

**LEWES JOINT CORE STRATEGY
2010 - 2030**

**INDEPENDENT EXAMINATION
January 2015**

**EXAMINATION HEARINGS
PROGRAMME & INSPECTOR'S
ISSUES AND QUESTIONS**

Independent Examination of the Lewes Joint Core Strategy

LEWES LOCAL PLAN PART 1 EXAMINATION

Venue: The hearing sessions will be held in the East Platinum Lounge of the Amex Stadium, Falmer, Brighton BN1 9BL **with the exception of Wednesday 21st January, 2014 where the session will be held in the Chamber Suite, Pelham House, St Andrews Lane, Lewes, East Sussex, BN7 1UW.** Sessions will commence on Tuesday 20th January 2015 at 0945 and at 0930 thereafter 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

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.

WEEK 1	
<p>Tuesday 20th January 2015 - Day 1</p> <p>0945 – 1000</p> <p>1000 – 1330</p> <p>1430 - 1730</p>	<p>Opening Statements</p> <p>Inspector – 0945, District Council - 0950</p> <p>Issues 1/2 – Duty to Co-Operate/Legal Compliance/Strategy/Vision/Objectives</p> <p>Issue 3 – Employment Scale/Distribution (Policies SP1/CP4)</p>
<p>Wednesday 21st January 2015 - Day 2</p> <p>0930 – 1730</p>	<p>PLEASE NOTE THE CHANGE OF VENUE FOR THIS DAY TO THE CHAMBER SUITE AT PELHAM HOUSE, LEWES.</p> <p>Issue 4 – Housing Scale and Distribution (Policies SP1/SP2)</p>

<p>Thursday 22nd January 2015 – Day 3</p> <p>0930 – 1330</p> <p>1430 - 1730</p>	<p>Issue 5 – Land at North Street, Lewes (Policy SP3)</p> <p>Issue 6 – Land at Greenhill Way, Haywards Heath (Policy SP4)</p>
<p>Friday 23rd January 2015 – Day 4</p> <p>0930 –1330</p> <p>1430 - 1730</p>	<p>Issue 7 – Land at Ringmer (Policy SP5)</p> <p>Issue 8 – Land at Newhaven (Policy SP6)</p>
WEEK 2	
<p>Tuesday 27th January 2015 – Day 5</p> <p>0930 – 1330</p> <p>1430 - 1730</p>	<p>Issue 9 – Housing Policies (Policies CP1/CP2/CP3)</p> <p>Issue 10 – Tourism/Retail/Town Centres (Policies CP5/CP6 and App 5)</p>
<p>Wednesday 28th January 2015 – Day 6</p> <p>0930 – 1300</p> <p>1400 - 1730</p>	<p>Issue 11 – Infrastructure/Community Facilities/Green Infrastructure/Air Quality (Policies CP7/CP8/CP9)</p> <p>Issue 12 – Environment/Landscape/Heritage (Policies CP10/CP11)</p>
<p>Thursday 29th January 2015 – Day 7</p> <p>0930 – 1300</p> <p>1400 - 1730</p>	<p>Issue 13 – Transport (Policy CP13)</p> <p>Issue 14 – Energy/Flood Risk/Drainage/Erosion (Policies CP12/CP14)</p>
<p>Friday 30th January 2015 – Day 8</p> <p>0930 – 1330</p> <p>1430 - 1730</p>	<p>Issue 15 – Omission Sites</p> <p>Issue 16 – Flexibility/Delivery/Monitoring (Apps 3/4)</p>

INSPECTOR'S ISSUES AND QUESTIONS FOR DISCUSSION

Tuesday 20th January 2015 - 0945 – 1730

0945 – 1000 Opening Statements

10.00am Issues 1/2 – Duty to Co-operate/Legal Compliance/Strategy/Vision/Objectives

- i) Will the Local Plan [LP] 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 and, if not, what is the best alternative and why

Has the L been the subject of suitably comprehensive and satisfactory sustainability appraisal [SA], strategic environmental assessment [SEA] and an appropriate assessment [AA] and if not, what else needs to be done and why

- iii) Will the strategy satisfactorily and sustainably deliver the development needed to meet the objectives over the plan period and, if not, why not and what needs to be changed and why

Are any objectives, policies or proposals inconsistent with national guidance and, if so, is there a local justification supported by robust and credible evidence

Will there be clear evidence demonstrating how and why the preferred strategy was selected including in terms of appropriate consultation with the public, representative bodies, neighbouring authorities, service and infrastructure providers and other interested parties, including in respect of the Duty to Co-operate and Legal Compliance

Participants [9 seats]

East Sussex County Council, Seaford Parish Council, Newhaven Town Council, Newick Parish Council, Newick Village Society, Ringmer Parish Council, CPRE Sussex, Portchester Planning, Home Builders Federation.

30 – 1730

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

- i) Will the employment policies and proposals, including for Lewes, Seaford, Newhaven, Peacehaven and Telscombe Cliffs/East Saltdean, consistent with the NPPF and/or justified by clear and robust evidence
- ii) Will the L reasonably and realistically deliver the levels of new employment sought or, if not, what else needs to be done and why and/or should more [or less] land be identified
- iii) Is policy CP appropriate in principle and reasonable in practice, including in seeking to safeguard existing employment areas and/or should more flexible/clearly defined criteria such as in relation to economic viability be used to help make more effective use of brownfield sites [PDL]?

Participants [3 seats]

East Sussex County Council, Friends of Lewes.

Wednesday 21st January 2015 - 0930 – 1730

PLEASE NOTE THE CHANGE OF VENUE FOR THIS DAY TO THE CHAMBER SUITE, PELHAM HOUSE, St Andrews Lane, Lewes, East Sussex, BN7 1UW

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

- i Is the overall number of new dwellings sought in policy SP based on clear and robust evidence on the full objectively assessed, local need for new (including affordable) housing over the plan period in accordance with the NPPF and PPG or, if not, what needs to be changed and why
- ii Is the overall scale and distribution of new housing in policy SP and are the strategic allocation of new housing consistent with the LP's objectives and realistically deliverable within the plan period, taking into account the SHMA/SHLAA and the opportunities identified including in Lewes, Seaford, Newhaven, Peacehaven and Telscombe Cliffs/East Saltdean, as well as other settlements
- i) Will 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 NPP and PP ? If not, what alternatives should be considered and why
- iv Will the intended management of new housing delivery prove adequate to ensure that the strategic aims of the L are met? If not, what else needs to be done and why
- v Should the L address contingencies/alternatives, including in relation to the strategic sites in the event that completions do not come forward as expected

Participants [17 seats]

Home Builders Federation, CPRE Sussex, Boyer Planning, Strutt & Parker, Woolf Bond, Town & Country Planning Solutions, Prospective Planning, Portchester Planning, Luken Beck, Ditchling Society, Savills, Dijkman planning, Urbanista Development Planning.

Thursday 22nd January 2015 - 0930 - 1730

Issues 5/6 Strategic Sites (Policies SP3/SP4)

0930 – 1330 Issue 5

1430 – 1730 Issue 6

- i) 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 [14 seats]

Wivelsfield Parish Council, Friends of Lewes, Lewes Phoenix Rising, Ditchling Society, Greenhill Way Residents Assoc, CPRE Sussex, Clifford Dann, Woolf Bond, WS Planning, John Sage.

Friday 23 January 2015 - 0930 - 1730

Issues 7/8 Strategic Sites (Policies SP5/SP6)

0930 – 1330 Issue 7

1430 – 1730 Issue 8

- i) 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 [12 seats]

Ringmer Parish Council, Newhaven Town Council, CPRE Sussex, Strutt & Parker, Town & Country Planning Solutions, Portchester Planning, WS Planning, Sigma Planning.

Tuesday 27 January 2015 - 0930 - 1330

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

- i) Are the threshold and percentage for affordable housing in policy CP 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
- ii) Is policy CP on the mix of size and type of housing reasonable and realistic, including in relation to density and regarding the needs of older/disabled people, and does it provide sufficient flexibility if viability is an issue for a particular scheme
- iii) Is policy CP [Gypsy and Traveller Accommodation] clear and consistent with national guidance and does it establish appropriate, realistic and reasonable criteria

Participants [15 seats]

Home Builders Federation, Newick Parish Council, Ringmer Parish Council, WS Planning, CPRE Sussex, Friends of Lewes, Colin Mitchell, Sharon Davy, Lawrence Keeley.

Tuesday 27 January 2015 - 1430 – 1730

Issue 10 – Tourism/Retail/Town Centres (Policies CP5/CP6 and App 5)

- i) Is policy CP suitable and appropriate to help implement the strategy for the visitor economy over the plan period and if not, why not and what should be changed and why
- ii) Does the LP define an appropriate hierarchy for the management and growth of retail centres over the plan period in relation to Lewes Seaford Newhaven Peacehaven and other centres focusing on higher level centres to provide a strategic framework
- iii) Does policy CP indicate suitable and appropriate opportunities over the plan period to help implement the strategy for retail and if not why not and what should be changed and why

Participants [6 seats]

East Sussex County Council, Newhaven Town Council, Friends of Lewes, John Kay.

Wednesday 28 January 2015 - 0930 - 1300

Issue 11 – Infrastructure/Community Facilities/Green Infrastructure/Air Quality (Policies CP7/CP8/CP9)

- i) **[Infrastructure]** Bearing in mind the funding required, is the plan economically viable and practically achievable in the timescales envisaged and in the form proposed and if not, what should be changed and why to enhance delivery prospects
- i) **[Community Facilities]** Is policy CP7 reasonable and realistic and likely to achieve its objectives? If not, why not and what should be changed and why
- ii) **[Green Infrastructure]** Is policy CP8 reasonable and realistic and likely to achieve its objectives? If not, why not and what should be changed and why
- iii) **[Air Quality]** Is policy CP9 reasonable and realistic and likely to achieve its objectives? If not, why not and what should be changed and why

Participants [6 seats]

East Sussex County Council, CPRE Sussex, Ringmer Parish Council, Home Builders Federation.

Wednesday 28 January 2015 - 1400 - 1730

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

- i Is policy CP1 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?
-) Is policy CP1 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 quality and facilitating strategic development?

Participants [12 seats]

Natural England, East Sussex County Council, CPRE Sussex, Ringmer Parish Council, Chailey Parish Council, Newick PC, John Foxley, Home Builders Federation, Sussex Ouse Restoration Trust, Newick Village Society, I. Seccombe, Boyer Planning.

Thursday 29 January 2015 - 0930 - 1300

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 and, if not, what needs to be changed and why?
- ii Is policy CP13 suitable and appropriate to deliver the necessary transport infrastructure improvement whilst minimising adverse environmental impacts and encourage increased use of public transport including in terms of rail and bus services, cycling and walking and, if not, what else needs to be done and why?

Participants [6 seats]

East Sussex County Council, Ringmer Parish Council, Newhaven Town Council, Newick Parish Council, Strutt & Parker, Friends of Lewes.

1400 - 1730

Issue 14 – Energy/Flood Risk/Drainage/ Erosion (Policies CP12/CP14)

- i Is policy CP 12 relating to flood risk, erosion, drainage and slope stability reasonable, realistic and appropriate, consistent with national legislation and guidance and likely to prove effective in practice in connection with new development?
- ii) Is policy CP1 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?

Participants [5 seats]

East Sussex County Council, Ringmer Parish Council, Transition Town Lewes, Home Builders Federation, John Jackson.

Friday 30 January 2015 0930 - 1330

Issue 15 – Omission Sites

- i) Are there alternative/additional sites that should be allocated instead of or in addition to the strategic sites in the LP that would be more sustainable, including in relation to the NPPF, and in terms of their potential environmental, economic and social impact?
- ii) Are they deliverable, including in respect of the associated infrastructure requirements?

Participants [15 seats]

Portchester Planning, Savills, Strutt & Parker, David Lock Assocs, Luken Beck Ltd, WS Planning, H G Dodson, DMH Stallard, Parker Dann, Diocese of Chichester, RPS, Plainview Planning, Planning Potential, Sigma Planning Services, CPRE Sussex, Newick PC, Ringmer PC.

1430 - 1730

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
- 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
- i) **[Monitoring]** Will the monitoring proposed in Appendix be sufficient, comprehensive and informative to achieve its objectives and if not, why not, and what needs to be change
- 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 allocation and, if not, why not, and what needs to be change

Participants [5 seats]

East Sussex County Council, Newick Parish Council, Home Builders Federation, Clifford Dann, John Kay.