



Appendices

Appendix 1: Glossary

Affordable Housing Affordable housing is defined as that provided with a subsidy to enable the asking price or rent to be substantially lower than the prevailing market price or rents in the locality and which is subject to mechanisms that will ensure that the housing remains affordable for those who cannot afford market housing. The subsidy is provided from the public sector, usually through a local authority or registered social landlord or from the private sector through planning obligations. This definition covers housing for social rent, shared ownership, low cost home ownership and sub-market rent.

Area Action Plan Provides a detailed plan for areas for specific areas of the district where changes are envisaged.

Annual Monitoring Report (AMR) Assess the extent to which the policies in the plan are being achieved.

Binding Report Following a public examination the inspector has to produce a report with recommendations, under the new system this report is binding, which means the Local Authority must abide by the inspectors recommendations.

Community Strategy This is a non LDF document produced by the Council in co-ordination with community/stakeholder groups setting out the vision for the future of the Local Authority's area and proposal to deliver the vision. The Government intends that LDF's will impact spatial expression to those elements of the community strategy which relate to the use of development or land.

Core Strategy This sets out the long term strategic planning vision of the district

Core Strategy - (Issues and Options) The issues and options set out the current issues facing the district and sets out possible options on how we can deal with them.

Core Strategy - (Preferred Options) The preferred options are the options chosen after public consultation, testing against the Sustainability Appraisal and analysis of the issues and options report.

Development Control Policies A set of criteria based policies to assess planning applications against.

Development Plan Document (DPD) These documents require an independent examination and include the core strategy, Site Specific Land Allocations and Policies, Area Action Plans and Development Control Policies.

Examination All DPDs must be examined before a independent Planning Inspector. The Inspector will consider all representations made in writing or at a public Inquiry. Following the examination, the Inspector will report his findings, which will be binding on the Council.

Local Development Framework (LDF) This is the overall portfolio of all documents. All these documents are: the Local Development Scheme, the Statement of Community Involvement, Core Strategy, the Housing and Employment Development Plan Document, the Development Control Development Plan Document, the Supplementary Planning Document on Renewable Energy, the Supplementary Planning Document on Developer contributions, the Proposals Map and the Annual Monitoring Report.

Local Development Document (LDD) A document that forms part of the Local Development Framework.

Local Development Scheme (LDS) – Sets out the timetable for the preparation of local development documents

Local Strategic Partnership (LSP) A non statutory body which has representatives from the public, private and voluntary sector. The LSP are responsible for producing the Community Strategy.

Material Consideration Any consideration that relates to the use or development of the land outside the scope of the development plan.

Office of the Deputy Prime Minister/Now Department for Communities and Local Government (DCLG) The government department which has responsibility for planning and local government. The name changed in 2006.

Planning and Compulsory Purchase Act 2004 The legislation that introduced the new development planning system. It is based on Local Development Frameworks. The Act Commenced on 28 September 2004.

PPS (Planning Policy Statement) These documents cover a wide range of policy issues and set out the governments policy in that area, they are produced by the Office of the Deputy Prime Minister (Note: there are also PPG Planning Policy Guidance, however all new guidance is now called a PPS)

Proposals Map Shows the policies and proposals in the development plan in map form.

Representations: These are letters of objection or support received during public consultation for the particular document.

SEERA (South East England Regional Assembly) The regional authority that produces the South East Plan

Scoping Report This is the first part of the Sustainability Appraisal, which describes the methodology and scope of the SA and begins the process of collating information on relevant plans and programmes.

Site Specific Allocations and policies Allocation of sites (designation of land) for a particular use.

South East Plan Is the regional plan for the South East region, which provides the context for preparing the Local Development Framework. The South East Plan and the LDF will together form the Statutory Development Plan.

Spatial Planning The LDF adopts this approach to planning and there are many definitions of this however it is described in PPS 12 as : 'Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programs which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.'

Structure Plan The County Structure Plan is the strategic planning document, which covers the County (in this case east Sussex and Brighton and Hove). These plans will be superseded by the South East Regional Plan when that has been adopted.

Supplementary Planning Document Additional policy guidance which supplements the policies and proposals in the development plan documents. These documents will not be subject to an independent examination

Sustainability Appraisal (Incorporating the Strategic Environmental Assessment) The Sustainability Appraisal is the document that promotes sustainable development through the improved integration of sustainability issues into the plan making process.

(Strategic Environmental Assessment) The European SEA Directive requires a formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment, this process is incorporated into the Sustainability Appraisal.

Appendix 2: Background Documents

International (EU/Worldwide)

EU Habitats Directive
EU Wild Birds Directive
EU Conservation of Natural Habitats and of Wild Flora and Fauna
Kyoto Protocol
Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC

National (UK)

A Biodiversity Strategy for England - Working With the Grain of Nature
Circular 05/2005 ODPM – Planning Obligations
DEFRA Local Air Quality Guidance
DETR UK Air Quality Strategy
The Government's Strategy for Combined Heat and Power to 2010
Life-Support: Incorporating Biodiversity into Community Strategies
Safeguarding Our Seas: A Strategy for the Conservation and Sustainable Development of our Marine Environment
Strategic Environmental Assessment and Environmental Impact assessment in the Marine
Biodiversity: UK Action Plan
England Forestry Strategy: A New Focus For England's Woodlands - Strategic Priorities and Forestry Commission Corporate Plan for England and Great Britain 2004/05-2005/06 EN17
Making Space for Water - Developing a new strategy for flood and coastal erosion risk
A Better Quality of Life - UK Sustainable Development Strategy
Quality of Life Counts Update 2004
Foundations of Our Future - DEFRA Sustainable Development Strategy
Sustainable Development - UK Government's Approach
South Downs National Park Designation Order
South Downs Management Plan
Our Energy Future: creating a low carbon economy - Energy White Paper 2003
PPS1: Creating sustainable communities
PPG2: Green belts
PPG3: Housing PPG03
PPG4: Industrial, commercial development and small firms
PPG5: Simplified Planning Zones
PPS6: Planning for town centres
PPS7: Sustainable Development in Rural Areas
PPG8: Telecommunications
PPG9: Nature Conservation
PPS9: Biodiversity and geological conservation
PPS10: Planning for sustainable waste management
PPS11: Regional Spatial Strategies
PPS12: Local Development Frameworks
PPG13: Transport
PPG14: Development on Unstable Land
PPG15: Planning and the historic environment

PPG16: Archaeology and planning
PPG17: Planning for open space, sport and recreation
PPG18: Enforcing Planning Controls
PPG19: Outdoor advertisement control
PPG20: Coastal planning
PPG21: Tourism
PPS22: Renewable energy
PPS23: Planning and pollution control
PPG24: Planning and noise
PPG25: Development and flood risk
Draft PPS25: Development and Flood Risk
MPG1: Minerals: General guidance (including if any sand, gravel or quarried rock workings)
MPS1: Planning and minerals

Regional (South East)

Regional Economic Strategy
The Environmental Economy of the South East
Meeting The Challenge Of Climate Change
RPG9: Harnessing The Elements - Energy Efficiency & Renewable Energy
RPG9: Regional Minerals Strategy
RPG9: Destination South East - Tourism and Related Sport and Recreation
A Biodiversity Guide for the Planning and Development Sectors in South East England
RPG9: From Crisis to Cutting Edge - Draft Regional Transport Strategy EN11
Shoreline Management Plan for Sub-cell 4d - Beachy Head to Selsey Bill (South Downs)
Shoreline Management Plan - Beachy Head to Selsey Bill (South Downs) First Review
South Foreland to Beachy Head Shoreline Management Plan - South East Coastal Group
Seeing the Woods for the Trees - Regional forestry framework
Influencing Change in the South East: English Heritage Priorities for 2003-5
Draft Integrated Regional Strategy for the South East - SEERA 2004
A Better Quality of Life in the South East
Sustainable Communities in the South East
South East Regional Spatial Strategy (draft) (The South East Plan)
South East Regional Social Inclusion Statement
South East Regional Housing Strategy 2004/05-2005/06
Nottingham Declaration on Climate Change (Council signed 2005)
Environment Agency: State of the Environment South East

Sub-Regional (County)

East Sussex Economic Development Strategy
East Sussex Area Investment Framework
East Sussex Learning and Skills Local Strategic Plan 2002/2005
ESCC Environmental Action Plan
From Rio to Sussex: Action for Biodiversity - A Biodiversity Action Plan for Sussex
(waste strategy)
ESCC Downland Management Plan

SDJC South Downs Management Plan
ESCC Road Safety Plan
ESCC Rights of Way Strategy
ESCC Local Transport Plan
East Sussex Structure Plan
East Sussex Community Strategy - Pride of Place
The Youth Justice Plan 2002/05 For East Sussex

Local (District)

Annual Monitoring Report 2005
Audit of existing retail uses outside the town centres of the Lewes District as at December 2004
Audit of existing Business and Industrial Premises in the Lewes District as at August 2004
Audit of existing uses within the town centres of the Lewes District as at Spring 2004
Catchment Flood Management Plan (CFMP) for the River Ouse
Coast Defence Strategy (Ouse to Seaford Head)
Coast Defence Strategy (Saltdean to Newhaven)
Contaminated Land Strategy
Conservation Area Appraisals
Corporate Plan
Community Strategy
Culture Strategy
Crime Reduction Strategy from 2005 to 2008
Draft Waste Management Strategy
Economic Development Strategy
Global to Local (Sustainability) Strategy
GVA Grimley Retail Study Lewes District
Gypsies and Travellers Strategy
Housing Strategy (LDC)
Housing Needs Survey (LDC)
Housing Land Availability in Lewes District at April 2005 (LDC)
Homelessness Strategy (LDC)
Industrial, Commercial, Retail and Hotel Development Monitoring Report in the Lewes District as April 2005 (LDC)
LA21 Strategy (LDC)
Local Transport Plan (ESCC)
Lewes District Local Plan (Adopted March 2003)
Lewes District Outdoor Playing Space Review (PMP)
Lewes District Council Informal Recreational Space Study (ESCC)
Lewes District Council Location Appraisals (LDC)
Report on the Sustainability of Settlements in Lewes District (LDC)
Newhaven Eastside Masterplan (Roger Tym and partners April 2006)
Private Sector Renewal Strategy
Step Ahead Research an Analysis of Business Growth Potential in Lewes District
Shoreline Management Plan (Beachy Head to Selsey Bill)
Sussex Ouse Flood Defence Strategy

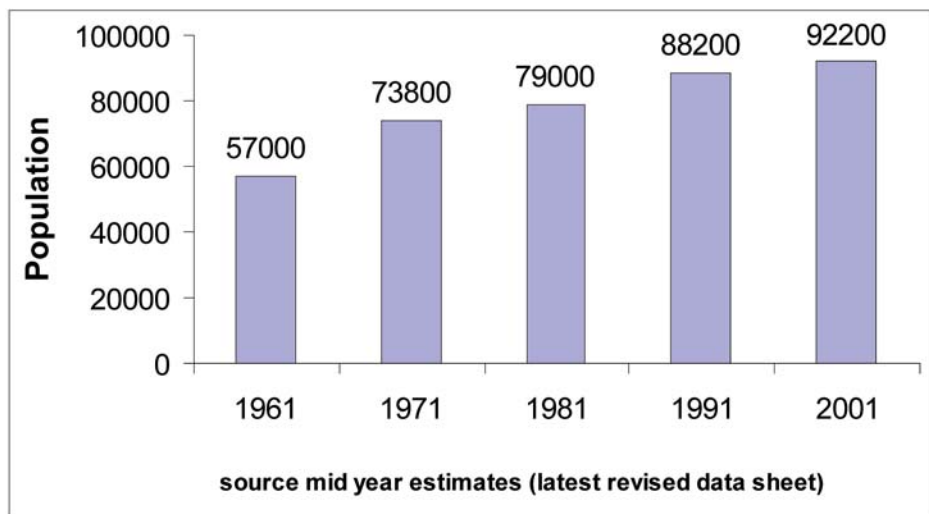
Appendix 3: Spatial Portrait of the Lewes District in more detail

Lewes District extends inland from the channel coast over the South Downs and into the Sussex Weald and covers some 292km². It is situated some 91.6 km (56.9 miles) from London and its western boundary touches the urban areas of Brighton and Hove, Burgess Hill and Haywards Heath. To the east is Eastbourne and Uckfield. To the south is the Channel and beyond lies main-land Europe.

Our People

The population of the Lewes District has increased steadily over the last 40 years from 57,570 in 1961 to 92,177 in 2001 (i.e. nearly 38% increase). The graph below shows the incremental growth. This is due to people moving into the District, rather than natural increase (i.e. births exceeding deaths).

Over three quarters (77%) of the population (just over 93,000 -ONS 2003 mid year estimate) live in the five urban areas of the District:- Seaford, Newhaven, Peacehaven, Telscombe and Lewes. There is also a large rural area comprising 23 rural parishes. The 2003 mid year estimates shows an overall increase in the population of 5.3% since

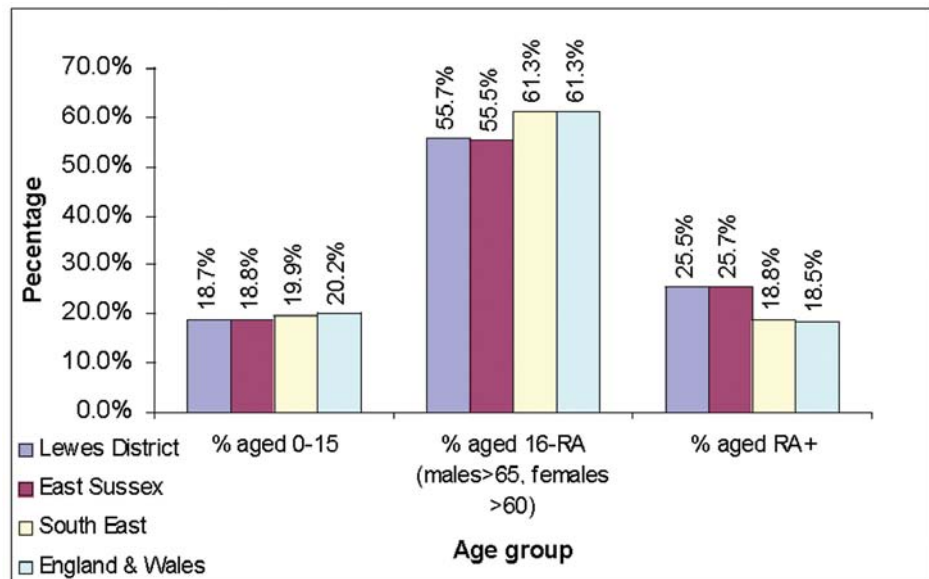


1991 due to inward migration. The average (mean) age of the population is 42.9 years which compares with the average age of England and Wales of 38.7 years.

The age structure of the population of Lewes is as follows when compared with East Sussex and England and Wales:

In particular, the District has a higher percentage of residents over 75 years of age (14.9%) when compared to the percentage in England and Wales (9.6%).

Overall within the District there are very few ethnic minority residents (2.1% compared with 9% in England and Wales). The main ethnic groups being Bengali and Chinese.



Around 13% of the working population (16-74 years) in the District have a limiting long-term illness which is comparable for the figures for East Sussex and England & Wales.

The Index of Multiple Deprivation (IMD) measures levels of deprivation across a range of issues including income, skills and training and living environment. Levels of deprivation are calculated using small geographical areas known as Super Output Areas (SOA). Within the Lewes District none of the SOAs rank in the bottom 25% although one SOA (in Newhaven Denton and Meeching Ward) is just outside the bottom 25%. A further 6 SOAs are in the bottom 40% (in Peacehaven North and East, Seaford North and Central, Newhaven Valley and Lewes Castle). One third of the District's SOAs are in the top 25%.

Our Environment

The District has a rich diverse manmade and natural environment. There is widespread evidence of occupation from prehistoric times onwards as shown by many ancient monuments in the District. Indeed, there are some 35 conservation areas in the District that range in size from the core of the town of Lewes to the small hamlet of Streat. There are some 1700 buildings throughout the District which are statutory listed as sites of architectural or historical importance.

The settlements that do not form part of a conservation area still each have an individual identity, ranging from the early 20th century grid urban pattern development at Peacehaven to the working port of Newhaven.

The District has 14.5 km kilometre of dramatic coastline, and inland there is a varied landform. Over one third of the District forms part of the Sussex Downs Area of Outstanding Natural Beauty and the remainder is attractive rolling low weald landscape. An area larger than the existing Sussex Downs AONB, including the historic county town of Lewes, is proposed to be included in the South Downs National Park.

In addition, there are areas protected by other important national designations such as National Nature Reserves, Sites of Special Scientific Interest and scheduled ancient monuments.

Our Economy

The service sector and small businesses dominate the local economy. Newhaven has a significant manufacturing sector, whilst Lewes has a bias towards the service sector. Tourism is also an important business activity throughout the district. The number of people employed in agriculture, and fishing, is just over 2% compared with 1.5% for England & Wales.

The Universities of Sussex and Brighton are situated on the western boundary of the District and indeed the Sussex Innovation Centre is actually within the District. Therefore, there is a good base of academic people within the District with over 20% having a level 4/5 qualification (i.e. first degree upwards) compared with 18% and 19% for East Sussex and England & Wales respectively).

Unemployment is relatively low across the District at 1.4%, but there are a few pockets of higher unemployment and deprivation primarily in the coastal towns and also in some rural areas. The coastal towns have been included in the Regional Economic Strategy within the "coastal priority area for economic regeneration". In common with the rest of East Sussex there is a relatively high proportion of low wage and seasonal jobs, particularly in the service sector. The average weekly income per household in 2003 was £29,400 which was higher than East Sussex (£27,900) and Great Britain (29,000). However this masks the fact of high income in some areas, and low income in others.

Levels of income deprivation affecting children are higher relative to national averages. One SOA in Peacehaven North is in the bottom 20% nationally with four more SOAs in Newhaven, Lewes and Seaford in the bottom 30%. Over a third of all SOAs in the District are in the bottom 40% nationally.

Our Homes

There are just over 36,000 homes in the District. Approximately 89% of the District's dwellings are privately owned. Of the privately owned properties the vast majority are owner occupied (78%), the remainder is provided by private landlords (11%). Some 11% of properties are provided by registered social landlords. The age profile of the private sector stock in the District suggests that the stock is more modern than the national average, with the majority of the dwellings (49%) having been built post 1964. Within the private housing stock around 2.5% of the dwellings are considered as unfit. The housing elements of the IMD show the worst levels of deprivation across the District, reflecting a wide range of issues around housing affordability and access to services. This is particularly significant in the rural areas of the District, Lewes and Seaford, with low scores also in Peacehaven East and Newhaven Valley.

The average house price for a semi-detached house in the District was £179,382 (2003) compared with £145,897 for England and Wales. This represents a 81% increase in house prices since 1999 within the District. Consequently, there is a high demand for affordable housing within the District as many local people on low wages cannot compete in the open housing market.

The household size has decreased within the District from 2.6 in 1971 to only 2.2 in 2001.

Our Towns

The towns in the District provide the main focus for services and facilities, such as shopping, sports and recreation amenities, and other cultural facilities such as museums and art galleries. Some of the villages also provide limited opportunities for community events in village halls, schools and churches. However, the towns in the District are relatively small and therefore, the services/ facilities that they provide are proportionate to them. The nearby city of Brighton and the town of Eastbourne, that lie outside the District, provide other facilities such as larger theatres, bowling alleys, etc to serve a larger catchment area.

Lewes District is a relatively healthy and safe place to live, with low levels of crime being recorded. Nevertheless, there is a fear of crime within the District.

Our Transport

Lewes, Newhaven and Seaford are linked by rail connections northwards to London and Gatwick airport, and to Brighton and Eastbourne and beyond by the east-west line along the Sussex coast. There is a disused railway route from Lewes to Uckfield the possible re-opening of which is being evaluated.

The A27 and A259 roads link the coastal towns and Lewes to neighbouring Brighton and Eastbourne and to Kent, while the nearby A23/M23 provides access to London, Gatwick and the M25. There is a relatively frequent inter-urban bus network but most of the rural areas are poorly served by public transport. Traffic congestion is a regular problem along the A259 coast road and on the A27 in the vicinity of Lewes, especially during peak commuting times. The proposed replacement of the Beddingham level crossing by a bridge and improvements to the adjacent points of the A27 should relieve this by 2009.

The port of Newhaven and provides passenger and freight services to Dieppe and mainland Europe and beyond.

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