

**LEWES JOINT CORE STRATEGY  
2010 - 2030**

**INDEPENDENT EXAMINATION  
December 2015**

**RESUMED HEARINGS PROGRAMME  
WITH INSPECTOR'S  
ISSUES/QUESTIONS**

**LEWES LOCAL PLAN PART 1 EXAMINATION**

**Venue:** The hearing sessions will be held in the Main Hall at the Kings Church, Brooks Road, Lewes BN7 2BY.

Sessions will commence on Wednesday 16<sup>th</sup> December 2015 at 1000 and at 0930 on Thursday 17 December and normally finish around 1730.

Lewes District Council and the South Downs National Park Authority will be participating in all hearing sessions.

**The Examination Programme may be subject to change. Please ensure you check the latest position if you are due to attend a particular hearing by contacting the Programme Officer or viewing it on the website at:**

[www.lewes.gov.uk/corestrategyexamination](http://www.lewes.gov.uk/corestrategyexamination)

**HEARINGS**

**Please remind yourself of the Inspector’s guidance concerning the format of hearings at this Examination, contained in the Briefing Notes and the Notes of the Pre Hearing Meeting.**

<b>WEEK 1</b>	
Weds 16th December 2015 - Day 1 am	
<b>1000 – 1015</b>	<b>Opening Statements</b>  Inspector – 1000, District Council - 1005
<b>1015 – 1300</b>	<b>Main Mods 01, 02, 03, 16, 18, 19</b>  <b>Issues 1/2 – Duty to Co-Operate/Legal Compliance/Strategy/Vision/Objectives</b>  <b>Issue 3 – Employment Scale/Distribution (Policies SP1/CP4)</b>  <b>Issue 4 – Housing Scale and Distribution (Policies SP1/SP2)</b>  <b>Issue 9 – Housing Policies (Policies CP1/CP2/CP3)</b>  [Please note that MM15, relating to affordable housing policy CP1, is no longer being proposed as a result of the HC judgement - West Berks DC + Reading BC v DCLG]



## **INSPECTOR'S ISSUES AND QUESTIONS FOR DISCUSSION**

**Wednesday 16<sup>th</sup> December 2015 - 1000 – 1300**

### **1000 – 1015 Opening Statements**

### **1015 - Issues 1/2 – Duty to Co-operate/Legal Compliance/Strategy/Vision/Objectives**

- i) As proposed to be modified, does the Plan provide an appropriate spatial vision and objectives for the district over the plan period, consistent with national guidance in the NPPF and/or justified by clear and robust evidence?
- ii) Has the modified Plan been the subject of suitably comprehensive and satisfactory sustainability appraisal [SA], strategic environmental assessment [SEA] and an appropriate assessment [AA]?
- iii) As proposed to be modified, will the strategy satisfactorily and sustainably deliver the development needed to meet the objectives over the plan period?
- iv) As proposed to be modified, are any objectives, policies or proposals inconsistent with national guidance and, if so, is there a local justification supported by robust and credible evidence?

### **Issue 3 – Employment Scale and Distribution (Policies SP1/CP4)**

- i) As proposed to be modified are the employment policies and proposals consistent with the NPPF and/or justified by clear and robust evidence?

### **Issue 4 – Housing Scale and Distribution (Policies SP1/SP2)**

- i) As proposed to be modified, is the overall number of new dwellings sought in policy SP1 based on clear and robust evidence of the full, objectively assessed, local need for new (including affordable) housing over the plan period, in accord with the NPPF and PPG?
- ii) Is the scale and distribution of new housing in policy SP2 and are the strategic allocations for new housing consistent with the Plan's objectives and realistically deliverable within the plan period, taking into account the SHMA/SHLAA and the opportunities identified?
- iii) Does the plan demonstrate that there will be a deliverable supply of housing land over the plan period, with suitable infrastructure provision, in accordance with the NPPF and PPG?

### **Issue 9 – Housing Policies (Policies CP1/CP2/CP3)**

- i) Are the thresholds and percentages for affordable housing in policy CP1 justified by up-to date, clear and robust, local evidence of housing needs and economic viability, and does it provide sufficient flexibility, if viability is an issue for a particular scheme?

### **Participants [15 seats]**

ESCC, CPRE Sussex, Ringmer PC, Newick PC, Boyer Planning, Strutt & Parker, Woolf Bond, Town & Country Planning Solutions, Turley, Luken Beck, Savills, HG Dodson, David Lock Assocs, Reside Developments Ltd, Barton Willmore.

**Wednesday 16<sup>th</sup> December 2015 - 1345 – 1545**

**Issues 5 - 8 Strategic Sites (Policies SP3/SP5/SP6/SP7)**

- i) As proposed to be modified, are the policies and proposals for growth and change in these areas appropriate and reasonable, including in relation to the NPPF and PPG and in terms of environmental, economic and social impact?
- ii) Are they clear and deliverable, including in respect of the associated infrastructure needed?

**Participants [16 seats]**

ESCC, Ringmer PC, Newhaven TC, CPRE Sussex, Strutt & Parker, Town & Country Planning Solutions, Boyer Planning, H G Dodson, North Ringmer Residents Group, Turley, David Lock Assocs, Woolf Bond, Reside Devpts, Lewes Phoenix Rising, Clifford Dann, WS Planning.

**Wednesday 16<sup>th</sup> December 2015 - 1600 - 1730**

**MM 14 – Land at Lower Hoddern Farm, Peacehaven**

- i) As proposed to be modified, are the policies and proposals for growth and change in this area appropriate and reasonable, including in relation to the NPPF and PPG, and in terms of environmental, economic and social impact?
- ii) Are they clear and deliverable, including in respect of the associated infrastructure needed?

**Participants [7 seats]:**

ESCC, Brighton and Hove Council, Rottingdean PC, CPRE Sussex, Paul Bevan, Patrick Bowman, Strutt and Parker.

**Thursday 17 December 2015 - 0930 – 1330**

**MM 05 - Land at Old Malling Farm, Lewes**

- i) As proposed to be modified, are the policies and proposals for growth and change in this area appropriate and reasonable, including in relation to the NPPF and PPG, and in terms of environmental, economic and social impact?
- ii) Are they clear and deliverable, including in respect of the associated infrastructure needed?

**Participants [10 seats]:**

ESCC, Luken Beck, CPRE Sussex, Friends of Lewes/South Downs Society, Sussex Wildlife Trust, Rosalyn St. Pierre, Daisy Cooper, John Stockdale, Margaret Blake-Dyke, David de Silva.

**Thursday 17 December – 1430 - 1730**

**All Other Main Mods 20 - 32**

**Issue 10 –Retail/Town Centres (Policy CP6 and App 5)**

- i) Does policy CP6 indicate suitable and appropriate opportunities to help implement the strategy for retail?

**Issue 12 – Environment/Landscape/Heritage/Design (Policies CP10/CP11)**

- i) Is policy CP10 dealing with natural environment and landscape character consistent with national legislation and guidance and likely to prove effective in protecting the South Downs National Park, the Ashdown Forest SAC/SPA and other environmental assets?
- ii) Is policy CP11 dealing with the built/historic environment and design consistent with national legislation and guidance and does it strike the right balance between protecting the district's assets and qualities and facilitating strategic development?

**Issue 13 – Transport (Policy CP13)**

- i) Is the overall transport strategy consistent with the NPPF and the Local Transport Plan, including regarding the strategic road network and planned rail improvements?
- ii) Is policy CP13 suitable and appropriate to deliver the necessary transport infrastructure improvements whilst minimising adverse environmental impacts and encourage increased use of public transport, including in terms of rail and bus services, cycling and walking?

**Issue 14 – Energy (Policy CP14)**

- ii) Is policy CP14 relating to renewable energy and the use of resources consistent with national legislation and guidance and likely to prove effective in practice in connection with new developments?

**Issue 16 – Implementation/Flexibility/Delivery/Monitoring (Apps 3/4)**

- i) **[Delivery]** - Is the necessary public and private sector funding likely to be available to deliver development on the key sites and elsewhere in the district, including in relation to the strategic road network?
- ii) **[Flexibility]** - Is the plan reasonably flexible to enable it to deal with changing circumstances and, if not, what changes/contingencies would improve the ability to respond to new issues arising during the plan period, such as a lack of investment in major projects?
- iii) **[Monitoring]** - Will the monitoring proposed in Appendix 3 be sufficiently comprehensive and informative to achieve its objectives?
- iv) **[Implementation]** - Are the implementation mechanisms identified in the LP sufficient and suitable to achieve their objectives, for example in relation to delivering the strategic housing allocations?

**Participants [14 seats]**

Natural England, Barton Willmore, Strutt & Parker, Luken Beck, H G Dodson, DMH Stallard, Parker Dann, Diocese of Chichester, CPRE Sussex, East Sussex County Council, Newick PC, Ringmer PC, Newhaven TC, Woolf Bond.