

**LEWES DISTRICT COUNCIL LOCAL DEVELOPMENT  
FRAMEWORK – CORE STRATEGY**

**SUSTAINABILITY APPRAISAL (INCORPORATING A STRATEGIC  
ENVIRONMENTAL ASSESSMENT)  
SCOPING REPORT**



**May 2010**



## 1. Introduction

- 1.1 Lewes District Council has commenced work on preparing a Core Strategy Development Plan Document (DPD), which will form the integral part of the Local Development Framework (LDF) once it has been adopted. In accordance with European and national legislation, documents prepared under the Local Development Framework (LDF) must be subject to the Sustainability Appraisal process and Strategic Environmental Assessment (SEA). Therefore, the Sustainability Appraisal and SEA requirements will need to apply to the development of the Core Strategy. This report sets out the scope of the Sustainability Appraisal, incorporating a SEA, for consultation with the relevant environmental bodies and other relevant stakeholders.
- 1.2 The report is structured as follows;
- **Section 2** summarises the purpose of the Core Strategy and how Lewes District Council has progressed the LDF to date. This section also presents an introduction to the Sustainability Appraisal and SEA process.
  - **Section 3** sets out how the Core Strategy will be influenced by a number of other plans, programmes and objectives. This section is linked to Appendix A that contains a review of the plans, programmes and objectives.
  - **Section 4** presents the current baseline information, setting out the social, economic and environmental characteristics of the District. Any difficulties in collecting this information have been documented.
  - **Section 5** outlines the key sustainability issues the District faces.
  - **Section 6** sets out the sustainability objectives and indicators as a basis on which to measure the effectiveness of the emerging Core Strategy and options considered in its development.
  - **Section 7** presents a summary of the next stages of the Sustainability Appraisal process and the production of the Core Strategy. The structure and level of detail to be provided in subsequent Sustainability Appraisal reports is also identified.

### How to comment on this report

- 1.3 This Scoping Report has been issued for consultation alongside the Core Strategy Issues and Emerging Options Topic Papers. In line with the consultation period on the Topic Papers comments on the Scoping Report can be made between the 21<sup>st</sup> May and 16<sup>th</sup> July 2010. At this stage we would welcome your views on the economic, social and environmental characteristics identified for the District, and the sustainability issues, objectives and indicators. We would also appreciate it if you are able to identify any additional plans, policies, programmes, strategies, guidance and initiatives that we have not identified in Appendix A of this report. Comments can be sent:

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By post: Planning Policy  
Lewes District Council  
Planning and Environmental Services  
Southover House  
Southover Road  
Lewes  
BN7 1AB

## **2. Background**

### **Lewes District Council Local Development Framework – Core Strategy**

- 2.1 Following the introduction of the Planning and Compulsory Purchase Act 2004, Lewes District Council began the process of preparing a Local Development Framework (LDF) for the district. The LDF consists of a number of Local Development Documents (LDDs) that would gradually replace the policies contained within the District Councils Local Plan.
- 2.2 The first part of the LDF that the District Council commenced work on was the Core Strategy. A Scoping Report for the Sustainability Appraisal of the Core Strategy was published in March 2006 (this followed earlier consultation on the emerging Scoping Report in February 2005). In September 2006 the District Council published the Core Strategy – Preferred Options, which was accompanied by a Sustainability Appraisal report.
- 2.3 Following extensive consultation on the Preferred Options document a number of significant concerns were raised by certain key respondents. Subsequently, progression of this Core Strategy document stalled as the Council sought to address the concerns that had been raised. During this time, the regulations that the production of the Core Strategy would have to adhere to were amended, as were a number of key Planning Policy Statements (PPS), which included PPS12 (Local Spatial Planning) and PPS3 (Housing). With new regulations and policy to take on board, as well as a number of fundamental issues to address, the District Council sought legal advice over whether or not the Preferred Options document from 2006 could be progressed. The advice provided was to start ‘afresh’ on the production of the Core Strategy and amend the Local Development Scheme (LDS).
- 2.4 The District Council commenced the early engagement process on the Core Strategy in Autumn 2009. Alongside the publication, for consultation, of this Scoping Report the District Council has also published a set of Issues and Emerging Options Topic Papers. Comments received on these documents will help inform the preparation of a Preferred Strategy document, which should be issued for consultation towards the end of 2010.
- 2.5 As previously mentioned, a Scoping Report was prepared and consulted upon in the stages leading to the publication of the Core Strategy Preferred Options document in 2006. Due to the time that has elapsed since this Scoping Report was prepared, which has seen a number of significant changes to the baseline situation of the District, it has been decided to also start the Sustainability Appraisal process (incorporating SEA) ‘afresh’. This Scoping Report sets out the first few stages of the Sustainability Appraisal process, which incorporates the requirements of the European Directive on Strategic Environmental Assessment.

### **What is Sustainable Development?**

- 2.6 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term social,

economic and environmental issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:

- **Living Within Environmental Limits**

Respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

- **Ensuring a Strong, Healthy and Just Society**

Meeting the diverse needs of all people existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.

- **Building a Strong, Stable and Sustainable Economy**

Providing prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.

- **Promoting Good Governance**

Actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy and diversity.

- **Using Sound Science Responsibly**

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

- 2.7 The commitment to the achievement of sustainable development was set out in legislation introduced at both a European and national level; in 2004 the European Directive on Strategic Environmental Assessment (SEA) was implemented in the UK, as was the Planning and Compulsory Purchase Act. This sets out the requirement for Strategic Environmental Assessment (SEA) and Sustainability Appraisal.

### **What is a Sustainability Appraisal and Strategic Environmental Assessment (SEA)?**

- 2.8 A Sustainability Appraisal aims to predict and assess the economic, social and environmental effects that are likely to arise from Local Development Documents, such as a Core Strategy. It is a process for understanding whether policies, strategies or plans promote sustainable development, and for improving those policies etc to deliver more sustainable outcomes.
- 2.9 The Strategic Environmental Assessment (SEA) aims to predict and assess the environmental effects that are likely to arise from plans, policies and strategies, such as Local Development Documents. It is a process for assessing and mitigating the negative environmental impacts of specific plans and programmes. The SEA process has been incorporated into the Sustainability Appraisal process. Therefore, where this report refers to the Sustainability Appraisal it can be assumed that this also means the SEA.

## **Compliance with Government Regulations and the SEA Directive**

- 2.10 In undertaking the appraisal process, the requirements of the European Directive 2001/42/EC (the SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations), which transpose the Directive into English law, will be followed. In addition, this appraisal process will follow the requirements of the Planning and Compulsory Purchase Act 2004 and PPS12 – Local Spatial Planning. The Department of Communities and Local Government (DCLG) Plan Making Manual, which is contained on the Planning Advisory Service website, has and will guide the appraisal process. Of particular importance is the Sustainability Appraisal guidance, which has replaced the 2005 government guidance on ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’.

### **3. Plans, Programmes, Policies, Strategies, Guidance and Initiatives relevant to the Core Strategy**

- 3.1 In order to establish a clear scope for the sustainability appraisal it is necessary to review and develop an understanding of the wider range of plans, programmes, policies, strategies, guidance and initiatives (PPPSGIs) that are of relevance to the Core Strategy. The content of the Core Strategy will be influenced by a range of these PPPSGIs, which will range from documents produced at an international level to those at a local level. The content of these PPPSGIs have also been used to inform some of the key sustainability issues that are facing the district and in turn the sustainability objectives. Appendix A of this report sets out in detail these plans, etc that will inform and affect the emerging Core Strategy. In this appendix, the plans, programmes and objectives have been split into six different categories to cover general sustainable development principles and then the Government's five principles for achieving sustainable development;
- Living within environmental limits
  - Ensuring a strong, healthy and just society
  - Achieving a sustainable economy
  - Promoting good governance
  - Using sound science responsibly
- 3.2 There are a number of plans, programmes and objectives that cover one or more of the above headings and these have been placed in the general sustainable development category where it is clear that they can impact on all five principles for achieving sustainable development. For plans, programmes and objectives that could impact on two or three of the principles a decision has been made to include them in only one category.
- 3.3 There is a hierarchy of documents that affect the emerging Core Strategy. These start at an international level, moving down through national, regional and to a local level. One of the main plans that will influence the development of the Core Strategy is the South East Plan, which is the Regional Spatial Strategy that is applicable to Lewes District. There will be a requirement that the Core Strategy is in conformity with this plan and this will include addressing the districts housing requirements. Of particular influence to the Lewes District Core Strategy will be the sub-regional sections that cover parts of the district; namely the Gatwick and Sussex Coast sub-regions.
- 3.4 At the local level there are a number of key strategies and plans that will influence the Core Strategy. The district Local Strategic Partnership (Local Voices, Local Choices) has prepared a Sustainable Community Strategy, which aims to co-ordinate the activities of the public, private, voluntary and community sector organisations in trying to achieve an agreed vision and priorities for improving the economic, social and environmental well being of the district. The Core Strategy will need to provide a spatial expression of the elements of the Sustainable Community Strategy.
- 3.5 There are likely to be a number of conflicts between the different PPPSGIs that will impact upon the Core Strategy. It will be essential that the Core Strategy is able to identify such conflicts and resolve them where possible. One of the main conflicts that exists, which is a challenge that the Core Strategy will need to address, is the

need to accommodate development to meet the needs of the community whilst ensuring that the highly valued character of the district is maintained and, where possible, enhanced.

- 3.6 Through consulting upon this Scoping Report the District Council wish to ensure that all the relevant plans, programmes and objectives are identified in Appendix A. If you are aware of any such documents that are not included in Appendix A, or that we have not identified some particular conflicts and challenges, the District Council will welcome any comments identifying such documents through the consultation on this document.

## 4. The baseline situation: A portrait of Lewes District

### General characteristics

- 4.1 Lewes District is located within the county of East Sussex, in the South East region of England, around 60 miles south of London. The District covers an area of 292 sq km, extending from the English Channel coast through the South Downs and into the countryside of the Sussex Weald to the north.
- 4.2 The total population of the district is 95,615 (2009 mid-year estimate), 77% of whom live in the five urban areas of Lewes, Newhaven, Peacehaven, Seaford and Telscombe Cliffs/East Saltdean. The remainder of the population live in 23 predominantly rural parishes. Just over one half of the District lies within the South Downs National Park, which came into effect on the 1<sup>st</sup> April 2010. The population of this area is approximately 22,500.
- 4.3 The city of Brighton & Hove is located on the south-western boundary and exerts a strong influence on the life of the District, providing employment, shopping, leisure opportunities, together with other services and facilities. The towns of Haywards Heath and Burgess Hill in Mid Sussex District abut the north-western boundary, with the more rural district of Wealden located to the east, beyond which lies the coastal resort of Eastbourne.
- 4.4 The District benefits from good access to the trunk road network, with the A27/A26 linking Lewes and Newhaven to neighbouring Brighton and Eastbourne and the nearby A23/M23 providing access to London, Gatwick and the M25. Lewes, Seaford and Newhaven are linked by rail connections to London, Gatwick, and towns along the Sussex coast and beyond. The port of Newhaven provides cross channel passenger and freight services to Dieppe in Haute Normandie, France.

### Environmental characteristics

- 4.5 The **landscape and historic environment** of the District is highly valued by both residents and visitors. There is a diverse and attractive countryside, including chalk cliffs, shingle beaches, downland, heathland, river valleys, flood plains and areas of ancient woodland. The District has two distinct landscape character areas, as identified in the National Character Assessment, which are the South Downs and the Low Weald. The East Sussex County Landscape Assessment has identified and defined the landscape character of the County, which includes Lewes District, in more detail (this includes more localised character areas). Problems, pressures and detracting features of the landscape areas are defined, such as the severe impact of the ring road (Newhaven), traffic and parking difficulties (Lewes), the removal of hedgerows and damage to ancient woodland (the Low Weald) and the scrub invasion of chalk grassland (various).
- 4.6 Lewes District is home to 16 **Sites of Special Scientific Interest** (SSSI's), 2 **National Nature Reserves** (NNR's), 5 **Local Nature Reserves** (LNR's) and 2 **Wildlife Trust Reserves**. In addition, over 55% of the District lies within the **South Downs National Park**. SSSI's are of national importance and are designated based on their nature conservation and/or geological value. Of the 2,437 hectares of land designated as SSSI in Lewes District, 91.7% has been

assessed to be in either a favourable or unfavourable but recovering condition. Approximately 1% of SSSI designated land within Lewes District is considered to be in an unfavourable and stable condition, whilst 7.4% of SSSI designated land in Lewes District has been found to be in an unfavourable and declining state. LNR's have wildlife and/or geological features that are of local importance and allow people the opportunity to learn and appreciate nature. In Lewes District, LNR's cover 353 hectares of land. There are two internationally important **Special Areas of Conservation** (SAC's); Castle Hill and Lewes Downs. SAC's are areas that have been given special protection under the European Union's Habitats Directive, helping to increase the protection for a variety of animals, plants and habitats and are seen as a vital part of the global effort to conserve the world's biodiversity. There are no designated Ramsar sites or Special Protection Areas (SPAs) in the District. **Ancient Woodland** is an important ecological resource that deserves protection. Approximately one third of the District lies within 500 metres of Ancient Woodland. The District Council is currently updating the Ancient Woodland Inventory for Lewes District, which will provide a more accurate picture of the extent of this important biodiversity resource in the District.

- 4.7 The District is home to significant amounts of important species and habitats. There have been over 11,000 records of species that the **Sussex Biodiversity Action Plan** (BAP) has identified as important and are thus subject to protection under British and European legislation. There have also been 2,016 records of rare species and 483 records of protected species. Lewes District contains important BAP habitats, most notable of which is the large amount of lowland calcareous grassland.
- 4.8. Lewes District Council is a signatory of the Nottingham Declaration on Climate Change and has thus pledged to tackle the causes of climate change and prepare for its consequences. The District's domestic consumption of energy contributes to climate change. Presently, annual **carbon dioxide emissions per capita** is slightly higher in Lewes District (2.4 tonnes) than the national average (2.3 tonnes), but is the same as both the East Sussex and the South East averages. On average, each domestic consumer in Lewes District used 4,503 Kilowatt Hours (kWh) of electricity in 2008. This is similar to the average for East Sussex (4,505 kWh) and the South East (4,543 kWh), but is a little higher than the average for Great Britain as a whole (4,198 kWh). In terms of domestic gas consumption, each consumer in Lewes District used 15,948 kWh of gas in 2008. This compares favourably with the national average (16,906 kWh) and the South East average (17,022 kWh) but is slightly higher than the East Sussex average (15,946 kWh). It should be noted that consumption of energy resources have been steadily decreasing since 2003.
- 4.9 The general and social characteristics sections identify some of the key characteristics associated with transport in the district. In addition to these characteristics, Rights of Way figure significantly in the movement of people in the District. Lewes District has a total of **361 miles of Rights of Way**, of which 234 miles are footpaths, 112 miles are bridleways, 6 miles of byways and 9 miles of restricted bridleways.
- 4.10 Lewes District benefits from a high quality built environment. There are 35 **Conservation Areas** in Lewes District, covering an area of 493 hectares. Lewes

District is home to 1,710 **Listed Buildings**. **Grade I** buildings are considered to be of exceptional interest and there are 30 buildings within this classification in Lewes District. **Grade II\*** are considered to be particularly important buildings of more than special interest and 63 buildings in Lewes District fall into this category. **Grade II** buildings are buildings of special interest, thus warranting every effort to preserve them. Lewes District has 1,617 Grade II buildings. In addition, there are 65 Locally Listed Buildings, which although do not have statutory protection are regarded as having some special local interest. There are 22 buildings in the District considered to be at risk. Of these, one is a Grade I listed building, three are Grade II\* listed buildings and eleven are Grade II listed buildings. The remaining seven buildings at risk are not listed. The District also has four Historic Parks and Gardens and 120 Scheduled Ancient Monuments.

- 4.11 With regards to characteristics on waste, on average, each person in Lewes District produces 343kg per of **domestic waste per annum**, which compares favourably to the East Sussex average (486kg). Approximately a quarter of waste collected in Lewes is either recycled, composted or has its energy recovered, whilst the rest is sent to landfill. This does not compare well to the East Sussex average, where approximately 56% is either recycled, composted or has its energy recovered, whilst the rest is sent to landfill. However, the soon to be completed Energy from Waste Incinerator in Newhaven will reduce the amount of waste sent to landfill and increase the amount of energy that is recovered from waste in the district.
- 4.12 In general, **air quality** across the District is good. However, there does exist an Air Quality Management Area (AQMA) in Lewes town centre, with motor vehicles comprising the main source of pollution. There is a possibility that the area beside the A259 in the centre of Newhaven will be designated an AQMA, as the levels of nitrogen dioxide found in this location is close to the national limit.
- 4.13 The **Strategic Flood Risk Assessment** (SFRA) identified that there is significant risk of flooding in Lewes District both from inundation by the sea and by the River Ouse. In total, 11.1% of the District lies within Flood Zone 2 (Medium Probability of Flooding<sup>1</sup>) and a further 9.9% of land lies within Flood Zones 3a or 3b (High Probability of Flooding<sup>2</sup> or Functional Floodplain<sup>3</sup>). The high risk of flooding is highlighted by the large scale flooding of Lewes in October 2000. The likelihood of flooding is anticipated to increase due to climate change causing more extreme weather conditions, meaning that dealing with flooding in Lewes and elsewhere in the district is of high importance.
- 4.14 The whole of the South East of England, including Lewes District, is classed as a Water Stressed Area, meaning that prudent use of the District's water resources is sought. Despite this, water use in the Southern area is higher than the national level. 2006 statistics reveal that the river water quality in the District is high, with the entire length of the rivers being rated between 'fair' and 'very good' in terms of both biology and chemistry. This compares very well with other parts of the country, as nationally 4.6% of the length of rivers in terms of biology and 6.1% in

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<sup>1</sup> Rivers: between 1% (1 in 100 years) and 0.1% (1 in 1000 years). Sea: between 0.5% (1 in 200 years) and 0.1% (1 in 1000 years)

<sup>2</sup> Rivers: greater than 1 % (1 in 100 years). Sea: greater than 0.5% (1 in 200 years)

<sup>3</sup> Greater than 4% (1 in 25 years)

terms of chemistry are rated as being 'poor' or 'bad'. In the South East, 1.9% (biology) and 5.8% (chemistry) of the length of rivers are categorised as being 'poor' or 'bad'. The beach at Seaford is rated in the top category ('best') for bathing quality and has achieved this score consistently for around the last decade.

- 4.15 Lewes District has a high standard of soil, the majority of which is considered to be "Good to Moderate Quality" (Grade 3) agricultural land in the **Agricultural Land Classification**. There is some history of heavy industry in the District, particularly in Newhaven, and therefore there are some contaminated sites which can present problems to future development and degrade the soil quality. Government guidance states that 60% of new housing development should take place on brownfield land and thus, Lewes District Council seeks to redevelop a high proportion of previously developed land (PDL) and in the process remediate contaminated sites. Between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2009, 57% of new and converted dwellings were built on PDL (in previous years this figure had been higher). Although the majority of these completions were not on contaminated land, it is indicative of the fact that the District Council is committed to protecting and improving soil quality throughout the District as well as avoiding agricultural land for new housing where feasible.
- 4.16 The protection from **erosion** of 9.7km of the District's 14.5km of coastline rests with Lewes District Council. Most of the District's coast consists of high chalk cliffs where the South Downs meet the sea. These cliffs are subject to erosion by wind, wave and tide. Erosion rates are typically 0.3 metres per year. This rate however is not regular, as significant cliff falls are often followed by several years of stability. The focus of the District's coastal defences is on the frontage from Saltdean to Peacehaven, where a 50 year strategy covering major renewal works for current defences exist. The cliffs between Peacehaven Heights and Newhaven, and at Seaford Head, do not have any coast defences, nor are any proposed. At these locations, as there is little or no development, the cliffs will continue to erode naturally.

### **Social characteristics**

- 4.17 Lewes District has a significantly higher percentage of **residents over 65 years of age** (23.4%) when compared with the national average (16.4%) but is only slightly higher than the East Sussex average (23.0%). This represents a growing concern for Lewes District, in terms of planning to meet the needs of an ageing population, with future projections stating that the percentage of residents over 65 is likely to increase.
- 4.18 The **health** of the residents of Lewes District is good. Life expectancy from birth is 80.5 for males and 84.3 for females, which is higher than the national averages (77.8 and 82.0) and the East Sussex averages (79.2 and 83.0). Furthermore, only 8.5% of the population of Lewes District is categorised as being in not good health, lower than the national average (9.2%). There are however large variations across the District, with 12.8% of the residents of Peacehaven East being not in good health compared to the 4.3% of residents in the Plumpton, Streat, East Chillington and St. John (Without) ward being placed in this category.

- 4.19 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 geographic areas known as Super Output Areas (SOAs). The IMD lists Lewes District as the 211<sup>th</sup> most deprived authority out of a total of 354 local authority areas and thus Lewes District should not be considered as a deprived area when compared to national statistics. Over a third of SOAs in Lewes rank in the top (least deprived) 20% of all SOAs. This is not to say that there is not deprivation in Lewes, as around a tenth of all SOAs in Lewes are considered to be in the bottom (most deprived) 30%.
- 4.20 **Crime** figures suggest that Lewes District should be considered a safe place to live. The 2008/09 statistics show that there were 55.3 crimes recorded per 1000 residents, which is far lower than the national average (84.5 crimes per 1000 residents) and slightly lower than the East Sussex average (61.7 crimes per 1000 residents). This is not to say that crime is not considered an important issue. Lewes District Council's Crime Reduction Partnership has highlighted priorities for action including tackling alcohol related crime and anti-social behaviour, underage drinking, domestic violence, vehicle crime and dealing with dangerous and anti-social driving for the period between 2008 and 2011.
- 4.21 Lewes District is not considered an affordable district to buy a house when compared with national figures or county wide figures. According to July 2009 figures from the Department for Communities and Local Government (DCLG), the **median house price** in Lewes District was £215,000, higher than the national (£174,995) and East Sussex averages (£195,000). Similarly, the **ratio of house prices to earnings** stood at 7.39 to 1 in 2009, which is higher than the national ratio of 5.49 to 1 and the East Sussex ratio of 6.78 to 1.
- 4.22 Estimates from 2009, state that there are 42,979 **households** in Lewes District. 78.2% of homes in Lewes District are owner occupied, which is around 10% higher than the national average and just over 3% higher than the East Sussex average. 2009 figures from the Empty Homes Agency reveal that there are 1,235 empty homes in the District, representing 2.89% of the total housing. This is slightly higher than the South East average of 2.32% (there is no national average to compare with). 2.3% of the housing within the district has been deemed to be unfit, which compares favourably with the national (4.4%) and East Sussex (4.7%) averages. 78.7% of households within the District own at least 1 car, higher than the national average (73.2%) and the East Sussex average (76.6%).
- 4.23 Based on 2009 figures, there are 1,724 **households** on the waiting lists for local authority housing in Lewes District, the majority (85.3%) of which is for accommodation up to 2 bedrooms. This, coupled with the fact that average household sizes in the district is decreasing (from 2.6 people per household in 1971 to 2.2 in 2001), suggests that there is a demand for smaller households such as one and two bedroom flats.
- 4.24 **Educational attainment** in 2006 within the District is slightly lower than the national and East Sussex average. On average, 54.5% of students achieved 5 or more A\*-C passes at GCSE level compared to the national and regional average (both 56.2%). There are however high variations within the District, with 77.8% of







- It is forecasted that the population of Lewes District will grow which will provide an additional strain on the current infrastructure.
- A high proportion of adults in Lewes District have no recognised qualifications, impacting on their ability to secure employment.
- Industry and business are suffering in parts of Lewes District, partly because of the recession, causing damage to local economies. This is particularly evident in areas along the coastal strip.
- Car ownership in the District is comparatively high and a number of key highway routes often suffer from congestion during peak hours including the A259, A27 and the A26.

































