



Lewes District Local Development Framework

Core Strategy Preferred Options



Development Plan Document

September 2006

£5.00

LDF
Local Development Framework

How to respond to this document?

The publication of this document is accompanied by a six week period during which representations can be made regarding the suggested policy options.

Anyone who wishes to make comments on this document should do so by completing the official Core Strategy Preferred Options representation form (see below).

It is essential that you use the official form as it is a requirement that you relate your representation to a particular test of soundness. This is explained on the representation form.

Representations should be sent to:

**The LDF Team
Lewes District Council
FREEPOST
NAT 19037
Lewes
East Sussex
BN7 1BR**

or faxed to 01273 484452

or emailed to ldf@lewes.gov.uk

Alternatively you may wish to complete the online response form on the Councils website at www.lewes.gov.uk

The District Council must receive all representations by **16:00 on 10th November 2006**. Representations received after this deadline will not be accepted.

Copies of the representation form are available from Council offices at Southover House in Lewes.

Alternatively you may wish to download a copy from the Councils website or request a copy via email ldf@lewes.gov.uk or telephone the LDF Team on 01273 484410.

Please note: The Local Development Framework only covers the land use issues that are dealt with by the District Council. Matters relating to waste, minerals and highways (other than truck roads) are dealt with by the County Council (www.eastsussex.gov.uk). Trunk roads are dealt with by the Highways Agency (www.highways.gov.uk)

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1 - Sustainability Appraisal of the Core Strategy (Paper copy £45)		
2 - Sustainability of Settlements in the Lewes District (Paper copy £1.50)		
3 - Preferred Options Evidence Base (Paper copy £12.50)		
<i>*If you would like copies of the background reports please contact us on ldf@lewes.gov.uk or 01273 484446. Please note however these documents are very expensive to print and we have chosen to put them on cd to reduce costs and paper use</i>		
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1) Introduction

This document outlines the District Council's Preferred Options for a planning strategy that relates to the next 20 years in the Lewes District. The strategy is the foundation for the production of a number of documents on various issues. These will form the statutory development plan created by recent legislation, known as the Local Development Framework (LDF).

Since 2004 we have been developing a vision for the District and examining planning issues with the community and a wide range of organisations and businesses. A great deal of factual evidence has been analysed, which enabled us to consult on a number of possible options for the strategy. All this has enabled us to identify our Preferred Options for dealing with those issues. Our Preferred Options for the Core Strategy are now published in this document for comments by the local community and all other stakeholders. The Council will consider their responses later this year when it will decide whether to make any changes to its strategic approach to the options before they are expressed as policies and submitted to the Secretary of State. Once again there will be the opportunity for the public to make representations on the Core Strategy which will then be considered by an independent inspector appointed by the Government whose recommendations, following a public examination, will be binding on the Council.

The Lewes District Local Development Framework (LDF) is a spatial plan which sets out the vision for the District over the next 20 years that has been developed with the community. It identifies how the Council will meet the challenges of managing pressures and changes affecting a wide range of spatial issues.

The LDF is a 'folder' containing sections known as Local Development Documents (LDD's) that together set out the spatial plan for the Lewes District area up to the year 2026. Spatial issues are those that involve the use of land, including

the movement of people, for example where houses are built, where people work, and how people get around the District. However, it is not within the remit of the LDF to deal directly with non-spatial issues such as the delivery of services, although they may influence policies.

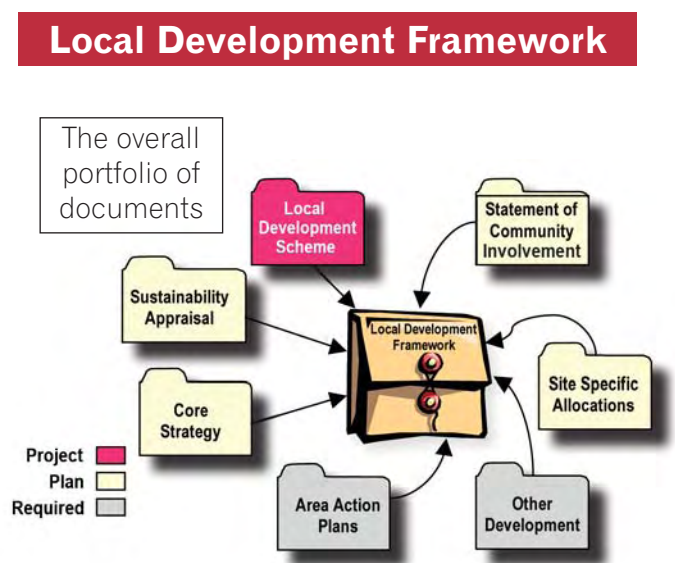
In the future, the contents of the LDF may change and be updated, when appropriate, because individual LDD sections can be reviewed and amended as circumstances change.

The Council has to produce and maintain a timetable, known as the Local Development Scheme (LDS), for the production of the LDF. The LDS thus provides an up to date explanation of which Documents the Council intends to produce or review, and when they will be available for consultation and adoption.

The Council encourages full participation by the local community and other stakeholders throughout the LDF process. The commitment to community participation is set out in the Statement of Community Involvement (SCI).

The Council will monitor the production of Local Development Documents and the implementation of their policies through an Annual Monitoring Report (AMR).

The following diagram illustrates the structure of the LDF:



For an explanation of each document see the glossary in Appendix 1.

Copies of all the current LDD's, LDS, SCI and AMR are available on the Council's web site www.lewes.gov.uk, at local libraries and at the Council offices at Southover House.

1.1) What is the relationship between the current adopted Local Plan and the LDF?

The policies in the adopted Local Plan will remain in force until September 2007. After this date the Secretary of State will agree with the Council on which policies can be 'saved' pending the adoption of the LDF.

1.2) The LDF's role in the statutory Development Plan

The LDF is part of the statutory Development Plan for Lewes District. The statutory Development Plan for Lewes District consists of:

The South East Plan – Prepared by the South East England Regional Assembly (SEERA). It sets the strategic aims for spatial development across the whole region including how much housing each authority must provide. The draft South East Plan was submitted to the Government in March 2006. The approval process will include a Public Examination starting in November 2006 and the Secretary of State's decision is expected in July 2007.

The LDF – The Development Plan Documents that comprise the LDF are required to be in conformity with the South East Plan. Most are prepared by Lewes District Council.

Minerals and Waste Development Plan Document – Prepared jointly by East Sussex and Brighton and Hove Councils, this is the statutory development plan for all issues relating to minerals and waste. It should also conform to the South East Plan.

1.3) The role of the Development Plan

The national planning system is described as being 'plan-led' because the Planning and Compulsory Purchase Act 2004 requires development control decisions on planning applications to be made in accordance with policies in the Development Plan unless material considerations indicate otherwise. The material considerations (i.e. important issues to be taken into account) could include national planning policy or significant local issues that have arisen since the Development Plan was prepared.

1.4) Relationship of the LDF to the South East Plan and other strategies

The LDF must be in general conformity with the emerging South East Plan. The Government requires the LDF to be prepared in parallel with the process for approval of the South East Plan which is outlined above. Therefore changes made to the South East Plan in the future may necessitate future changes to the LDF. For more information on the South East Plan please go to; www.southeast-ra.gov.uk.

The LDF also needs to take into account the Community Strategy (see Glossary for definition) and other strategies and plans published by both internal and external groups/bodies. A list of the most relevant documents can be found in Appendix 2.

2) About this Core Strategy Document

2.1) What is the Core Strategy?

The Core Strategy sets out the strategic criteria against which decisions about the use of land will be assessed for the next decade and beyond. It provides the foundation upon which to develop the other LDF documents such as the document that deals with development site allocations.

Therefore, the Core Strategy is a key document in the LDF. It is the first document to be prepared and other documents in the LDF need to be in conformity with the approved Core Strategy.

2.2) Ground rules for preparing the Core Strategy

The Council does not have a blank canvas for preparing the Core Strategy. The broad outline of the Core Strategy has been established through national government statements and guidance as well as the South East Plan. For example, the level of housing for this District is decided by the Regional Body, SEERA.

2.3) Stages in the Preparation of the Core Strategy

The preparation of the Core Strategy, like all Development Plan Documents, has to follow a legal process. The emphasis of the process is to get stakeholders and the community involved in

the early stages of the Plan's preparation, when the document is still being drafted, not just at the final stages when it nears completion.

The following table shows the main stages in the preparation of the Core Strategy, past, present, and future.

Stage	How we have achieved this to date and future procedures
Early consultation with stakeholders	Series of Open Houses held in July 2004 'Engagement Parties' (Stakeholder workshops) were held in March 2005.
Development of the evidence base	Collection and collation of information on key issues, including commissioning of reports by specialist consultants
Issues and options paper ¹	This set out the problems (issues) and possible solutions (options) for the District. Paper published in September 2005 for 6 weeks consultation. Over 200 organisations and people were consulted and 66 responded.
Preferred Options Report on Core Strategy²	We are here now! This sets out the Council's preferred solutions (options) and is the formal consultation and participation stage when representations on proposals for a formal Development Plan Document can be made to the Council
Submission Development Plan Document on Core Strategy ³	Document to be submitted to the Secretary of State
Statutory Consultation period for the Submission Development Plan Document on the Core Strategy ⁴	This is a formal consultation period when representations are made to the Secretary of State on the submitted Core Strategy document
Public Examination (formerly known as Public Enquiry)	This is the opportunity for objectors to argue why the Council's policies do not meet the 'tests of soundness'
Inspectors Binding Report ⁵	Following the Examination the Inspector submits his report which is binding (i.e. the Council has to adhere to his/her recommendations)
Adopted Development Plan Document ⁶	Statutory requirement for the Council to formally adopt the Core Strategy (and other Development Plan Documents at the next stages).

¹ Town and Country Planning (Local Government)(England) Regulations 25, 2004

² Town and Country Planning (Local Government)(England) Regulations 26, 2004

³ Town and Country Planning (Local Government)(England) Regulations 28, 2004

⁴ Town and Country Planning (Local Government)(England) Regulations 29, 2004

⁵ Town and Country Planning (Local Government)(England) Regulations 35, 2004

⁶ Town and Country Planning (Local Government)(England) Regulations 36, 2004

2.4) What is the Sustainability Appraisal (SA)?

The Sustainability Appraisal is an integral part in the preparation of the Core Strategy.

The SA is a new requirement under the reformed planning system and its purpose is to promote sustainable development in planning. This is carried out throughout the plan making process.

The way the SA promotes sustainable development is by helping shape the rules that govern the planning system i.e. the policies that planning applications are determined against will be formulated using the SA.

The SA focuses on, in this case, the Core Strategy but will also apply to all other documents in the LDF. The SA is an on-going part of the development of these documents and will inform the policy making process. The SA will assess each of the options and therefore help guide the decision making for the preferred options.

2.5) How does the SA relate to this document?

As part of the process of producing this Core Strategy Preferred Options Report we assessed all the different policy options highlighted in the Core Strategy Issues and Options Report and then refined them to form these Preferred Options.

This process is set out in the SA Sustainability Report, which is a background report published alongside and available with this document.

2.6) Implementation and Monitoring

Monitoring is essential to establish whether the Council's policies are working effectively and whether we need to review or amend them.

As part of the Planning and Compulsory Purchase Act the Council is required to prepare an Annual Monitoring Report. It is important



that the Local Development Framework is continually reviewed and revised, and the Annual Monitoring Report is the main mechanism for assessing the performance and effects of the framework. The Annual Monitoring Report has to contain information on:

- The progress of the LDF against the timetable and milestones in the LDS
- The extent to which policies are being implemented
- Where policies are not being implemented it is to explain why and set out what steps are being taken to ensure that the policy is implemented
- Identifying the significant effects of implementing a policy and whether these are intended.
- Which policies are to be amended or replaced.

The performance of the Local Development Framework will be assessed against a range of indicators, which will show the links between the implementation of a policy and its likely effects. These indicators will be outlined within the Council's Annual Monitoring Report.

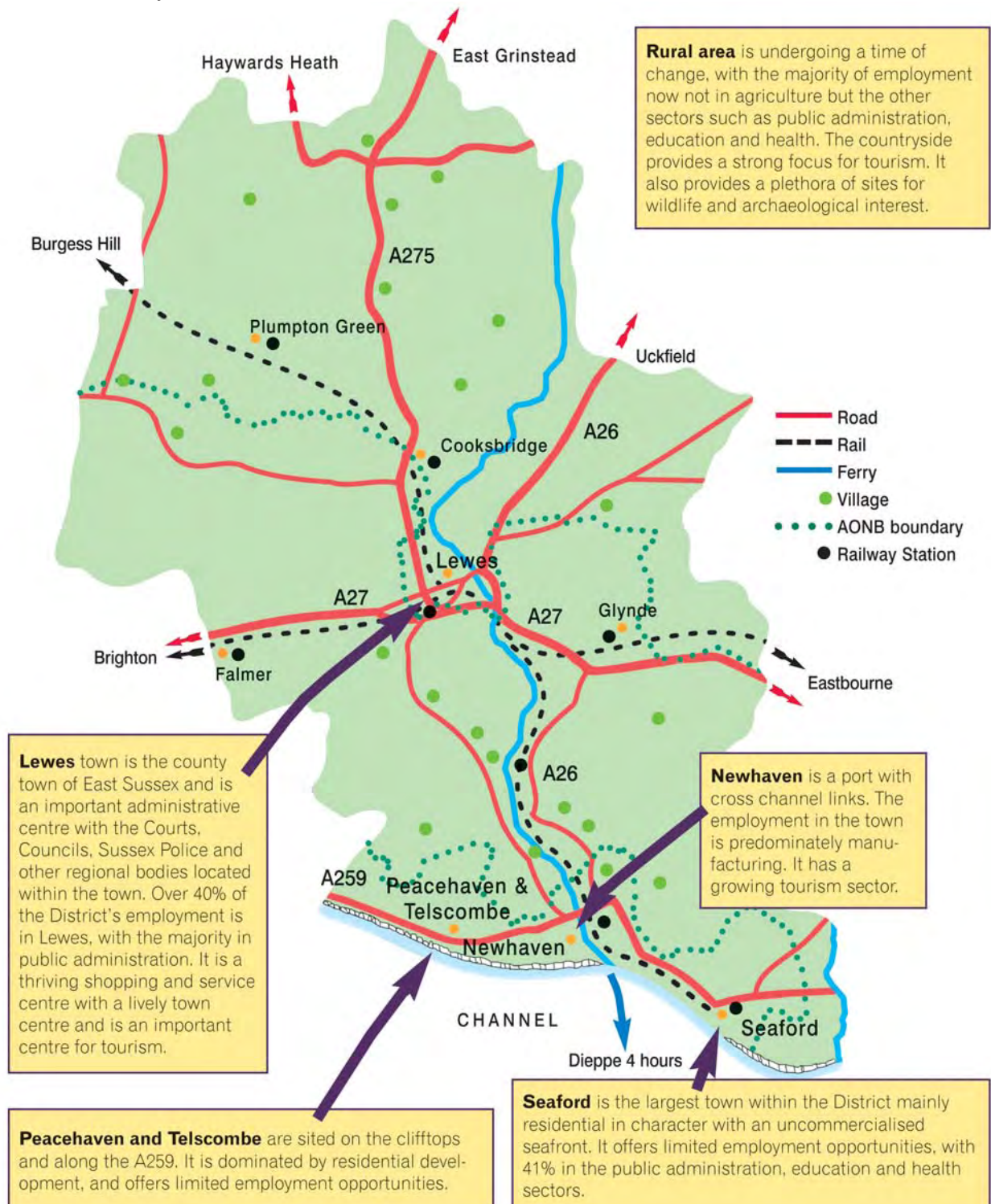
2.7) The District Portrait

This is our description of the main characteristics of the District at the present time.

Lewes District is within the South East region of England. It extends inland from the channel coast over the South Downs and into the Sussex Weald and covers 292km². It is situated 80-100km (50-60 miles) from London and its Western boundary touches the urban areas of

Brighton and Hove, Burgess Hill and Haywards Heath.

Most of the residents live within the four main urban areas, which are in descending order of size: Seaford, Peacehaven and Telscombe, Lewes, and Newhaven. Nevertheless the District is diverse with much of it being rural in character with villages of different characters and sizes.



For more detailed facts and figures on Lewes District see Appendix 3

2.8) Vision for the District

The starting point in developing the LDF is to set out the vision of what we want the District to be like in the future.

As a result of consultation and engagement with a variety of stakeholders the vision for the Lewes District for the next 20 years is:

- *To enhance and maintain the District's nationally and internationally important landscape, natural and historic environment.*
- *To ensure that overall all our communities are getting healthier and more prosperous by working to achieve vibrant, diverse, distinctive, safe and sustainable places to live.*
- *To minimise the impact of growth on the countryside and to prioritise development in urban areas.*
- *To address specific problems associated with the lack of access for young people to facilities, the needs of an ageing population, access to affordable housing, and pockets of deprivation on the coast.*

The above vision forms the foundations upon which to develop the Core Strategy

2.9) Objectives for the LDF

In order to help deliver the LDF's vision the following set of objectives has been identified as a result of consultation and engagement with a variety of stakeholders:

- To maintain and enhance the vibrancy, distinctiveness and diversity of the District's settlements and to ensure that high quality, well designed and laid out development is delivered.

- To protect and enhance the natural and man-made environments.
- To seek efficient, sustainable use of resources in development proposals (including land and materials).
- To allow new development in the most sustainable locations in the following order of priority; first on previously used sites/buildings, secondly on edge of urban settlements and thirdly on sites with good public transport nodes.
- To balance the need for housing and employment land and other development.
- To provide an environment that stimulates sustainable economic growth.
- To facilitate an adequate supply of social and cultural infrastructure throughout the District to meet the needs of the community.
- To ensure that new development is provided with the necessary social and physical infrastructure for the needs of the community and the economy.
- To improve accessibility by public transport, walking and cycling, particularly to jobs but also facilities and services.
- To work with a range of housing providers and allocate sufficient land to create well-designed housing of an appropriate size, type and tenure to meet local housing needs and the requirements of the South East Plan.
- To avoid development in areas that would increase the risk of flooding, coastal erosion or unacceptable levels of noise or pollution.

3) Preferred Core Strategy Options

The preceding part of this document has set the scene of how the District is now (the District Portrait) and how we want it to be in future (The Vision). This section looks at ways in which the Objectives can be delivered in a sustainable way to achieve the Vision by 2026.

The Evidence Base document shows the national and regional policies that have a bearing on each. It is important to remember that the approach taken in this document needs to reflect and help deliver the policies set at national level and in the South East Plan.

Our consultations over the past two years have resulted in the identification of a number of Issues to be addressed.

Various different ways of addressing these issues, that evolved through the consultation and engagement process, have been evaluated in preparing the preferred options in this document. The evaluation of those options is covered in detail in the Sustainability Appraisal document.

Each Issue and the Preferred Option has been clearly set out on a separate sheet. Diagram A gives an example of the layout of these sheets.

In addition, the evidence base for each preferred option is in a separate supporting document entitled "Evidence Base for the Preferred Options of the Core Strategy for the Lewes District Local Development Framework." Diagram B gives an illustrative layout of the evidence base sheet in that document that relates to each Preferred Option.



We have grouped the issues that emerged from the consultations as follows:

- Preferred Options on Cross Cutting Issues (POCC).
- Preferred Options on General Environmental Issues (POGE).
- Preferred Options on Infrastructure (POI).
- Preferred Options on Housing Issues (POH).
- Preferred Options on Employment Issues (POE).

Preferred Options on Geographical Issues (POG).

Diagram A

Example of layout in this document for each Issue and our Preferred Option

The Background to the Preferred Option

This part sets the scene for the development of the Preferred Option.

The preferred approach the Council is taking

This part covers how the issue could be addressed, bearing in mind the points raised above.

At this stage the approach is not written in terms of a policy. That will be done at the next stage when the document is submitted to the Secretary of State.

Diagram B

Example of layout for the evidence base for each Issue as shown in the separate evidence base document (Background Paper 3)

Most relevant national guidance/ policy

National guidance policy is published on a regular basis and the LDF needs to conform with it (unless there are exceptional circumstances). It is not the role of the LDF to reiterate these policies/guidance at the local level.

This section will only highlight the main policy/guidance applicable to the issue.

Regional Plan (South East Plan)

This part will highlight the relevant policy in the South East Plan to help address the issue

Specific Background Documents

There is a wide range of background documents associated with each issue. However, this part will highlight any detailed areas of research that have specifically been carried out as background to the development of the policy.

What we were told as a result of consultation

This part will summarize the outcome of the various consultation stages, namely:

- *Open houses (summer 2004)*
- *Engagement parties (Spring 2005)*
- *Publication of Core Strategy and Sustainability Appraisal Objectives and Vision for consultation (November 2005)*
- *Publication of Issues and Options Autumn 2005)*

Other options which have been sieved out of the process and why (i.e. summary of Sustainability Appraisal)

Each option has been subject to the Sustainability Appraisal. This is a detailed document, so this part will just include a very brief overview of the options which have been rejected and the reason for rejection.



Preferred Options on
Cross Cutting Issues
(POCC)

POCC 1: How can we address the causes of Climate Change?

Background to the Preferred Option

Climate change is an international, national and local issue. It is particularly relevant to the Lewes District as there are significant areas located adjacent to the coast, and also adjacent to or within the River Ouse and Cuckmere floodplains, which are susceptible to flooding as a result of rising sea levels. There may also be a rise in extreme weather conditions.

Many of the causes of climate change are due to the way we currently live our lives, with 'greenhouse gases' such as CO₂ released mostly as a result of energy generation and vehicle use. It is widely accepted that we need to modify our lifestyles to help minimise the impact of climate change globally.

The issue of addressing climate change underlies the whole Local Development Framework, and so it is addressed in many different issues as well as in the Core Strategy Sustainability Appraisal.

The nature and causes of climate change require a number of approaches to be adopted. One approach is to have a percentage of energy on large scale new developments or conversions to be produced by renewable energy sources. This will help reduce carbon emissions. The encouragement of higher sustainability standards, for new developments or conversions, through energy efficiency features and the provision of sustainable water management should be promoted. Independent renewable energy generation is another option which could evolve through technological innovation.

The need to travel by private vehicle can be reduced by locating new development near to local travel destinations such as town centre shops and community facilities, schools and work, or to public transport services. Using a location-based approach to development with increased urban densities and mixed uses reduces vehicle use by increasing proximity to public transport and to reduce urban sprawl. The location of new development can, therefore, have a significant impact in reducing CO₂ emissions, and this is reflected in other preferred options in this strategy.

The Preferred Option

The Preferred Option is to require all developments, either new build or conversion, with a non-residential floor area of 500m² or six or more residential units should contribute at least 15% of their energy needs from on-site renewables. As well as the on-site renewable requirement it will be expected that energy efficiency measures are incorporated as part of the scheme. All new development (including independent renewable energy proposals) must also adequately address the issues outlined in the District Council's Sustainability Checklist.

We also commit to increasing this 15% requirement during the life of the Core Strategy if new evidence suggests that this is feasible.



POCC2: How can we help reduce Social Deprivation?

Background to the Preferred Option

The South East, is one of the most prosperous UK regions. Indeed, overall Lewes District ranks in the least deprived third of all districts in England. However, the South East Plan has acknowledged that some parts of the coastal areas in the District (the Sussex Coast Sub region) suffer from socio-economic difficulties and are in need of extensive regeneration. This is reflected in the District in parts of Newhaven, Peacehaven/Telscombe and Seaford which suffer from relatively high levels of social deprivation. In addition, there are also some rural areas, such as Glynde and Beddingham that also suffer from deprivation.

In the year 2000 two wards in Newhaven and two in Peacehaven ranked in the Index of Multiple Deprivation (IMD) amongst the 25% of the most deprived wards in the country. By 2004, only one area in the District ranked in the bottom 25% and the overall level of deprivation was relatively low with two thirds of the areas in the top 50%. However, the change appears to result from the way the indices are calculated, as much as any real underlying changes in the locality.

Even based on the latest IMD information there are still hotspots of deprivation (e.g. one area in Newhaven is just outside the bottom 25% and some further areas are in the bottom 40%). Particular issues that affect deprivation are low income and associated employment deprivation, income deprivation affecting children and older people, education and skills training and poor quality housing stock as well as lack of affordable housing.

Levels of exclusion in the District are exacerbated as a result of 'relative deprivation' i.e. generally high levels of wealth widen the gap between the 'haves' and the 'have nots'. This is reflected in the problem of low wage/high living costs for a large proportion of people living within Lewes District. Such small and isolated concentrations of deprivation create challenges for spatial planning.

The Preferred Option

The Preferred Option is to identify the cause of the disparities, prioritise actions and work with other stakeholders to alleviate deprivation. Our strategic policies will address key factors related to deprivation, particularly those relating to affordable housing, poor quality housing stock, poorly paid work, education and skills and high living costs and meeting the needs of the economy.



POCC 3: How can we improve the quality of the Built Environment ?

Background to the Preferred Option

An attractive local environment requires high quality development which fits in well or, in the case of larger scale developments, creates attractive, high quality places where people want to live, work and relax.

All new development has an impact on its surroundings. Design now has an ever greater importance for integrating development in an area. Good design makes a positive contribution to the regeneration of parts of towns. Good design of the public realm is also an important economic asset to the overall perception of the area by tourists.

Design is not just about development fitting in with its surroundings, it is about creating identity, quality and character. Sometimes it's about creating better places if the context to the development is not high quality. If these issues are not addressed this can lead to development designed for nowhere in particular which can be soulless and dispiriting.

Towns and villages in the District are individually distinctive and new development should respect local distinctiveness. It should respond to the character of the site and its surrounding areas and needs to connect well to the existing environment in terms of access and design layout.

The Preferred Option

The Preferred Option is to encourage new high quality design that positively contributes to the local area creating better places with the use of good local materials. Innovative and original design will be supported, and where appropriate it should respect and contribute to the local context.

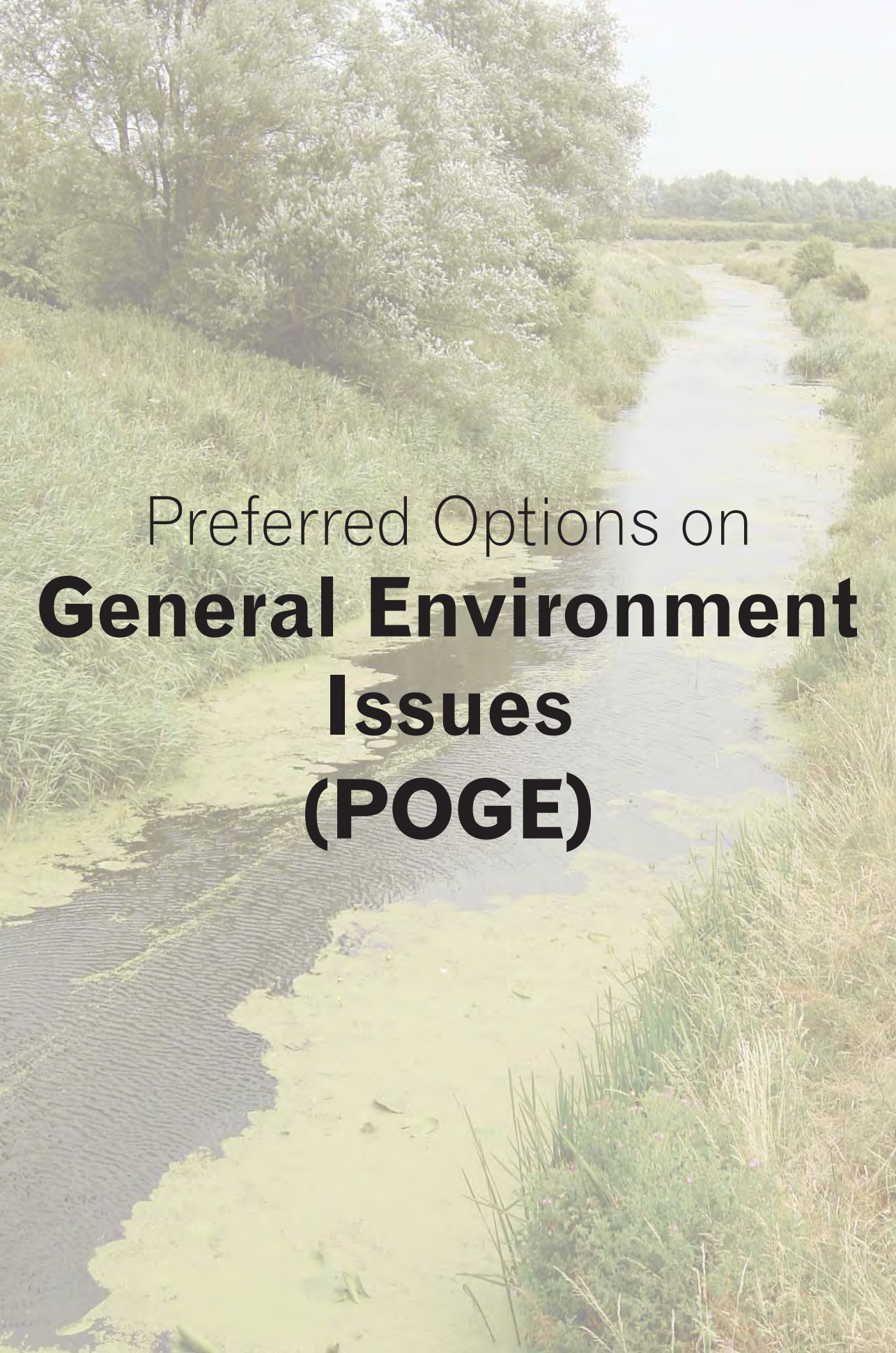
Policies will promote sustainable construction and energy efficiency techniques, and other measures to minimise the use of non-renewable resources. All new development therefore, must adequately address the issues outlined in the District Council's Sustainability Checklist.

Design should incorporate a safe and accessible environment which has regard to community safety measures. Also, most proposals will be required to submit a design and access statement with an application which addresses the development's design quality.

Detailed criteria will be set out in the Development Control Policies Development Plan Document.

Action Area Plans will be prepared where it is appropriate to manage major areas of change such as large areas of regeneration.





Preferred Options on
**General Environment
Issues
(POGE)**

POGE 1: How can we achieve the balance of protecting the natural environment whilst at the same time taking account of pressures for development?

Background to the Preferred Option

Lewes District has a high level of protection for wildlife and landscape, and includes internationally and nationally important landscapes and habitats. For example, around 44% of the District is within the Sussex Downs Area of Outstanding Natural Beauty (slightly more of which is proposed to become part of the South Downs National Park) and there are also many other important landscape and wildlife designations. This inevitably puts pressure for development on the remaining areas of the District. Although it is considered important to protect the majority of such areas there should not be a blanket ban on development within them. However, development should only take place where other sustainability issues heavily outweigh the protection of these areas.

In line with general government guidance and the South East Plan there is a need to ensure that development occurs in the most sustainable locations. Consequently, the Council has prepared a background document entitled "The Sustainability of Settlements in the Lewes District". This document details the level of services and facilities in each community and ranks them accordingly. The most sustainable will be given a Development Boundary.

The Preferred Option

The Preferred Option is to designate Development Boundaries around the most sustainable settlements, namely:

- Lewes
- Edge of Burgess Hill (part within Lewes District)
- Peacehaven/Telscombe
- Cooksbridge
- Firle
- Plumpton Green
- Chailey - North
- Newhaven
- Seaford
- Ringmer
- Glynde
- Chailey - South
- Ditchling
- Barcombe Cross
- Newick

In principle, development will be acceptable within Development Boundaries. Residential sites will be defined in the Development Opportunities Development Plan Document.

It is important to protect the Countryside areas outside the Development Boundaries, including the Sussex Downs Area of Outstanding Natural Beauty and other landscape and wildlife areas of national and international importance. Therefore, outside the Development Boundaries planning permission for new development will generally not be acceptable. However, suitably designed and located small scale development, which is necessary to meet the well being of these areas, may be acceptable, including the provision of housing and facilities to meet local needs. Major developments, however, should not take place, especially in specifically protected areas such as the AONB, except in exceptional circumstances.

If adequate residential sites do not come forward within the settlements listed above, then further settlements will be designated with Development Boundaries in accordance with their final sustainability ranking from the Background Paper on "The Sustainability of Settlements in the Lewes District".

POGE 2: How can we ensure that the historic environment is protected?

Background to the Preferred Option

Lewes District has many important areas of historic character, with 35 conservation areas, over 1700 listed buildings, many areas of archaeological interest, important scheduled ancient monuments, and four Parks and Gardens of Historic Interest. Due to the demand for places to live, changing business needs, and working practices, there is often pressure for the redevelopment of the historic environment.

The many conservation areas and listed buildings in the District are important as its cultural heritage but also because they add to their area's local distinctiveness. Such distinctiveness not only adds to the quality of life, but is also an important resource for the local economy.

Within the District are Parks and Gardens of Special Historic Interest that are designated by English Heritage. Although there are no additional planning controls that specifically apply to these areas, they do provide a setting for the listed buildings that are in proximity to them and so should be retained and enhanced.

It is particularly important that these traditional features that contribute to the overall character of the District are respected in development proposals. However, new development should not merely be a pastiche. It is important to have high quality contemporary development that can respect and enhance the character of an area, and add to its local distinctiveness.

The Preferred Option

The Preferred Option is to allow development where it would maintain or enhance the character and appearance of listed buildings and conservation areas. Where appropriate, good innovative design will be allowed to make an architectural statement for this century.

Within the District there are a number of archaeological sites of national importance which, together with locally important sites, contribute to the historic character of the District and require protection.

The preferred approach is to allow proposals for development within the vicinity of important archaeological sites, providing there is no detrimental effect on their archaeological integrity and value and that, where appropriate, provision should be made for the excavation and recording of archaeological remains prior to the development.

The District Council will encourage the conservation and restoration of parks and gardens of special historic interest in association with any grant of permission for development related to them.



POGE 3: How can we deal with the threat from flooding?

Background to the Preferred Option

Significant areas of Lewes District are at risk from flooding by "main rivers" (the Sussex Ouse and its principal tributaries) and from inundation by the sea. The eastern boundary of Seaford touches the floodplain of the River Cuckmere. There are also localised flooding problems such as in the Wivelsfield area arising from groundwater run off and urban drainage. The effect of development can exacerbate the problem of flooding. However many existing developed areas in Lewes town, Seaford and Newhaven are within areas of risk, which will increase over time as climate change takes effect.

Flooding can result from a wide range of events and processes. Flooding occurs naturally when specific environmental factors, or combination of factors, occur. These factors can be diverse and site specific and can include heavy rain, tidal surges and raised groundwater levels, among others. Flooding can also result from;

- Estuarial flooding and watercourses affected by tide locking
- Flooding from overland flows
- Flooding from artificial drainage systems
- Flooding from infrastructure failure

The challenge for the Local Development Framework is to allocate development in a sustainable manner by managing the risk of flooding so that it does not have an unacceptable impact upon both existing and proposed development and to ensure that developments do not result in an increase in flood risk elsewhere.

Obviously, climate change has implications for the assessment of flood risk. For example, it is predicted that rises in sea levels are likely to result in increased risk of coastal flooding.

Mitigation measures to help minimize flooding and also improve water quality can be provided as part of new development through Sustainable Urban Drainage Systems (SUDS). Such measures include porous pavements, infiltration bases and swales.

The Preferred Option

The Preferred Option is to carry out a Strategic Flood Risk Assessment (SFRA) to inform the Core Strategy about present flood risk and future flood risks (without new development) and residual flood risks, both present and future with any new development for the lifetime of that development. At the site specific level the Council will expect flood risk assessments to be carried out on sites identified within the SFRA. Also, the Council will seek Sustainable Urban Drainage Systems (SUDS) within new development to help minimise flooding and improve water quality.

Priority will be given to maintaining and enhancing existing river and coastal defences where this is technically, economically and environmentally feasible.

The District Council will work in partnership with others (particularly the Environment Agency) on flood risk management, by promoting flood awareness, warning and information and emergency response.

POGE 4: How can we look after and provide important and varied habitats in the District?

Background to the Preferred Option

There are 20 sites of Special Scientific Interest (S.S.S.I's) and other locally important sites within the District such as local nature reserves and ancient woodlands. There have been major losses across the region of habitats and species population due to the many different issues including development and fragmentation of habitats by changing agricultural practices.

New development has an opportunity to contribute towards enhancing biodiversity in the District. Sites with biodiversity can be found throughout the District in both rural and urban areas. For example, sometimes brownfield sites which have been vacant for some time can have been colonised by a variety of fauna and flora. Also, back-gardens can be an important haven for a variety of species and habitats. Therefore, where appropriate, existing wildlife and habitats, such as hedges, ponds, woodland, unimproved grassland and ancient woodland should also be protected and enhanced.

The re-creation of traditional habitats including species rich grassland, near-natural woodland, heathland, vegetated shingle, saltmarsh and mudflats will be encouraged. The creation of opportunities for species to spread and to create niches elsewhere in order to reduce any negative impacts of development, and to allow species to migrate as a result of climate change, will be encouraged.

It is important that both existing and new sites are linked together, wherever possible, to create biodiversity corridors.

The Preferred Option

The Preferred Option is to conserve and enhance biodiversity within Lewes District. New development will be required to contribute to the protection and enhancement of biodiversity.

The Council will seek to maximise biodiversity opportunities in and around new developments through the adoption of good design, such as the creation of biodiversity corridors.

