

Report to	Planning Committee
Date	17 January 2019
By	Director of Planning
Title of Report	Lewes Neighbourhood Development Plan Decision Statement
Purpose of Report	To note the Examiner's recommended modifications to the Lewes Neighbourhood Development Plan and agree the publication of the 'Decision Statement'.

Recommendation: The Committee is recommended to:

- 1) Note the Examiner's Report and recommended modifications to the Lewes Neighbourhood Development Plan to meet the Basic Conditions.**
- 2) Agree to publish the 'Decision Statement' as set out at Appendix 2 of the report.**

1. Introduction and Summary

Lewes Town Council (LTC) submitted the Lewes Neighbourhood Development Plan (LNDP) to the South Downs National Park Authority (SDNPA) for examination in May 2018. An Independent Examiner was appointed to examine the Plan; this took place between August and October 2018. The Examiner considered representations and determined that no public hearing was required. The Examiner has now issued his final report and concludes, that subject to a number of modifications, the LNDP can proceed to referendum. The SDNPA must issue a 'Decision Statement' setting out how the LNDP will be modified in response to the Examiner's Report.

2. Background

- 2.1 Lewes Town Council (LTC) are to be congratulated on progressing the LNDP to the final stage ahead of a community referendum. To reach this stage has required considerable commitment and hard work by local volunteers and members of the LTC over the previous four years. The Examiner has commended the comprehensive approach in producing the LNDP as well as highlighting areas of excellent practice in the Plan's development.
- 2.2 The Lewes NDP covers the plan period 2015 to 2033 and has been prepared for a designated neighbourhood area which follows the Lewes Town boundary.
- 2.3 The following stages in the preparation of the NDP have been completed. Links to all relevant Planning Committee reports are included below and more detailed information on each stage is also on the website at <https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/lewes-neighbourhood-plan/>

Stage	Detail
Designated a Neighbourhood Area	8 May 2014
Pre-submission consultation on the plan (Reg 14)	The SDNPA response to the Pre Submission consultation was agreed by Planning Committee on the 15 June 2017
Submitted to SDNPA and published for consultation (Reg 16)	The SDNPA response to the Submission consultation was agreed by Planning Committee on the 12 July 2018
Independent Examination	Undertaken by Mr Andrew Ashcroft August to October 2018. Report issued November 2018

3. Recommended modifications to the Lewes NDP to meet the Basic Conditions

3.1 The Examiner was appointed to assess whether the LNDP meets certain legal requirements for NDPs, known as the 'Basic Conditions', these state NDPs should:

- i) Have regard to national policies and advice contained in guidance issued by the Secretary of State,
- ii) Contribute to the achievement of sustainable development,
- iii) Be in general conformity with the strategic policies contained in the development plan for the area,
- iv) Not breach, and otherwise be compatible with, EU obligations.

3.2 The Examiner has now issued his report and identified a number of modifications which are necessary to ensure the LNDP meets the basic conditions. Officers have reviewed the Examiner's report in consultation with the LNDP steering group. The following key modifications are highlighted for Members:

- The general housing strategy has been simplified and clarified. There is now an overarching policy setting out criteria common to each site. A new second policy allocates each site and provides further specific detail.
- Two of the submitted housing development sites at Blois Road have been deleted by the Examiner as it was decided their allocation would not meet the basic conditions. There were two principal reasons for this decision. Firstly their position on heavily-sloping land is likely to result in an uncomfortable relationship between new and existing dwellings. Secondly existing levels of on street car parking in Blois Road make vehicle access difficult to achieve and the additional traffic would only serve to intensify the current situation.
- The remaining housing allocations in the NDP provide for 283 dwellings during the plan period. This housing provision is above the figure of 220 dwellings for a Lewes neighbourhood plan identified in the adopted Joint Core Strategy and the Submission South Downs Local Plan. Draft Policy SD25: Supply of Homes says that NDPs that accommodate higher levels of housing than is set in the Local Plan will be supported by the SDNPA providing they meet local housing need and are in general conformity with the strategic policies of the development plan.

3.3 Many of the Examiner's modifications are to bring clarity to the wording used and ensure a policy based approach that meets the needs of decision makers in applying the Plan when it is 'made'.

3.4 Details of each modification is contained in the Decision Statement (**Appendix 2**).

- 3.5 It should be noted that the concept of Lewes Low Cost Housing has been endorsed and retained in the NDP by the Examiner. Lewes Low Cost Housing is defined as the maximum cost affordable on the average Lewes salary whether for sale or rent. The Examiner described the affordable housing elements of the policy to be ‘well-considered, evidence-based and distinctive to the neighbourhood area.’
- 3.6 The Strategic Environmental Assessment (SEA) for the Lewes NDP has been updated to reflect the modifications to the policies in the Plan recommended by the Examiner. The updated SEA concludes that although there are a number of positive and negative effects on sustainability in Lewes Town resulting from the changes made by the Examiner, none of them are significant. A verbal update will be provided to Members at Planning Committee. It should also be noted that the Lewes NDP was screened out as requiring a Habitats Regulations Assessment earlier in the Plan making process.

4. Decision Statement

- 4.1 The Regulation 14 and 16 stages of the neighbourhood plan making process offers those parties affected by the NDP the opportunity to make representations on the plan. That is not just the right to object but also to support proposals in the plan or make comments. This is followed by an examination and the issuing of a report (by an independent Examiner) containing a series of recommendations. The Neighbourhood Planning (General) Regulations 2012 state that a Local Planning Authority must then publish what actions will be taken in response to the recommendations of the Examiner. This is known as the ‘Decision Statement’.
- 4.2 The Neighbourhood Plan Regulations impose no obligations for the examiner or the LPA to have to consult on the changes to the Plan which they are minded to accept. Those that do not endorse the plan have the chance to vote to reject it at referendum.
- 4.3 However, if the authority propose to make a decision which differs from that recommended by the examiner, it must notify relevant people and invite representations. Any representations must be submitted within 6 weeks of the local planning authority inviting representations. The local planning authority may, if it considers it appropriate to do so, refer the issue to further independent examination. Once the period for representations is over, the local planning authority must issue its final decision within 5 weeks. The submission version of the LNDP would then be revised and a Referendum would take place.
- 4.4 It is recommended that members accept the Examiner’s modifications to the Lewes NDP and approve the Decision Statement as attached at **Appendix 2**.

5. Planning Committee

- 5.1 The Lewes NDP is being considered by Planning Committee as it:

- Allocates significant land for development; and,
- Is the county town of East Sussex, the main town in the eastern part of the National Park and the largest town within a National Park in the United Kingdom.

6. Next steps

- 6.1 Following the publication of the Decision Statement, the Lewes NDP can proceed to referendum which will be organised by Lewes District Council. It is provisionally agreed that the referendum will be held on Thursday 7 March 2019. If over 50% of those voting are in favour of the NDP, then the Plan can be ‘made’ (adopted) by the SDNPA and will form part of the statutory Development Plan for Lewes parish.

7. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	Yes – Agreement to Make the LNDP at a subsequent Planning Committee if a referendum is successful.
Does the proposal raise any Resource implications?	Yes – SDNPA have provided a series of grants to LTC to support the cost of preparing the LNDP. The Examination has cost £10,955.88. To date the Plan has cost

	<p>£29,283.48. The Referendum will cost the SDNPA a further £3,000.</p> <p>However the SDNPA has received £5,000 in grants and will be able to claim £20,000 shortly to cover the cost of the Examination and Referendum.</p> <p>Once a NDP is made, a Town or Parish Council is entitled to 25% of Community Infrastructure Levy (CIL) collected from development within the neighbourhood area, as opposed to the capped 15% share where there is no NDP. The Town Council can choose how it wishes to spend these funds on a wide range of things which support the development of the area.</p>
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. Lewes Town Council who have the responsibility for preparing the neighbourhood plan have also prepared a Consultation Statement demonstrating how they have consulted the local community and statutory consultees. The Examiner was satisfied that the consultation and publicity undertaken meets regulatory requirements.
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
<p>Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:</p> <ol style="list-style-type: none"> 1. Living within environmental limits 2. Ensuring a strong healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly 	<p>The qualifying body with responsibility for preparing the neighbourhood plan must demonstrate how its plan will contribute to the achievement of sustainable development. This is set out in the Basic Conditions Statement. The examiner who assessed the plan considered that it met the requirements if a number of modifications were made. Please note that the sustainability objectives used by qualifying bodies may not be the same as used by the SDNPA, but they will follow similar themes.</p> <p>Strategic Environmental Assessment (SEA)</p> <p>It was concluded that an environmental assessment of the Lewes Neighbourhood Plan was required as the scale of development may have a significant effect.</p> <p>The SEA has been updated to reflect the modifications to the policies in the Plan recommended by the Examiner. The revised SEA concludes that none of the changes are considered to have a likely significant effect.</p> <p>Habitats Regulations Assessment (HRA)</p> <p>The LNDP was screened out as requiring a Habitats Regulations Assessment.</p>

8. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
The Examiner has recommended modifications to ensure the LNDP meets the Basic Conditions. If these modifications are not implemented the LNDP would be at risk of legal challenge on the basis it does not meet the legal requirements for NDPs.	Low	Medium	The Examiner's recommended modifications are agreed in full.

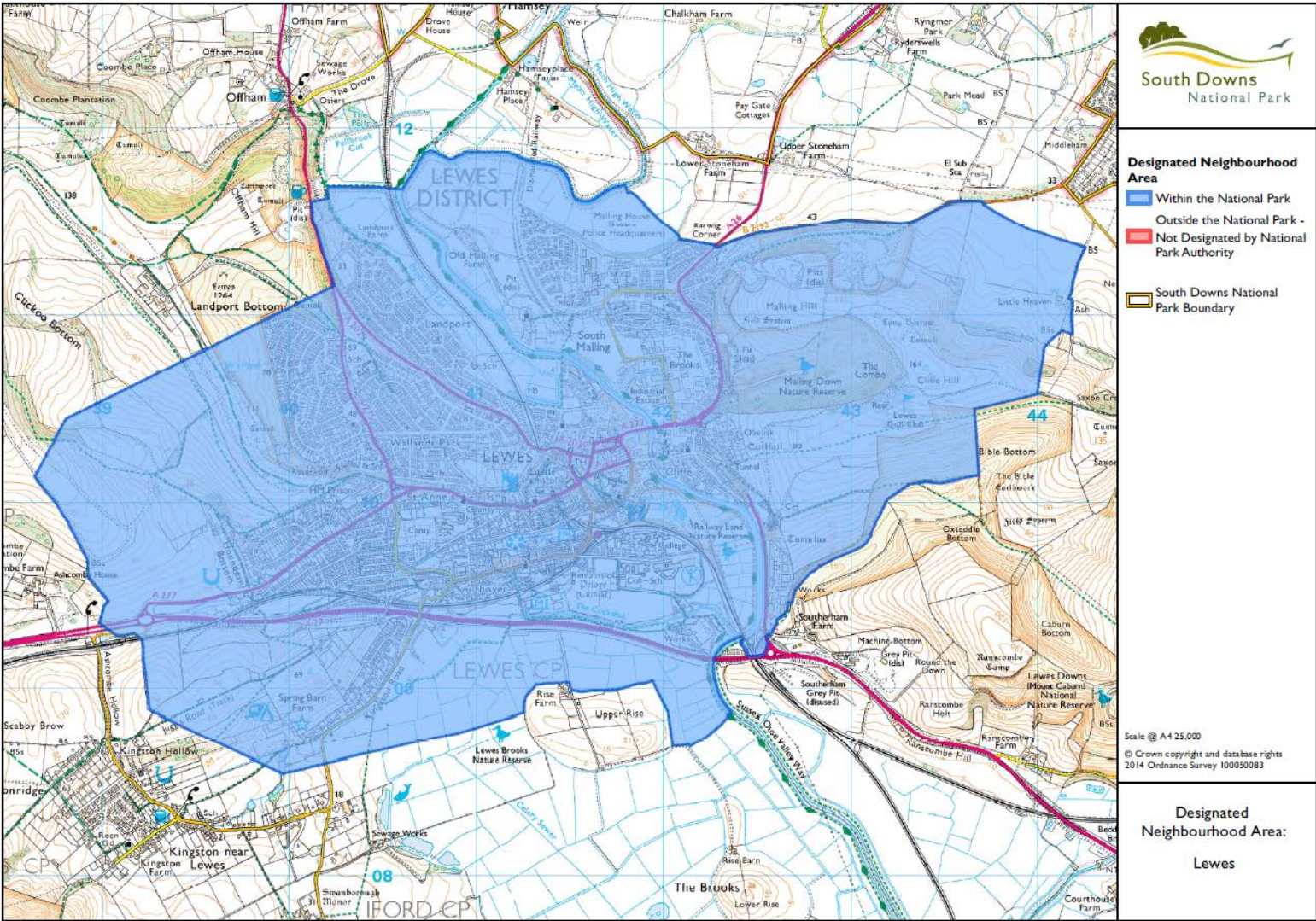
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Appendices:
1. Lewes Neighbourhood Area
2. Decision Statement
SDNPA Consultees: Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning
External Consultees: None
Background Documents: [Lewes Neighbourhood Development Plan: Submission Version](#)
[Lewes Neighbourhood Development Plan: Examiner's Report](#)

Lewes Neighbourhood Area



Lewes Neighbourhood Development Plan Decision Statement: December 2018

1. Introduction

- 1.1 Under the Town and Country Planning Act 1990 (as amended), the South Downs National Park Authority has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.2 This statement confirms that the modifications proposed by the examiner's report have been accepted, the draft Lewes Neighbourhood Development Plan has been altered as a result of it; and that this plan may now proceed to referendum.

2. Background

- 2.1 The Lewes Neighbourhood Development Plan relates to the area that was designated by the South Downs National Park Authority as a neighbourhood area on 8 May 2014. This area corresponds with the Lewes Town Council boundary that lies within the South Downs National Park Local Planning Authority Area.
- 2.2 Following the submission of the Lewes Neighbourhood Development Plan to the National Park Authority, the plan was publicised and representations were invited. The publicity period ended on Monday 23 July 2018.
- 2.3 Mr Andrew Ashcroft BA (Hons) MA, DMS, MRTPI was appointed by the South Downs National Park Authority with the consent of Lewes Town Council, to undertake the examination of the Lewes Neighbourhood Development Plan and to prepare a report of the independent examination.
- 2.4 The examiner's report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision

- 3.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a neighbourhood development plan.
- 3.2 Having considered each of the recommendations made by the examiner's report, and the reasons for them, South Downs National Park Authority in consultation with Lewes Town Council has decided to accept the modifications to the draft plan. Table I below outlines the alterations made to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations. The reasons set out have in some cases been paraphrased from the Examiners report for conciseness. This statement should be read alongside the [Examiner's Report](#).
- 3.3 If the Authority is satisfied that, subject to the modifications being made, the Neighbourhood Plan meets the legal requirements and basic conditions then it can proceed to referendum.

Table 1

Recommended Modification to the LNDP	Justification	Decision
Policy LE1 Natural Capital		
<p>In the second part of the policy:</p> <ul style="list-style-type: none"> • insert ‘Where appropriate to the site concerned’ at the beginning of the first sentence. • in the second sentence delete ‘wherever possible’. 	<p>To provide clarity to the decision maker by requiring that new developments should enhance natural capital that the site already contains ‘where appropriate to the site concerned’. This recognises that not every site would have the physical attributes required to achieve the policy objective.</p>	<p>Accept modification</p>
<p>At the end of the supporting text on page 34 of the Plan add: ‘Policy LE1 takes an innovative approach to this important matter. Landowners and applicants would be well-advised to refer to the advice in SDNPA’s Ecosystems Services and Householder Planning Applications and the Ecosystem Services (non-householder) Technical Advice Notes’.</p>	<p>Addition to supporting text to direct those using the policy to technical guidance on Natural Capital and Ecosystem Services.</p>	<p>Accept modification</p>
Policy LE2 Biodiversity		
<p>Replace the second paragraph of the policy with: ‘The following hierarchy of designation will apply in the consideration of development proposals. International sites (Insert the names concerned and as shown on Map [new one needed]) Development proposals with the potential to impact on one or more of the international sites will be subject to a Habitats Regulations Assessment to determine the potential for likely significant effects. Where likely significant effects may occur the development proposals concerned will be subject to Appropriate Assessment.</p>	<p>To be in general conformity with the hierarchy of designated sites in the National Planning Policy Framework (NPPF) and the rest of the development plan.</p>	<p>Accept modification</p>

Recommended Modification to the LNDP	Justification	Decision
<p>Development proposals that will result in adverse effect on the integrity of any international site will not be supported unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured.</p> <p>National sites (Insert the names concerned and as shown on Map [new one needed])</p> <p>Development proposals with the potential to impact on one or more of the national sites will be required to assess that impact by way of an Environmental Impact Assessment.</p> <p>Development proposals where any adverse effect on the site’s notified special interest features is likely and cannot be either avoided or adequately mitigated will not be supported unless the benefits of the development clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites.</p> <p>Local sites (Insert the names concerned and as shown on Map [new one needed])</p> <p>Development proposals with the potential to impact on one or more of the local sites will be subject to assess that impact by way of an Ecological Impact Assessment.</p> <p>Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will not be supported unless exceptional circumstances outweighing the adverse effects are clearly demonstrated’</p>		
<p>Replace the first sentence of paragraph 6.8 with:</p> <p>‘Policy LE2 provides a policy context within which development proposals can be assessed in terms of their impact on sites of ecological and biodiversity significance. It follows the hierarchical approach required by Section 11 of the NPPF (2012). The approach taken overlaps with that in the emerging South Downs Local Plan’.</p>	<p>Addition to supporting text to explain the policy approach.</p>	<p>Accept modification</p>

Recommended Modification to the LNDP	Justification	Decision
Policy HCI Protection of Existing and New Community Infrastructure		
<p>Combine the first four paragraphs of the policy into a single policy element arranged around two paragraphs (the first would include paragraphs 1 and 2 of the submitted policy and the second would include paragraphs 3 and 4 of the submitted policy).</p> <p>Within this context replace 'be resisted' with 'not be supported other than where they meet the requirements of the remaining part of this policy'</p>	<p>Simplify the use for decision makers by consolidating the first four elements into a single policy around two paragraphs.</p>	<p>Accept modification</p>
<p>In the submitted paragraph 3 replace 'Any loss.... supported' with: 'Proposals that would result in the loss of a community facility should be accompanied'</p>	<p>Change of wording to clarify the policy.</p>	<p>Accept modification</p>
<p>In the submitted paragraph 5 replace 'flood plain' with 'town centre' and 'be resisted' with 'will not be supported'.</p>	<p>Change of emphasis to clarify the locations covered and the second change is to be consistent with the wording used elsewhere.</p>	<p>Accept modification</p>
<p>Replace the submitted paragraph 6 with the following: 'Proposals which would sustain or extend the current medical services being delivered at the Victoria Hospital will be supported'.</p>	<p>Reflects the intention to support the longer term retention of the Victoria Hospital and the change of wording recognises that future decisions by the local health authorities on service provision are not directly land use matters.</p>	<p>Accept modification</p>
<p>Replace the final sentence of paragraph 7.8 with: 'The long-term future delivery of clinical services from the Hospital is not directly a land use issue. Nevertheless, Policy HCI provides a supporting context within which clinical services could be consolidated and extended on the existing site in the event that a decision is taken to retain the Hospital in the town.'</p>	<p>Clarifies and explains the approach taken to Victoria Hospital in Policy HCI.</p>	<p>Accept modification</p>

Recommended Modification to the LNDP	Justification	Decision
Policy HC2 New Facilities & Services		
<p>In the second part of the policy:</p> <ul style="list-style-type: none"> • delete ‘encouraged and’ • delete ‘and are in line.... Park’ 	To be consistent with other policies and to remove loose policy wording.	Accept modification
<p>At the end of paragraph 7.11 add:</p> <p>‘In relation to both elements of the policy proposals should be designed and located to have regard to the location of the neighbourhood area within the South Downs National Park.’</p>	Clarifying the intention of the policy.	Accept modification
Delete paragraph 7.12 and paragraph 7.14.	Deleting supporting text relating to historic planning decisions and emerging proposals.	Accept modification
<p>Delete the first three points within the five listed under the Key Projects and Actions heading on page 45.</p> <p>Relocate the first, second and third (of the five) sentences of the Key Projects & Actions list to the Projects Section of the Plan (within the Social Infrastructure Section).</p>	Three of the Key Projects and Actions have a general application beyond the specific remit of this policy and therefore are better located in the Projects section of the Plan.	Accept modification
HC3(a) Heritage Protection of Landscape and Townscape		
<p>In the first part of the policy:</p> <ul style="list-style-type: none"> • Replace the end bracket after ‘town’ and replace with ‘as shown in Appendix 5’. • Replace ‘will be resisted’ with ‘will not be supported’. 	To clarify the views being protected and to be consistent in the policy wording.	Accept modification
In the second part of the policy replace ‘the conservation and enhancement’ with ‘the preservation or enhancement’.	To reflect the language used in the Planning Acts in relation to conservation.	Accept modification
In the second part of the policy replace the final sentence with:	Wording changed to be consistent with policy-based approach.	Accept modification

Recommended Modification to the LNDP	Justification	Decision
'Developments that include the palette of materials identified in the relevant Conservation Area Appraisal will be supported'		
In the third/fourth/fifth/sixth parts of the policy replace 'permitted' with 'supported'.	To be consistent with policy wording.	Accept modification
At the end of paragraph 7.17 add: 'Policy HC3 (a) sets out specific requirements for planning applications insofar as they affect heritage issues. Sections 3 and 4 refer to the network of twittens and historic flint walls in particular. They set out to ensure that these important features are properly safeguarded. Nevertheless, in certain cases there may be a need to consider the wider public benefits which may arise from such proposals.'	To reflect a balanced approach between safeguarding important heritage features and potential wider benefits (as recommended by Historic England).	Accept modification
Policy HC3 (b) Planning Application Requirements and Heritage Issues		
In the first paragraph <ul style="list-style-type: none"> • replace 'should include sufficient information to with 'will be supported where they'. • replace 'conservation' with 'significance'. 	To clarify and be consistent on policy wording.	Accept modification
Replace paragraph 2 with: 'Proposals for the demolition and replacement of buildings in the conservation areas will only be supported where the existing structures do not make a positive contribution to the area's character appearance or significance. This approach does not extend to buildings which are neglected and/or which have not been properly maintained	To clarify the language used in the policy.	Accept modification
In paragraph 3 replace 'in the larger strategic developments' with 'in larger developments.'	To clarify the language used in the policy.	Accept modification
Delete paragraph 4.	Comprehensively addressed by Policy PL2.	Accept modification
Delete paragraph 5.	Process based approach rather than planning policy.	Accept modification

Recommended Modification to the LNDP	Justification	Decision
<p>At the end of paragraph 7.21 include the text within paragraph 5 of the submitted policy (recommended to be deleted from the policy) with the following modifications:</p> <ul style="list-style-type: none"> • replace ‘are required’ with ‘are strongly advised’. • at the end add ‘Plainly this approach will be a useful supplement to any pre-application discussions that take place with the South Downs National Park Authority’ 	<p>Supporting text providing advice to developers.</p>	<p>Accept modification</p>
Policy HC4 The Working Town		
<p>In the first paragraph of the policy:</p> <ul style="list-style-type: none"> • Delete ‘The’ • After premises add ‘(Use Class B1, B2 and B8)’. 	<p>To define which employment uses are protected by the first component of the policy.</p>	<p>Accept modification</p>
<p>Within the second paragraph of the policy replace ‘should be supported’ with ‘will not be supported unless it is accompanied’.</p> <p>At the end of the second paragraph add:</p> <p>‘The evidence required will be determined by the existing use and its site. They will include:</p> <ul style="list-style-type: none"> • A demonstrated lack of tenant/occupier interest; • A demonstrated lack of developer interest; • Serious adverse environmental impacts from existing operations; • Where the site is otherwise unlikely to perform an employment role in the future; and • Where the loss of some space would facilitate further/improved employment floorspace provision’ 	<p>To give an indication of the evidence required within the second part of the policy.</p>	<p>Accept modification</p>
<p>In the third paragraph of the policy:</p> <ul style="list-style-type: none"> • Insert ‘Insofar as planning permission is required’ at the beginning of the first sentence. 	<p>To indicate how employment uses could be incorporated into new housing developments in a non-prescriptive and proportionate site by site fashion.</p>	<p>Accept modification</p>

Recommended Modification to the LNDP	Justification	Decision
<ul style="list-style-type: none"> Replace the second sentence with: 'In new residential developments, including the allocations within this Plan, the incorporation of studios and workshops will be supported.' 		
<p>In the fourth paragraph of the policy delete 'as this has.... Lewes'.</p>	<p>To provide clarity, by deleting what is supporting text within the policy wording.</p>	<p>Accept modification</p>
<p>Replace the fifth paragraph of the policy with the following: 'Proposals that would provide enhancements to heritage assets and associated contributions to the local economy and tourism will be supported'.</p>	<p>To provide clarity in this component of the policy.</p>	<p>Accept modification</p>
<p>In paragraph 7.25 delete the first sentence.</p>	<p>Wording removed as previous paragraph provides sufficient detail.</p>	<p>Accept modification</p>
<p>Policy HC5 Sustainable Tourism</p>		
<p>In the first paragraph of the policy delete 'and encouraged'.</p>	<p>To be consistent in policy wording.</p>	<p>Accept modification</p>
<p>In the second paragraph of the policy replace 'Support....to a' with 'Proposals for the development of a'. At the end of the policy add 'will be supported'.</p>	<p>To apply policy based approach and suitable language.</p>	<p>Accept modification</p>
<p>Replace the third paragraph of the policy with: 'Insofar as planning permission is required, proposals for the protection and signposting of pedestrian and cycle routes within the town will be supported. Proposals that would facilitate better connections between the town, the South Downs and the railway station will be particularly encouraged'.</p>	<p>To provide wording that will enable implementation of this policy.</p>	<p>Accept modification</p>
<p>In paragraph 5 delete 'All'. Replace 'will be required to submit...sustainable means' with 'will be supported where they comply with other policies in the development plan and the design of their access and other associated arrangements are in accordance with a travel plan which would facilitate visitors to travel by sustainable means.'</p>	<p>To apply policy based approach and suitable language.</p>	<p>Accept modification</p>

Recommended Modification to the LNDP	Justification	Decision
Policy PLI General Housing Strategy		
Change the Policy number from PLI to PLIA.	To simplify and clarify the content of the previous PLI, separation into 2 policies, PLIA and PLIB. Policy PLIA to provide overarching approach and Policy PLIB to allocate sites and provide specific policy details.	Accept modification
<p>Replace paragraphs 1 and 4 with the following:</p> <p>‘Proposals for the residential development of the allocated infill sites in Policy PLIB and of any additional unidentified brownfield sites within the settlement boundary will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • they meet local housing need; • they respect the character and appearance of their immediate locality; • where appropriate, they meet development plan requirements for the provision of affordable housing to include maximising the amount of Lewes Low Cost Housing unless Lewes Low Cost Housing is proven to be undeliverable; and • in the case of unidentified sites do not involve the loss of identified employment land and premises in active employment use.’ 	To bring clarity and combine two overlapping paragraphs.	Accept modification
<p>Replace paragraph 2 with the following:</p> <p>‘Elsewhere in the neighbourhood area residential development will be restricted to that which is otherwise allocated for residential development in the development plan or which meets the criteria for a rural exception site as outlined in national planning policy’</p>	To clarify this component and to have proper regard to national planning policy.	Accept modification
In the third paragraph replace the first sentence with ‘New residential development should comply with the development plan requirement for affordable housing’.	To clarify the policy wording.	Accept modification
Delete paragraph 5.	To remove the potential for poor standards of development.	Accept modification

Recommended Modification to the LNDP	Justification	Decision
<p>In paragraph 7 add the following at the end of the policy: ‘Where the subdivision proposed could affect the significance of a listed building or the character or appearance of a conservation area the application should demonstrate that the scheme includes measures to avoid or minimise harm to the heritage asset concerned. These details should include, but not be restricted to, the provision of waste and bicycle storage, routing of waste water pipes and any additional extraction vents or flues.’</p>	<p>To ensure necessary environmental safeguards are in place, removing the potential to generate unintended consequences in general and poor standards of development in particular.</p>	<p>Accept modification</p>
<p>In the first sentence of paragraph 8 replace ‘considered where...centre’ with ‘supported in the town centre where it respects the character or appearance of its immediate locality and sensitively addresses any amenity issues’.</p> <p>In the second sentence of paragraph 8 replace ‘may be introduced’ with ‘will be supported’.</p>	<p>To clarify the policy wording and to ensure good standards of development.</p>	<p>Accept modification</p>
<p>Delete paragraph 10.</p>	<p>Deletion of this component as it is not directly planning policy.</p>	<p>Accept modification</p>
<p>At the end of paragraph 8.3 add: ‘Policy PLIA sets out the Plan’s approach to new housing development. It supplements the proposals already safeguarded in the adopted development plan and identified in the emerging Local Plan. The first paragraph of the policy refers both to sites allocated in Policy PLIB and to unidentified sites. In relation to the latter the criteria in relation to employment land should be considered in parallel with those in Policy HC4 (Working Town) of this Plan’.</p>	<p>To clarify the policy approach in the supporting text.</p>	<p>Accept modification</p>
<p>New Policy PLIB Housing Allocations</p>		
<p>Delete the policies listed in paragraph 7.48 (of the Examiner’s Report). Include a new policy (PLIB) to read: Housing Allocations</p>	<p>Creation of Policy PLIB to directly allocate the listed sites and to simplify the policy by providing development criteria common to each site.</p>	

Recommended Modification to the LNDP	Justification	Decision
<p>'The following sites as shown on Plan [insert number] are allocated for residential development:</p> <p>Land at Astley House and Police Garage (Site 2)</p> <p>Land at the Auction Rooms (Site 3)</p> <p>Land at Buckwell Court Garage Site (Site 8)</p> <p>Land at Kingsley Road Garage Site (Site 21)</p> <p>Land at South Downs Road (Site 26)</p> <p>Land at Little East Street Car Park, Corner of North Street and East Street (Site 34)</p> <p>Land at The Lynchets Garage Site (Site 35)</p> <p>Land at Magistrates Court Car Park, Court Road (Site 36)</p> <p>Land at Former Petrol Filling Station, Malling Street (Site 39)</p> <p>Land at Princes Charles Road Garage Site (Site 44)</p> <p>Land at Queens Road Garage Site (Site 46)</p> <p>Land at Former Ambulance Headquarters, Friars Walk (Site 48)</p> <p>Land at St Anne's Crescent (Site 52)</p> <p>Former St Anne's School Site (Site 53)</p> <p>Land at Lewes Railway Station Car Park (Site 57)</p> <p>Residential development proposals will be supported on the various sites subject to the following criteria:</p> <ul style="list-style-type: none"> • they would result in high quality development which accords with Policy PL2 of this Plan; • their layout, massing, access arrangements and the height of the individual properties respect the amenities of existing residential properties in the immediate locality; 	<p>Two sites, PL1 (4) Land at Blois Road, Garage Site North and PL1 (5) Land at Blois Road, Garage Site South, have been deleted by the Examiner. He concludes that these two sites on the available evidence would not meet the basic conditions. He reached this conclusion for two principal reasons. Firstly due to the heavily-sloping land and the resulting uncomfortable relationship with existing dwellings. Secondly vehicular access to Blois Road is difficult to achieve with the existing levels of on street car parking and additional traffic would only serve to intensify this situation.</p>	

Recommended Modification to the LNDP	Justification	Decision
<ul style="list-style-type: none"> • they have appropriate regard to any heritage assets in their immediate vicinity; • they can safely be incorporated into the surrounding local highway network; • they provide car parking to development plan standards; • where necessary they are informed by the findings of an appropriate scheme of archaeological investigation. Where relevant proposals should demonstrate that their design and layout preserve archaeological remains in situ where possible and give the greatest priority to any remains of national importance; • where necessary they are informed by the findings of an appropriate scheme of ecological investigation. Where relevant proposals should demonstrate that their design and layout take account of the findings of the investigations; • where necessary their design and layout would ensure the appropriate protection of groundwater on the site; and • they meet the requirements set out in site specific development profiles. 		
<p>Modify the format of the site-by-site information for the sites retained in the Plan so that they become site specific development profiles. In doing so:</p> <ul style="list-style-type: none"> • modify their titles to relate to those in the schedule of sites in the policy; • Modify the site numbering accordingly on Plan [insert number] (currently pages 66/67) <p>In each site-specific development profile include the following text after the title:</p> <p>‘This site-specific development profile supplements the general detail in Policy PL1B of the Plan. Development proposals should comply both with the general criteria in that policy and the site-specific criteria listed in this profile.’</p>	<p>The policy criteria common to each site are covered by the first part of Policy PL1B and the remaining details are included as site specific development profiles.</p> <p>The text for each site specific development profile clarifies and explains the policy approach.</p>	<p>Accept modification</p>
<p>Land at Astley House and Police Garage (Site 2)</p> <p>Delete point 1. Delete point 4. In points 5 and 6 replace ‘must’ with ‘should’. Delete point 8. Delete point 10.</p>	<p>These are the site specific profiles to supplement Policy PL1B taken from the site details in the original Policy PL1.</p> <p>The first point for each profile relating to the potential yield of the site has been deleted as this is more factual</p>	<p>Accept modification</p>

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<p>Land at the Auction Rooms (Site 3) After the title and the general introductory text add: ‘The site has the potential to be developed in a related and/or complementary fashion to Land at Lewes Railway Station Car Park (Site 57)’. Delete point 1. In point 2 delete ‘nor overshadow’. Delete point 5. Replace point 8 with: ‘The existing vehicular and pedestrian accesses should be redesigned to respond effectively to the proposed development on the site.’</p> <p>Land at Buckwell Court. Garage Site (Site 8) Delete point 1. In point 2 delete ‘as it is.... Landport’. Delete point 5. Delete point 6.</p> <p>Land at Kingsley Road Garage Site (Site 21) Delete point 1. Delete point 5. Delete point 6.</p> <p>Land at South Downs Road (Site 26) Delete point 1. Replace point 4 with: ‘Development proposals should be accompanied by a noise assessment in relation to the potential impact on the development of the site from the existing Malling Industrial Estate. The development should incorporate the findings of the assessment.’ Delete point 7. In point replace ‘must’ with ‘should’.</p>	<p>than policy based and the same information is already contained in the text box alongside each site in the Plan.</p> <p>Some of the profiles have modifications relating to traffic and archaeological criteria (or their deletion) which have been addressed in the general criteria in Policy PL1B.</p> <p>For sites 3 and 57 attention has been drawn to the potential overlap and joint delivery as addressed in the exchanges between the Town Council and Network Rail during the examination.</p> <p>For other site criteria new wording replaces the existing to bring clarity and/or a policy based approach.</p>	

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<p>Land at Little East Street Car Park, Corner of North Street and East Street (Site 34)</p> <p>Land at The Lynchets Garage (Site 35) Delete point 1. Delete point 7. Delete point 8. In point 9 replace '30mph' with 'prevailing' Delete point 11.</p> <p>Land at Magistrates Court Car Park, Court Road (Site 36) Delete point 1. Delete point 4. Delete point 6.</p> <p>Land at Former Petrol Filling Station, Malling Street (Site 39) Delete point 1. In point 2 replace 'maximise' with 'identify how it has assessed and taken.' Replace point 3 with: 'The development of the site should incorporate appropriate remediation measures associated with its former use as a petrol filling station.' Delete point 5. Delete point 6.</p> <p>Land at Princes Charles Road Garage Site (Site 44) Delete point 1. In point 2 replace 'maximise' with 'identify how it has assessed and taken.' Delete point 4. In point 5 insert a comma after 'narrow' and replace 'prioritised' with 'incorporated into the development of the site' Delete point 9.</p>		

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<p>Land at Queens Road Garage Site (Site 46) Delete point 1. Delete point 3. Delete point 4. In point 5 replace '20mph zone' with 'prevailing speed limit' In point 6 replace 'will need to' with 'should' Delete point 7.</p> <p>Land at Former Ambulance Headquarters, Friars Walk (Site 48) Delete point 1. In point 2 replace 'maximise' with 'identify how it has assessed and taken.' Delete point 4. Delete point 5. Delete point 6.</p> <p>Land at St Anne's Crescent (Site 52) Delete point 1. In point 2 replace 'will' with 'should' Delete point 4. Delete point 5. Delete point 6. In point 7 replace 'considered' with 'incorporated'.</p> <p>Former St Anne's School Site (Site 53) Delete point 1. Replace point 2 with: 'The restoration and reuse of the former rectory on the site will be supported. The extent to which the rectory can be incorporated into the wider development of the site should be identified in the first planning application on the site for its redevelopment'. Replace point 3 with:</p>		

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<p>'The redevelopment of the site should incorporate the retention and the reinstatement of the flint wall to the south of the site'. In point 7 replace 'will' with 'should'. Replace point 9 with: 'The development of the site should be accompanied by a transport assessment addressing both the wider capacity of the highway network and the layout and design of the selected access point(s) into and out of the site'. Delete point 12.</p> <p>Land at Lewes Railway Station Car Park (Site 57) After the title and the general introductory text add: 'The site has the potential to be developed in a related and/or complementary fashion to Land at the Auction Rooms (Site 3)' Delete point 1. Delete point 2. In point 4 replace 'maximise' with 'identify how it has assessed and taken.' In point 6 replace 'is required' with 'should be incorporated into development proposals'. Delete point 9. Replace point 10 with: 'Development proposals should be accompanied by a noise assessment in relation to the potential impact on the development of the site from the existing railway line. The development should incorporate the findings of the assessment.' Replace point 11 with: 'Retail uses within the railway arches will be supported where they complement other uses within the redevelopment of the site.'</p>		
<p>Policy PL2 Architecture and Design</p>		
<p>Capture the Design Guidance on pages 106 and 107 into an Inset Box entitled 'Design Guidance Principles'.</p>	<p>For these design guidelines in the Plan to be clearly signposted in the policy.</p>	<p>Accept modification</p>

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<p>In the first paragraph replace ‘the guidance....107’ with ‘the design guidance principles set out in the Design Guidance Principles Inset Box’</p> <p>In the first paragraph delete ‘Lewesian’ and add ‘of the neighbourhood area’ after ‘environment’.</p>	<p>To be clearer about the area to which the policy applies.</p>	<p>Accept modification</p>
<p>In the second paragraph replace ‘especially in...Conservation Areas’ with ‘in the Lewes Conservation Area and in the Malling Deanery Conservation Area’.</p> <p>In the second paragraph replace the final sentence with: ‘Development proposals in the conservation areas should have regard to the relevant Character Appraisal and Management Plan’</p>	<p>For the policy to be focused on the Conservation Areas rather than the less well defined “historic core” concept. A positive effect of this approach is to extend the spatial extent of the policy.</p>	<p>Accept modification</p>
<p>In the third paragraph replace ‘historic core’ with ‘the Lewes Conservation Area and the Malling Deanery Conservation Area’</p> <p>At the end of the third paragraph (as modified above) add: ‘where they result in good design which respects the Design Guidance as referenced in the first paragraph of this policy’.</p>	<p>To update this component of the policy to reflect the focus on the Conservation Areas and signposting the design guidance.</p>	<p>Accept modification</p>
<p>In the fourth paragraph insert ‘Where appropriate’ at the beginning of the paragraph’.</p>	<p>To recognise that this policy approach needs to be applied on a site by site basis.</p>	<p>Accept modification</p>
<p>Replace the first sentence of paragraph 6 with: ‘New housing development should meet the Nationally Described Space Standards set out in the Technical Housing Standards (2015) or any revisions of this guidance’.</p>	<p>To ensure the most recent technical guidance is applied to decision making.</p>	<p>Accept modification</p>
<p>Replace paragraph 7 with: ‘Where feasible all new dwellings should meet the Building Regulations Part M4 (2) Accessible and Adaptable Buildings standards and at least a proportion of larger</p>	<p>To update the policy to reflect changes in the relevant national technical standards.</p>	<p>Accept modification</p>

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<p>developments should meet the Part M4 (3) Wheelchair User Dwellings for disabled living or be capable of being readily adapted to residents’ changing circumstances.’</p>		
<p>Replace paragraph 8.45 with the following: ‘Paragraphs 6 and 7 of Policy PL2 set out how the Plan responds to the Nationally Described Space Standards. In particular paragraph 7 of the policy highlights the importance of complying to building regulations standards for adaptable homes (which have now replaced the former Lifetime Homes standards). In this regard the policy seeks to cater for the anticipated increased number of local residents who would benefit from such dwellings within the Plan period’ In the Design Guidance section (pages 106/7) delete the ‘Evolve’ heading and the associated text.</p>	<p>To update the supporting text to reflect the changes in relevant national technical standards. Delete wording that precludes particular development.</p>	<p>Accept modification</p>
<p>Policy PL3 Flood Resilience</p>		
<p>Replace the first paragraph of the policy with: ‘New or additional residential, commercial or other development which would materially add to water discharge generally in the neighbourhood area, and into the River Ouse in particular, should address any or all of the following matters which are relevant to its location and the particular proposal:</p> <ul style="list-style-type: none"> • potential flood risk from the River Ouse; and/or • rising sea levels; and/or • groundwater levels; and/or • surface water run-off.’ 	<p>To provide clarity on the wording used and the remit of the policy.</p>	<p>Accept modification</p>
<p>In the second paragraph:</p> <ul style="list-style-type: none"> • replace ‘must’ with ‘should’. • replace the second sentence with ‘Wherever possible development proposals should use permeable surfacing materials for parking areas, hardstanding areas and pathways.’ 	<p>Modified wording is to ensure flexibility in the policy so that it does not prevent the implementation of other appropriate measures.</p>	<p>Accept modification</p>

Recommended Modification to the LNDP	Justification	Decision
<p>In the third paragraph replace ‘must’ with ‘should’.</p>	<p>To allow for a degree of flexibility in applying the policy.</p>	<p>Accept modification</p>
<p>In the fourth paragraph</p> <ul style="list-style-type: none"> • replace ‘will be expected to’ with ‘should’. • replace ‘all new development’ with ‘new development proposals as described in the first paragraph of this policy’. 	<p>To clarify the application of this part of the policy.</p>	<p>Accept modification</p>
<p>At the end of paragraph 8.50 add:</p> <p>‘Policy PL3 (1) sets out the importance of maintaining flood resilience in the neighbourhood area. Plainly the policy cannot address the details of all potential developments that will arise within the Plan period. In these circumstances it adopts a general approach which will need to be applied by developers to the circumstances of both the site and the emerging proposal. In particular it identifies four important factors which should be considered in the design of new development. Clearly different proposals will impact differently on any or all of the factors included in the policy.’</p> <p>At the beginning of paragraph 8.51 add:</p> <p>‘Policy PL3 (1) has been designed to address larger scale development and/or development that would materially add to discharge generally and into the River Ouse in particular’.</p> <p>At the end of paragraph 8.56 add:</p> <p>‘The second part of the policy promotes the use of permeable paving materials. There may be circumstances where this cannot be achieved and/or there may be other means of flood mitigation and water attenuation’.</p>	<p>Additions to the supporting text to explain the policy as modified.</p> <p>For the first part of the policy this clarifies that a general approach has been taken to maintaining flood resilience by identifying four factors that developers need to consider in the design of new development.</p> <p>There is also clarification for the second part of the policy acknowledging there may be certain circumstances where promoting the use of permeable paving materials cannot be achieved.</p>	<p>Accept modification</p>
<p>Policy PL4 Renewable Energy and the Resource and Energy Efficiency of New Buildings</p>		
<p>In the first paragraph replace ‘should demonstrate’ with ‘will be supported where they incorporate’.</p>	<p>To clarify the wording of the policy.</p>	<p>Accept modification</p>

Recommended Modification to the LNDP	Justification	Decision
At the end of the second paragraph add ‘subject to the resulting proposals demonstrating good standards of urban design and compliance with other development plan policies.’	To ensure the policy addresses the relationship between sustainable technology and heritage assets.	Accept modification
<p>In the third paragraph of the policy:</p> <ul style="list-style-type: none"> • Replace ‘should’ with ‘that’. • Add ‘will be supported’ after ‘water use’. • At the end of the paragraph add: ‘New and converted buildings should not exceed predicted internal mains consumption levels above 105 litres/person/day.’ 	To clarify the wording and ensure the Building Regulations are correctly applied in this part of the policy.	Accept modification
In paragraph 4 add ‘Proposals which incorporate’ at the start of the policy.	To clarify this part of the policy and how it is to be applied.	Accept modification
<p>Replace paragraph 8.54 with:</p> <p>‘The Plan has an aspiration that energy and resource efficiencies are incorporated into new development where it is both appropriate to do so and technically feasible. Policy PL4 seeks to provide an appropriate balance between the national application of the Building Regulations and the opportunity for a local planning authority to have particular targets.’</p> <p>In paragraph 8.55 (second bullet point) replace ‘encouraged’ with ‘supported’. At the end of the paragraph add:</p> <p>‘insofar as that approach is compatible with heritage assets in general, and any relevant Article Four directions in particular’.</p>	<p>To clarify in the supporting text the intention of the policy to find a balance between the application of national standards and the opportunity for setting targets more locally.</p> <p>Also to clarify the application of the policy in relation to heritage assets.</p>	Accept modification
Policy AMI Active Travel Networks		
<p>In the first paragraph</p> <ul style="list-style-type: none"> • Delete ‘All’. • Replace ‘will be expected to’ with ‘should’. 	To clarify, and be consistent in, the wording of the policy.	Accept modification
Replace paragraph 2 with:	To enable a non-land use aspiration to become a land use policy.	Accept modification

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<p>'Proposals which safeguard and expand walking and cycling networks will be supported.'</p>		
<p>Delete paragraph 3.</p> <p>Replace the deleted third paragraph of the policy as additional supporting text at the end of paragraph 9.8. In doing so:</p> <ul style="list-style-type: none"> • delete the text in brackets; and • at the beginning of the additional text add 'Where such a request accords with published standards.' 	<p>Deleted as not directly a land use policy and added to the supporting text instead reflecting that it is an aspiration.</p>	<p>Accept modification</p>
<p>Policy AM2 Public Transport Strategy</p>		
<p>Replace 'will be expected.... Strategy policy' with 'will be supported where they have regard to and safeguard strategic transport projects in the neighbourhood area'.</p> <p>In the second part of the policy replace 'This will involve' with 'This policy will particularly apply to'.</p>	<p>This enables a land use policy rather than an aspirational approach.</p> <p>The second change is for the clarity of the wording and how the policy is to be applied.</p>	<p>Accept modification</p>
<p>Policy AM3 Car Parking Strategy</p>		
<p>Replace 'will be expected.... Strategy policy' with 'will be supported where they have regard to and safeguard strategic car parking projects in the neighbourhood area'</p> <p>In the second part of the policy replace 'This will involve' with 'This policy will particularly apply to'.</p> <p>Delete the second and third key projects listed on page 117</p>	<p>First change is for the wording to be more policy based than aspirational.</p> <p>The second change is for clarity of the wording and how the policy is to be applied.</p> <p>The deletion of the projects is to be consistent with the modifications made to policies elsewhere in the Plan regarding development above car parks.</p>	<p>Accept modification</p>

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Policy SSI Historic Streets		
<p>In the first paragraph replace ‘Lewes.... town’ with ‘the two conservation areas will be protected and enhanced. Development proposals that would have an unacceptable detrimental impact on the existing historic network will not be supported’.</p> <p>In the second paragraph:</p> <ul style="list-style-type: none"> • add at the start ‘Development proposals will be supported which use’. • delete ‘should be used.... distinctiveness’. 	<p>To provide clarity references to the historic core are replaced with the two conservation areas.</p> <p>The wording of paragraph one and two has been modified so that they relate to the outputs of the planning process rather than in an advisory or project based fashion.</p>	<p>Accept modification</p>
<p>In the third paragraph:</p> <ul style="list-style-type: none"> • at the start add ‘Where appropriate’. • replace ‘will be expected to’ with should’. 	<p>For the wording to be more policy based than aspirational.</p>	<p>Accept modification</p>
<p>At the end of paragraph 10.2 add:</p> <p>‘Policy SSI sets out the Plan’s approach to this important matter. The policy applies within the two designated conservation areas.’</p>	<p>To clarify in the supporting text the application of the policy to the two conservation areas.</p>	<p>Accept modification</p>
Policy SS2 Social and Civic Spaces		
<p>In the first paragraph</p> <ul style="list-style-type: none"> • insert ‘Where appropriate’ at the beginning of the policy. • replace ‘should’ with ‘will be supported where they’. <p>Delete the second paragraph.</p> <p>At the end of paragraph 10.5 add:</p> <p>‘Policy SS2 has been included to address this important matter. The policy will apply to large residential and commercial proposals which will be developed in the Plan period. Such proposals will present appropriate opportunities to incorporate social and civic spaces within their layouts. Within this context the neighbourhood plan supports proposals which would help to implement the Lewes District Council Public Realm</p>	<p>Changes to first paragraph provide clarity as clearly the majority of minor and/or domestic proposals would neither have the ability or the opportunity to incorporate social or civic spaces.</p> <p>The policy as submitted does not meet the basic conditions as in particular it is not the direct role of a neighbourhood plan to reinforce the approach taken in a separate document. However by</p>	<p>Accept modification</p>

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<p>Framework (July 2013). The main action points of the public realm strategy are shown in pages [Insert numbers – currently pages 121 to 128] of this Plan’.</p>	<p>retaining the approach in the supporting text, the relationship with the Public Realm Strategy can be created.</p>	
Policy SS3 Protection and Enhancement of Green Spaces		
<p>Alter the status of site 21 Malling Old Railway Line from Local Green Space to Local Community Space and alter the details in the table/map accordingly.</p>	<p>Changing the status of this site to Local Community Space would better reflect future proposals for improved pedestrian and cycle access.</p>	<p>Accept modification</p>
<p>In the final sentence of the second paragraph of policy replace ‘may be permitted so long as’ with ‘will be supported where’.</p>	<p>To bring clarity and consistency to the wording of the policy.</p>	<p>Accept modification</p>
<p>Replace the third paragraph with: ‘Proposals for the development of new green infrastructure to assist with flood protection and/or to contribute towards public enjoyment and health, and/or to create corridors for wildlife will be supported’.</p>	<p>The modifications to the third paragraph of the policy change the emphasis from an aspirational approach to a development management related policy.</p>	<p>Accept modification</p>
<p>In the fourth paragraph:</p> <ul style="list-style-type: none"> • replace ‘good quality’ with ‘well-designed’. • after gardens add ‘to development plan standards’ • after ‘and contribute’ add ‘where appropriate’. • In paragraph 5: • replace ‘must’ with ‘should’. • replace ‘iconic’ with ‘key’. • after ‘countryside’ add ‘(as shown in Appendix 5)’. • after ‘enhanced’ add ‘where appropriate’. <p>In paragraph 6 delete ‘recognised and’.</p> <p>In paragraph 7 replace ‘for the promotion of initiatives’ with ‘to proposals’.</p>	<p>To bring clarity and consistency to the wording of these paragraphs of the policy.</p>	<p>Accept modification</p>

Recommended Modification to the LNDP	Justification	Decision
Policy SS4 River Corridor Strategy		
In the first paragraph replace ‘In all.... reserved for’ with ‘Development proposals for riverside sites on both the east and west sides of the River Ouse, as shown in the River Corridor Strategy on page [insert number] should incorporate and/or safeguard land for the construction of’	This modification is to marry the first paragraph of the policy with the Strategy. This makes clear the geographic extent of the policy.	Accept modification
At the beginning of paragraph 2 insert ‘Where appropriate’. At the beginning of paragraph 4 insert ‘Where appropriate’.	These changes recognise that only some developments may have the ability to directly implement the second and fourth paragraphs of the policy.	Accept modification
Delete paragraph 5.	Deleted because proposals for transport on the River Ouse or the operation of public transport are not land use matters.	Accept modification
In paragraph 7 replace ‘must’ with ‘should’.	For clarity and consistency in the wording of the policy.	Accept modification
At the end of paragraph 10.45 add: ‘Throughout the Plan period there will be a need for access to maintain flood risk assets. Any works in or near the River Ouse that could affect flood risk or Environment Agency access should previously be agreed through consultation as determined by the Environmental Permitting Regulations for Flood Risk Activities.’	For clarity and to reinforce standard good practice for development that may affect flood risk assets.	Accept modification
Other Matters		
Paragraph 1.1 – After the first sentence add: ‘The neighbourhood area was designated on 8 May 2014. It is shown on the map in Appendix 2.’ Appendix 2 – Add a North point.	These are general contextual changes to bring clarity and to ensure the Plan is up to date regarding the latest position on its relationship to the Joint	

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<p>Paragraph 1.2 – At the end of the first sentence add: ‘Policies SD1 and SD2 of the Joint Core Strategy have been quashed insofar as they apply to the South Downs National Park’.</p> <p>Paragraph 1.4 – At the end of the paragraph add: ‘The Local Plan was submitted for examination in April 2018’.</p> <p>Paragraph 1.7 – Update to reflect the factual commentary from SDNPA.</p> <p>Paragraph 1.15 – Retain the first two sentences. Thereafter replace the remainder of the paragraph with: ‘The development plan situation is complex. The adopted Lewes District Local Plan Part I: Joint Core Strategy 2010-2030 (JCS) is the key element of the existing development plan. It identifies that 875 homes should be delivered in Lewes. This consists of 415 houses at North Street Quarter, 240 at Old Malling Farm and 220 on other sites to be planned for housing growth. The quashing of Policies SP1 and SP2 of the JCS within the National Park area results in these numbers technically not applying to Lewes. Nevertheless, Policies SP3 and SP4 still apply for the two allocated sites. The emerging South Downs Local Plan includes a largely identical housing growth target within its own Plan period.’</p> <p>Paragraph 1.17 – Delete ‘Please note that’.</p> <p>Paragraph 1.17 – Second sentence before ‘SDNPA’ add ‘emerging’.</p> <p>Paragraph 1.17 – Final sentence replace ‘is unable’ with ‘does not’.</p> <p>Paragraph 4.1 – Delete the final sentence.</p>	<p>Core Strategy and the South Downs Local Plan.</p>	
<p>Section 5 – Insert an additional element into Plan Objective 8 to address built heritage matters as follows: Change Objective title to ‘Built and Natural Environment, Green Spaces & Biodiversity’ Incorporate paragraph 5.19 into paragraph 5.18.</p>	<p>This modification is to include an additional objective on heritage matters. SDNPA had highlighted that the objectives of the Plan as submitted did not directly address the built</p>	<p>Accept modification</p>

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<p>Insert a new paragraph 5.19 to read:</p> <p>‘The Plan will safeguard and celebrate the rich built heritage of the neighbourhood area. The character and appearance of its conservation areas will be protected through the delivery of the planning process in accordance with national and local policies. The longer-term integrity and effective use of the many listed buildings in the town is a key principle of this Plan. The Plan also recognises that opportunities for sustainable and sensitive economic development and tourism naturally arise from the built heritage of the town.’</p>	<p>heritage of the town. The Examiner shared this view and the Town Council accepted the desirability of extending the scope of the objectives to address this matter.</p>	
<p>Paragraph 6.6 – Delete second sentence.</p> <p>Paragraph 8.27 – Replace ‘295’ with ‘283’.</p> <p>Paragraph 8.49 (Locality) – Replace ‘the historic core’ with ‘the conservation areas’.</p> <p>Paragraphs 8.53- 8.59 – The various paragraphs of text appear in the correct order. The paragraph numbers are out of sequence.</p>	<p>These modifications are for clarity and to ensure consistency with other recommended modifications.</p>	<p>Accept modification</p>