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25 September 2007

Our Ref:
Your Ref:

Dear Ms Moffatt

**PLANNING AND COMPULSORY PURCHASE ACT 2004
LEWES DISTRICT LOCAL PLAN 2003 SAVED POLICIES APPLICATION**

I am writing with reference to your application on behalf of Lewes District Council of 23 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Lewes District Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended

Yours sincerely

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE LEWES DISTRICT LOCAL PLAN
ADOPTED MARCH 2003**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

25 September 2007

SCHEDULE

POLICIES CONTAINED IN THE LEWES DISTRICT LOCAL PLAN

Policy Number	Policy Title/Purpose
ST1	Infrastructure Provision
ST2	General Infrastructure
ST3	Design, Form and Setting of Development
ST4	Backland and Tandem Developments
ST5	Access for People with Limited Mobility
ST6	New Buildings or Alterations/Change of Use of Existing Buildings
ST11	Landscaping of Development
ST14	Water Supply
ST20	Recycling and Re-use of Materials
ST21	Hard Surfaced and Landscaped Areas for Recycling Facilities
ST25	Pylons and Overhead Lines
ST29	Advertisement Consent
ST30	Protection of Air and Land Quality
RES1	District Housing Land Strategy
RES2	First Phase of Residential Development
RES3	Second Phase of Residential Development
RES6	New development in the Countryside
RES7	Residential Conversions in the Countryside
RES8	Replacement Dwellings in the Countryside
RES9	Affordable Housing
RES10	Affordable Homes Exception Sites (i.e. Outside Planning Boundary)
RES13	All extensions
RES14	Extensions in the Countryside

Policy Number	Policy Title/Purpose
RES18	Garages and other Buildings ancillary to Existing Dwellings
RES19	Provision of Outdoor Playing Space
RES20	Provision of Educational Facilities
RES21	Provision for Gypsies
RES22	Travelling Show People
E1	Planning for Employment
E3	Town Centres
E4	Within the Primary Shopping Areas
E5	Outside the Primary Shopping Area(s)
E6	New Retail Development on the Edge of Town Centres
E7	Out of Centre Retail Development
E8	Neighbourhood Shops/Public Houses
E9	Re-use of Rural Buildings
E10	Tourism General Strategy
E11	Within Planning Boundaries - Hotels, Guest Houses and other Serviced Accommodation
E12	Outside Planning Boundaries - Hotels, Guest Houses and other Serviced Accommodation
E13	Change of Use - Hotels, Guest Houses and other Serviced Accommodation
E14	Bunk House Accommodation
E15	Existing Camping/Touring Caravan Sites
E16	New Camping/Touring Caravan Sites within the Sussex Downs AONB
E17	New Camping/Touring Caravan Sites outside the Sussex Downs AONB
E19	Static Holiday Caravan Sites
CT1	Planning Boundary and Key Countryside Policy
CT2	Landscape Conservation and Enhancement
CT5	Institutional Sites

Policy Number	Policy Title/Purpose
H2	Listed Buildings
H3	Buildings of Local, Visual or Historic Interest
H4	Designation, Review and Enhancement
H5	Development within or affecting Conservation Areas
H7	Traffic in Conservation Areas
H12	Areas of Established Character
H13	Parks and Gardens of Special Historic Interest
H14	Parks and Gardens of Local Historic Interest
RE1	Provision of Sport, Recreation and Play
RE2	Existing Recreational Open Space
RE3	Indoor Recreational Facilities
RE6	Lewes/Sheffield Park Railway Line
RE7	Recreation and the Rivers
RE8	Equestrian and Related Activities
RE9	Allotments
RE10	Community Infrastructure
T1	Travel Demand Management
T2	Buses
T3	Rail
T4	The Lewes/Uckfield Railway
T7	Provision for Cyclists
T8	Pedestrian Routes and Traffic Calming
T9	Provision of Traffic Calming Measures
T10	Provision of Pedestrian Routes and Bridleways
T13	Vehicle Parking
T14	Development proposals, including conversion and change of use

Policy Number	Policy Title/Purpose
T16	Telecommunication
LW1	Lewes House Site
LW3	Economic Activity - Malling Brooks Business Area West
LW4	Economic Activity - Malling Brooks Business Area East
LW5	Screening of Malling Brooks Business Area
LW6	Land South of Pinwell Road
LW7	The Eastgate Area
LW8	The Townscape
LW9	Lewes Battlefield
LW10	Access to the River Ouse
LW11	The Green Core
LW12	Bus Station
LW13	Cliffe High Street
LW14	Bear Yard
NH2	Downland Park
NH4	South of Valley Road
NH6	Land at the Marina
NH7	North East of Kings Avenue
NH8	West of Meeching Quarry
NH10	Eastside Business Area
NH12	Lorry Facilities/Park
NH13	Pedestrian Precinct
NH14	The Use of Castle Hill, The Promenade/West Beach
NH15	Major Public Informal Open Space, Castle Hill, The Promenade/West Beach
NH16	Military Museum and Visitor Centre at the Fort
NH17	Avis Road Outdoor Sports Facilities

Policy Number	Policy Title/Purpose
NH18	Lewes Road Recreation and Camping Area
NH19	Primary School Site
NH20	Upgrading and Expansion of the Port
NH21	Railway Quay
NH22	Rail Transport links to the Port
NH23	East Quay
NH24	North Quay
PT1	The A259 South Coast Road
PT2	Land east and west of Peacehaven Sports Park
PT3	Intensification and Infilling
PT5	Business Development
PT6	Meridian and Bolney Avenue Industrial Estates Link
PT7	Development along the South Coast Road
PT8	Meridian Centre -Town Centre Role
PT9	Meridian Centre – Town Centre Uses
PT10	Access and Permeability at the Meridian Centre
PT11	The Joff Youth Club
PT12	The Coast and Countryside
PT13	The Coast and Countryside – Public Access to the Cliff Top
PT15	Sport, Recreation and Community Services
PT16	Outdoor Sports Provision
PT17	Land North of Bannings Vale
PT18	Allotments
PT19	General Indoor Leisure Uses
PT20	Private Recreational Purposes
PT21	Valley Park

Policy Number	Policy Title/Purpose
PT23	Primary Schools
SF1	Land North of Cradle Hill
SF5	Gas Works, Blatchington Road
SF8	Cradle Hill Industrial Estate
SF9	Footpath to Church Lane
SF10	Car Parking
SF11	Bishopstone Conservation Area
SF12	Land North of Alfriston Road
SF14	The Seafront Esplanade and Marine Parade
SF15	The Seafront – West of Connaught Road
SF16	The Seafront- East of the Buckle
BA1	Recreational Facilities
BG1	Beddingham and Glynde
CH1	Chailey Brickworks
CH2	New Heritage
FL1	University of Sussex
HY1	Hamsey Brickworks
RG1	Caburn Field
RG3	Land adjacent to Ringmer Community College
RG4	Community/Recreational Area, The Broyle
NW1	Extension to the Playing Field
NW2	Woodgate Dairy
WV1	Residential Development