

# Lewes District Local Plan - Issues and Options



Please respond to the consultation by completing the questions below.

You are welcome to comment on every issue, or you can focus on the ones that specifically interest you.

## Your Details

*Data Protection and Privacy Notice*

*For further information about how the council uses your information and your rights, please read our privacy notice [here](#)*

Name:

Organisation (if relevant):

Agent providing comments on behalf of (if relevant):

Email Address:

What type of stakeholder are you / who are you representing:

Member of the public (Resident of Lewes District)

Member of the public (Resident elsewhere)

Local business/employer

Neighbouring District/Parish Council

Local group/organisation

Residents Association

National group/organisation

Planning Consultant

Landowner/Developer

Infrastructure/service provider

Other – please describe:

## Tackling Climate Change

- 1.1 How can the new Local Plan best promote energy efficiency in new development and the Council's ambition of net zero carbon? Should the new Local Plan work towards setting lower carbon emissions targets for new homes/buildings than those set out in Building Regulations?

- 1.2 Should the New Local Plan require all development proposals to:

Provide evidence of circular economy principles and waste reduction - requiring retention of existing buildings unless evidence of need to demolish?

Evidence reductions in carbon by prioritising the use of materials and construction techniques that have smaller ecological and carbon footprints?

Consider the lifecycle of the building and whether it can be easily adapted to meet changing needs?

Please enter any additional comments

- 1.3 Should the new Local Plan require all new development to include small-scale renewable energy generation on site?

- 1.4 Should the new Local Plan require all large-scale developments to consider community scale renewable energy generation?

- 1.5 Should the new Local Plan allocate land for large scale renewable energy generation, such as wind and solar? If so what types? Or should the Council rely on Neighbourhood Plans to identify suitable sites for renewables to reflect local community aspirations?

1.6 Should the new Local Plan set out more specific requirements for tree planting in new development?

1.7 Should the new Local Plan allocate land for tree planting and/or woodland expansion?

1.8 Should the new Local Plan identify critical corridors, perhaps based upon water courses, for potential planting of trees and/or other types of rewilding such as heritage grassland, which would enable storage of water, carbon storage and improved wildlife movement and biodiversity resilience?

1.9 Should the new Local Plan introduce a policy supporting food growing? Should the Local Plan require all major housing developments to provide food growing space?

1.10 Should the new Local Plan support the Council's Climate Change and Sustainability Strategy more stringent (100l) target for water consumption in new buildings or go further?

1.11 To encourage modal shift, should the new Local Plan require EVCP at all new development and should that be at the level in the Councils EVCP TAN?

1.12 In order to encourage the use of more sustainable modes of transport should the new Local Plan set higher cycle parking requirements for new residential development than current East Sussex County Council standards?

1.13 What else can be done through the new Local Plan to encourage a modal shift towards more sustainable modes of travel?

1.14 Should a Coastal Change Management Area(s) be defined where the SMP has already identified physical changes to the shoreline?

1.15 Are there any other 'Tackling Climate Change' issues that should be considered?

## Protecting and Enhancing the Quality of the Environment

2.1 Should we require a 20% biodiversity net gain in all major developments?

2.2 Should the new Local Plan seek to identify/allocate sites to provide off-site biodiversity net gain?

2.3 How can the new Local Plan best achieve an effective policy for a Nature Recovery Network?

2.4 In the context of the new Local Plan what would enhance your town / village?

2.5 What would you consider to be 'beautiful' in terms of development?

2.6 Should the Council prepare specific design codes that cover the whole plan area, specific parts of the plan area, or for individual sites?

2.7 How can communities have a greater say in the design standards set for their area?

2.8 Are there additional areas that should be investigated for potential Conservation Areas?

## Accommodating and Delivering Growth

3.1 Are there any options for accommodating development growth that the Council has missed?

3.2 What is your preferred option, or combination of options?

Intensification of development within the coastal towns

Further outward expansion of Newhaven and Peacehaven

Urban extensions to Burgess Hill and Haywards Heath

Focussing growth on the most sustainable villages in the Low Weald

Dispersing growth across all villages in the Low Weald

A new settlement within the Low Weald

Please explain why this is your preferred option

## Improving Access to Housing

- 4.1 Should the new Local Plan seek the maximum viable affordable housing target on sites of 10 or more dwellings?

- 4.2 Should the new Local Plan maintain the Council's preference for an affordable housing tenure split of 75% affordable rented homes and 25% intermediate homes, or should it pursue a different approach?

- 4.3 Should the new Local Plan have a locally specific approach to supporting the development of 'First Home exception sites' (as it currently has for rural exception sites) or should the Council rely on national planning policy?

- 4.4 Are there any other issues that the new Local Plan should be considering?

- 4.5 Should the new Local Plan go beyond the mandatory building regulations to ensure that a proportion of new homes are accessible and adaptable? In what circumstances should this be applied?

- 4.6 How can the new Local Plan be more responsive to the needs of younger households, older people and custom/self-builders?



4.7 Should the new Local Plan ensure that a proportion of new homes are one or two bedroom dwellings that are more affordable for first time buyers? In what circumstances should this be applied?

4.8 Should the new Local Plan require all new homes to meet the nationally described space standard?

4.9 Should the Council be applying minimum density standards across the whole plan area, or only applying them in specific locations such as town centres, train stations, and routes with reliable and frequent bus services, e.g. A259?

4.10 Are there any other issues that the Council should be considering?

## Promoting a Prosperous Economy and Building Community Wealth

5.1 How much employment development is required to support a sustainable economy?

5.2 What type of employment space should the new Local Plan prioritise?

5.3 How can policies be made flexible enough to accommodate needs not anticipated, particularly as economic implications of the Covid-19 pandemic are unknown?

5.4 How can the new Local Plan best meet the needs of Small and Medium Sized Enterprises?

5.5 How much additional retail and space for town centre uses is required to support a sustainable economy?

5.6 What type of space should the new Local Plan prioritise?

5.7 How should the new Local Plan address the provision of small-scale retail uses, for example convenience shops, outside of designated town centres?

5.8 How can the new Local Plan help enhance the visitor offer?

5.9 Should the new Local Plan identify new development to facilitate tourism growth, and if so what and where?

5.10 Should the new Local Plan seek to protect facilities and attractions that could be critical to sustaining the visitor economy?

5.11 What else can the new Local Plan specifically do to support the rural economy?

5.12 How can the new Local Plan help support Newhaven as a key strategic asset for the local economy and help promote the regeneration of the town?

5.13 Should the new Local Plan focus provision for new employment space within the towns or the countryside?

5.14 How can the new Local Plan support the vitality and viability of town and village centres in light of changes to permitted development rights?

5.15 How can the new Local Plan protect the employment space, and where should the focus of that protection be?

5.16 Should the approach to local labour be a blanket approach for the plan area, or should it focus on specific locations? We welcome comments from developers as to how.

## Creating Healthy Sustainable Communities with Infrastructure

6.1 On what types of infrastructure should the Council prioritise developer contributions? Should the Council require:

a) a greater proportion of affordable housing but lower overall design and other infrastructure requirements?

b) a lower proportion of affordable housing but higher overall design standards and other infrastructure requirements?

Please enter any additional comments

6.2 Whether you prefer Option (a) or (b), what do you think is more important out of the following:

Enhanced carbon reduction design/renewable energy infrastructure?

Accessible, adaptable or fully wheelchair accessible homes?

Strategic infrastructure (school places, transport improvements, sports facilities, etc.)?

Please enter any additional comments

6.3 Should the new Local Plan introduce specific benchmark standards for the provision of other open spaces, in addition to the existing standards for outdoor playing space? If so, which types of open space should be addressed?

6.4 Should the new Local Plan require Health Impact Assessments for larger development proposals? How should the threshold be determined?

6.5 Should strategic housing site allocations (100+ dwellings) incorporate Active Design principles?

6.6 Should the 10-20 minute neighbourhood concept be adopted by the new Local Plan?

6.7 If so, should the 10-20 minute neighbourhood principles be applied differently in towns compared to villages within the plan area?

6.8 Should the 10-20 minute neighbourhood principles be a requirement of all major new developments, or only on strategic housing site allocations?

6.9 Should new development be required make provision for a superfast broadband connection, or an equivalent alternative technology, installed on an open access basis?

6.10 If so, should this policy apply to only residential, or to both residential and non-residential, development?

## General Questions

You may also like to consider the following general questions:

Has the Council identified the right issues?

Has the Council missed anything?

Will the information the Council is collecting tell us what we need to know?

What are your views on the Council's current strategic planning policies and the decisions they lead to?

What do you feel needs changing and what shouldn't change?

## Thank You!

Thank you for responding to the Issues and Options consultation.

Please return your response by uploading it via the on-line Consultation Portal ([www.lewes-eastbourne.gov.uk/LDLocalPlan](http://www.lewes-eastbourne.gov.uk/LDLocalPlan)) or by emailing it to [ldf@lewes.gov.uk](mailto:ldf@lewes.gov.uk)