road unsuitability etc.

A final but very valid point:- living now on my own, I am, like many female residents, nervous about security because along our stretch of Station Rd there is an obscured rear access path that runs the length of the rear of our properties which leaves our houses vulnerable like sitting ducks. In a comparable rural area, my elderly widowed aunt, who had never experienced a burglary, was suddenly subjected to a spate of repeated break-ins as soon as a similar traveller/gypsy settlement moved to her area. She was terribly upset over the repeated loss of firewood no matter where we hid it or covered it up (which cost half her state pension) but then, while she was asleep at night, her treasured gardening equipment disappeared and then ornaments of great sentimental value, even food from her fridge and her home-made elderberry wine that she used to make for the WI: all taken. She was so traumatised by it all that she died from the shock. It is no use pretending this does not happen - because it does, and I hope and pray our objections are this time taken seriously.

Please set out what change(s) you consider necessary to make the proposed Main Modification sound, having regard to the test you have identified above.

Do you consider it necessary to participate at the Examination in Public?

Why do you feel it is necessary to participate at the Examination in Public?

Matthew Hitchen

From: PJM Forbes [REDACTED]
Sent: 14 August 2019 21:00
To: ldf
Subject: Lewes District Local Plan Part 2: pp 55-60 with Fig. 11 showing proposed Traveller/Gypsy site; pp 40-48 with Fig. 9 Glendene development

Importance: High

Dear Sir/Madam,

I have read through with continued apprehension the recently updated report on Site Allocations & Development Management Policies, and firstly: as an ecologist, I am dismayed that the bat population which thrives in both the above-mentioned areas will be wiped out, as well as dormice and several bird species because bird-nesting will be greatly affected by the proposed removal of hedges and possibly trees. (Please note a slight error in the Submission Report in 2.146 p.58 where bats appear to be classified as invertebrates, which to rectify requires only the removal of 'other' before the word 'invertebrates') With a total of 50 houses allocated for Plumpton Green, I have thoroughly checked two of the 'thus affected' areas nearest to us which are: pp 40-48 with Figure 9 showing development of Glendene, the field backing onto ancient woodland; and pp 55-60 with Fig. 11 showing the proposed Traveller/Gypsy site, close to the field adjacent to our side of the village.

These areas need to be scrutinised with sensitivity to nature but also, in the case of house-building with two vehicles per household, there has to be serious consideration of the immensely increased volume of traffic and hence equally increased hazardous pollution through people's windows which are very close to the road. This needs far more careful consideration.

We also have strong objections to the proposed Gypsy/Traveller site in Station Road: firstly concerning its being totally unsafe with no footpath and especially with the extremely high speed of traffic both up and downhill. Cars and heavy trucks turning into the top of Station Rd at the Plough come bombing downhill at 60mph and fail to slow down in our 30mph area until they meet an obstruction like the bend in the road after the Church! *But most dangerous of all is the speed of traffic roaring uphill (north) as this is the same side as the proposed Traveller site.* Cyclists and horses avoid that whole stretch and nobody walks it! In fact our north end of the village has become far too hazardous even where there IS a footpath, because too many vehicles impatiently exceed an unacceptable 55mph through a 30mph residential area, drivers forgetting they are passing swiftly and extremely CLOSELY to people's houses which front the length of Station Road. The cause for excessive speeding is because from the Fountain Inn onwards drivers get a view uphill of where the north end of the village is. So if they think they can get a clear run they put their foot down to achieve maximum speed, often 60mph by the time they draw level with our houses along from the Fountain Inn. This makes crossing the road disgracefully dangerous for our old people and our little ones.

Secondly, the proposed Traveller site is unsuitable because it totally lacks any infrastructure for inhabitants who will have no community with which to integrate; also it is a walk of 2 miles along a dangerous road to get to a village shop and even further to a school. There is little prospect of Traveller/Gypsy integration. Whereas, the advantage of extending existing Traveller sites in Lewes or Burgess Hill is that all the facilities needed such as safe rubbish disposal, toilets, safe footpaths and transport are all in place, and they will have the benefit of community, integration, schooling.

I applauded SARAH OSBOURNE's leaflet for pointing out that not only was the LDC proposal for the Traveller site UNSAFE because of no footpath and the high speed of traffic, but also **the validity of Sarah's point was further reinforced by her reminder that the Council must be consistent having already rejected HOUSING on the same site as an "unsafe" proposal, i.e. on the same basis of road unsuitability etc.**

A final but very valid point:- living now on my own, I am, like many female residents, nervous about security because along our stretch of Station Rd there is an obscured *rear access path* that runs the length of the rear of our properties which leaves our houses vulnerable like sitting ducks. In a comparable rural area, my elderly widowed aunt, who had never experienced a burglary, was suddenly subjected to a spate of repeated break-ins as soon as a similar traveller/gypsy settlement moved to her area. She was terribly upset over the repeated loss of firewood no matter where we hid it or covered it up (which cost half her state pension) but then, while she was asleep at night, her treasured gardening equipment disappeared and then ornaments of great sentimental value, even food from her fridge and her home-made elderberry wine that she used to make for the WI: all taken. She was so traumatised by it all that she died from the shock. It is no use pretending this does not happen - because it does, and I hope and pray our objections are this time taken seriously.

Regards,
Penelope Forbes

