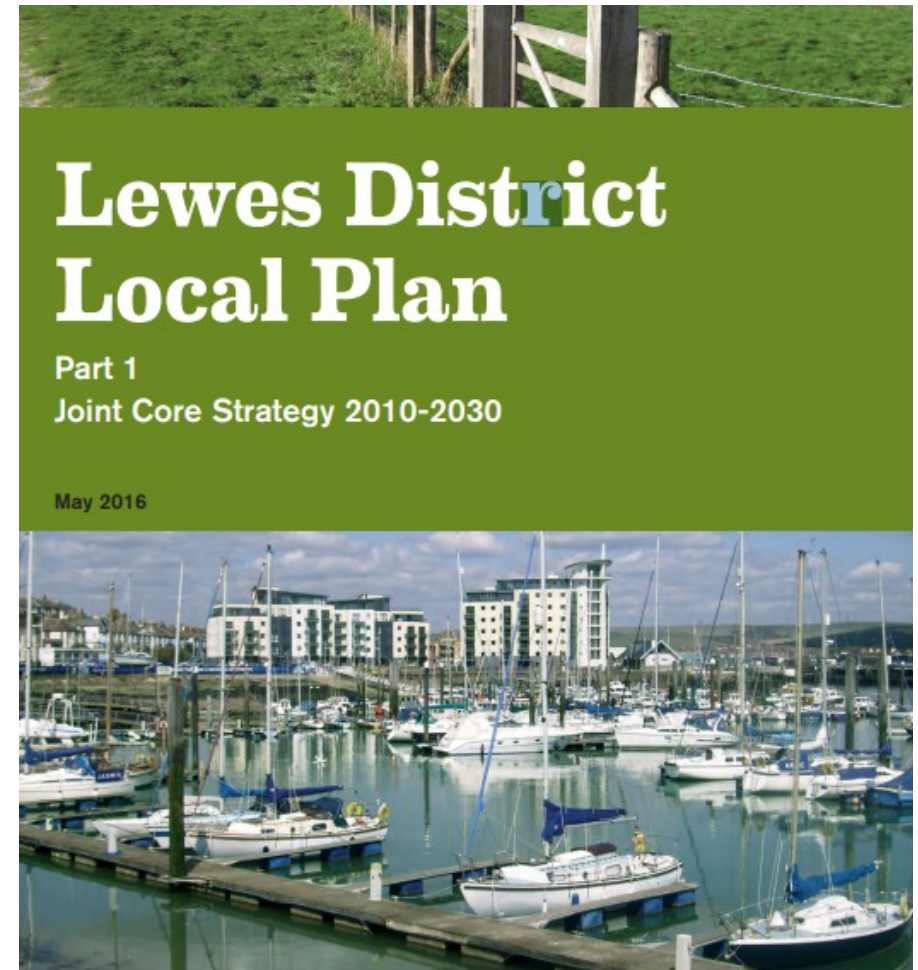
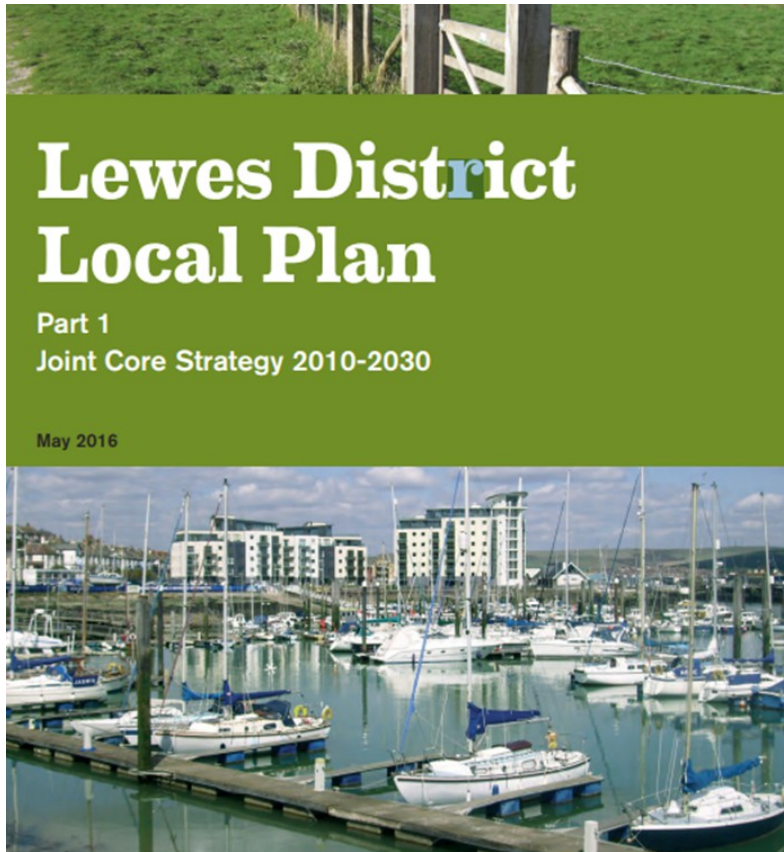


CPRE Sussex: Lewes District branch A.G.M., 2023

***Lewes needs a new
Local Plan, to replace
the one adopted in
2016,
that was supposed to
last to 2030.***



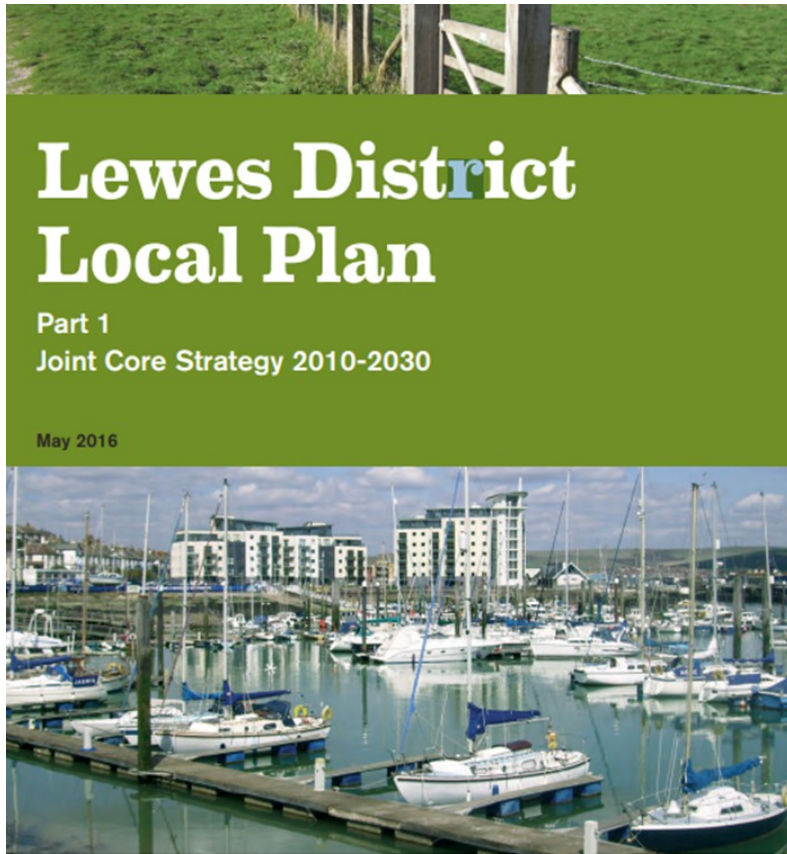
The new 2025 Local Plan



***Progress on the new Local Plan stalled by:
New council elections May 2023
Promised NPPF changes ‘imminent’***

***The new Local Plan has a new timetable
Issues & options consultation done
(but responses not yet published)
Preferred options to be published Nov
2023
Adoption (maybe) 2025***

The new Local Plan has a new housing target



2016 Local Plan 345 d.p.a. in whole District

2025 Local Plan 783 d.p.a. in whole District

(Lewes think: 602 d.p.a. outside SDNP)

BUT: split not agreed with SDNP

2016 District target: 6,900 over 20 years

2025 District target: 15,700 over 20 years

(Lewes think they will have to find 12,000)

Why has the housing target more than doubled?

Because of the “Standard Method”, introduced in 2018

2016 Local Plan

<i>“Objectively assessed need”</i>	<i>500 p.a.</i>
<i>Capacity agreed by inspector</i>	<i>390 p.a.</i>

2025 Local Plan

<i>“Housing need”</i>	<i>500 p.a.</i>
<i>x “affordability factor”</i>	<i>783 p.a.</i>



Key fact: In Lewes we have more deaths than births: “Housing need” is a centrally imposed target for in-migration

What is the affordability factor for?

***It is just there to benefit
Everyone***

Developer mathematics

3-bed semi, built on countryside

Lewes

Sheffield

Market price	£450K	£220K
Build cost (including house builder's profit)	£200K	£190K
Value of land with PP	£250K	£ 30K
Value of farmland without PP	£ 1K	£ 1K



The affordability factor:

Shifts housebuilding to those parts of England with the biggest developer windfall profits

Means expensive areas cannot hit their targets, so must allow more countryside development

The tilted planning balance

***In Lewes District (outside the SDNP)
the NPPF rules say a 'Tilted Balance'
applies***



Revised 2018

Revised 2019

(May)

Revised 2021

(Johnson)

Revised 2023

(Sunak/Gove)

No 5-yr Housing Land Supply

Fail Housing Delivery Test

Local Plan not Up-to-Date

No change

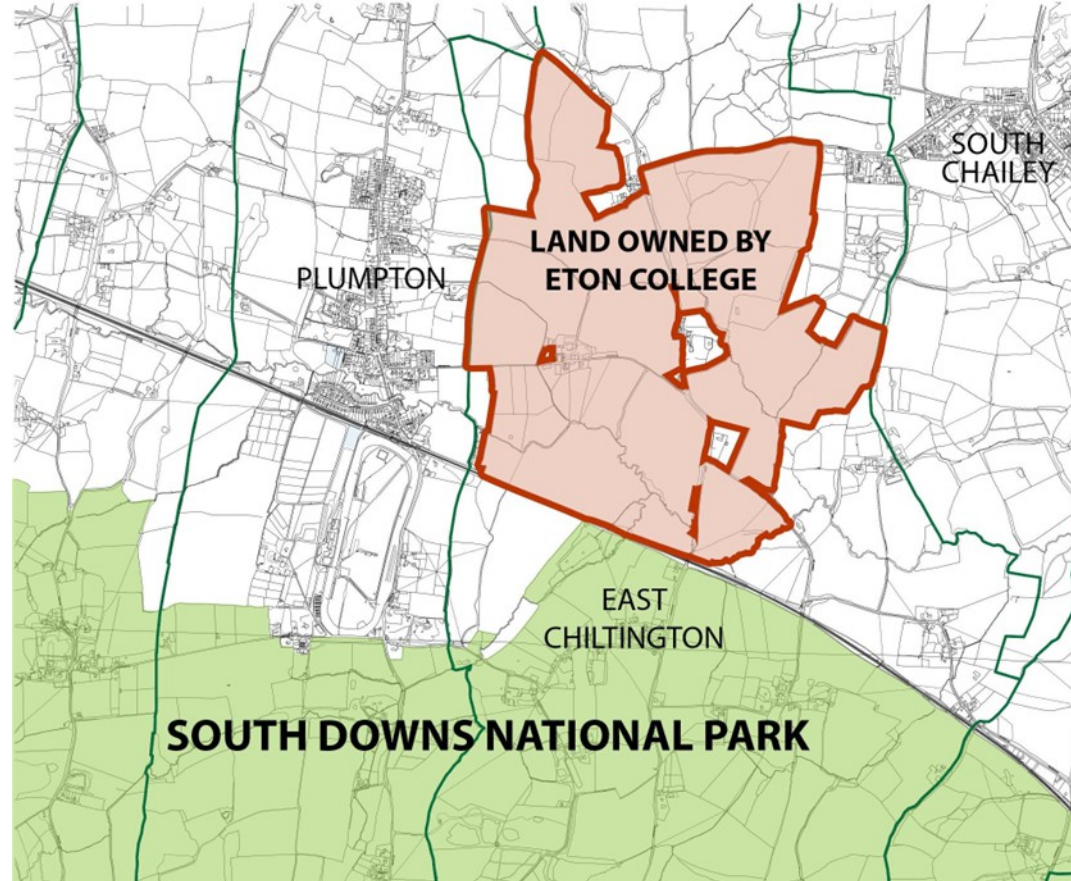
???

A tilted planning balance attracts sharks

Situation in 2021-2022 *Shark attacks, tending to a feeding frenzy, in Lewes District*
Affecting most of the rural parishes in the Low Weald outside



The Eton Mess is the biggest shark attack



This proposal is so big, and needs so much new infrastructure, it can only be progressed through a Local Plan

Other sharks rushed in real applications in 2021-2022



All at car-dependent village sites in Low Weald villages outside the SDNP.

To their credit, the Lewes PAC refused them all!

BUT appeals are being lost in 2022-2023



How can Lewes find 12,000 (or 14-15,000) sites?

It obviously can't. Can it set a more ins



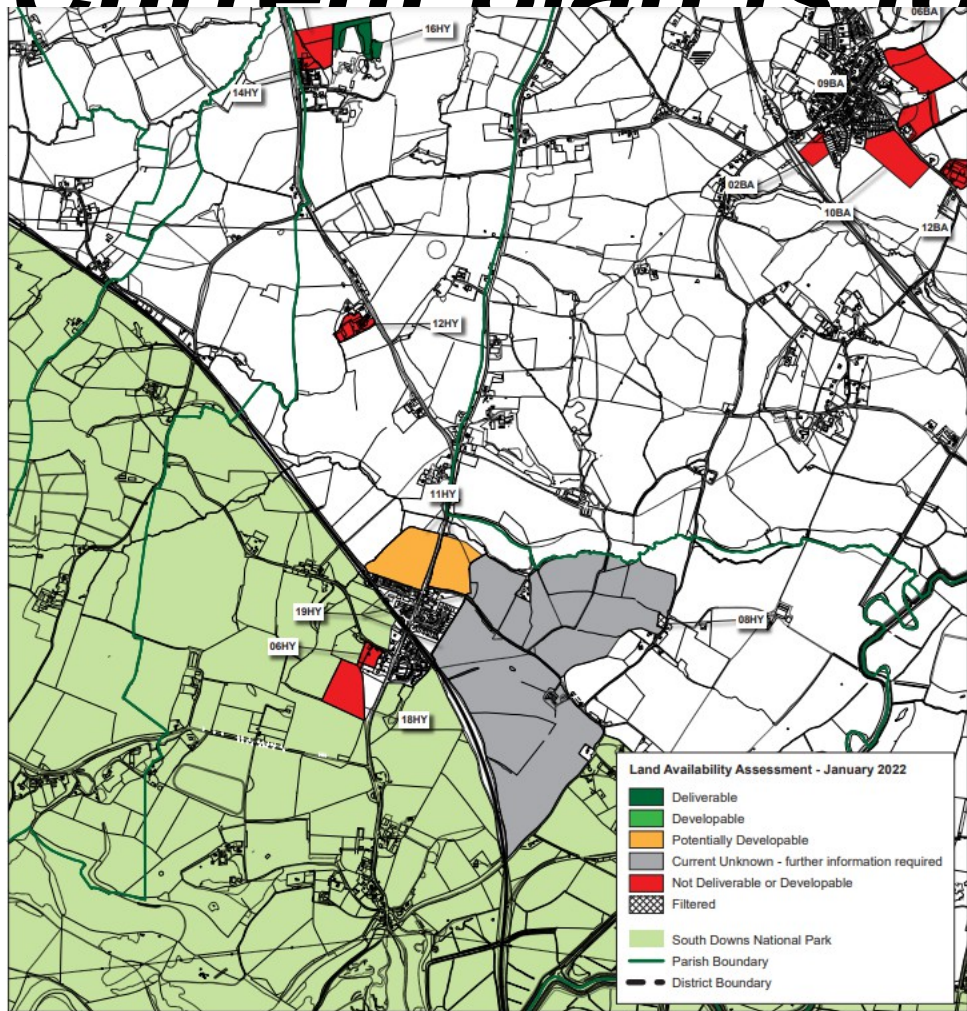
The minister says yes, “*provided justified*”



Council’s legal advice: “*Can’t use more up-to-date data that would give a much lower target*”

How can Lewes find 12,000 (or 14-15,000) sites?

Current plan is to use the Land Availability Assessment (LAA) as the



Cooksbridge strategic site	1,000
Ringmer strategic site	1,000
other Ringmer LAA sites	<u>1,000</u>
	6,000

“Might then get close to 12,000 with bits and pieces”

My interpretation:

- allocated but undelivered sites in the coastal towns***
- red-rated village sites***
- devices such as windfalls***

How can Lewes find 12,000 (or 14-15,000) sites?

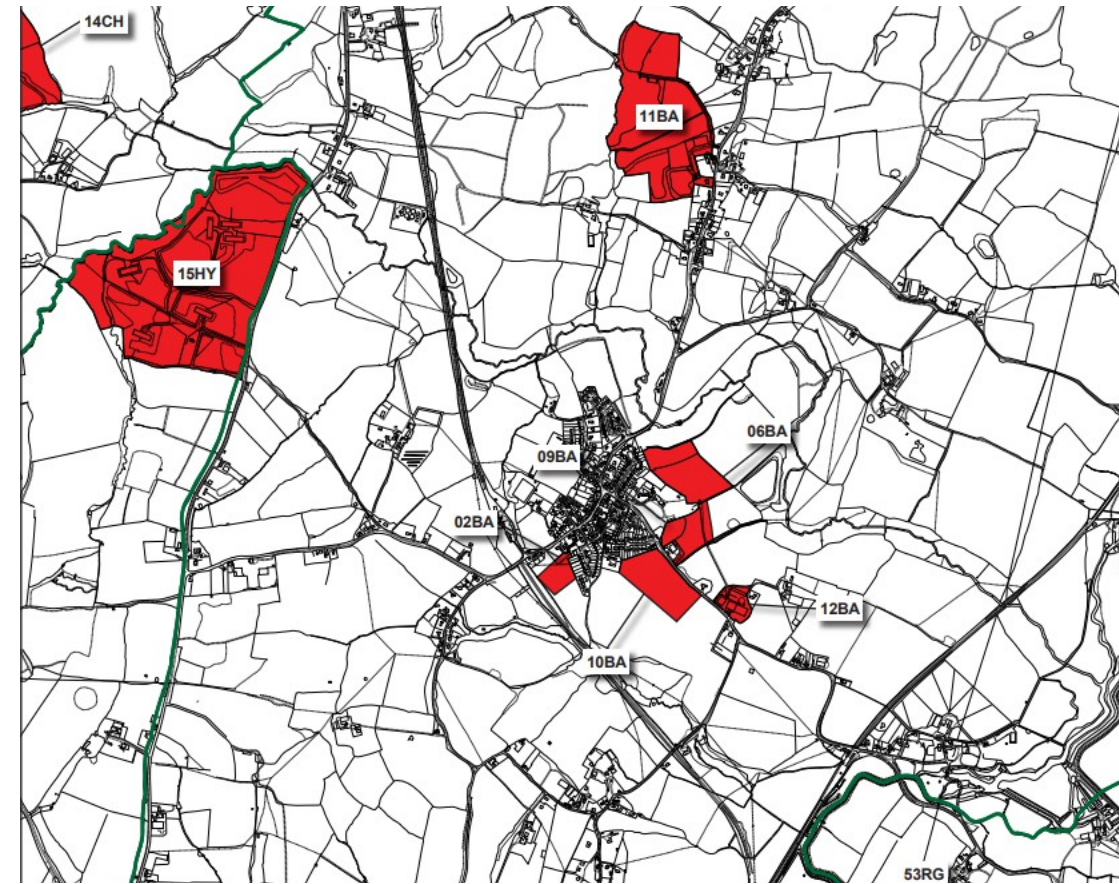
Current plan is to use the Land

Development (LAA) as the

Focuses on the sites that are most profitable to them:

car-dependent village sites.

Their interests are totally different from community interests.



Can Lewes continue to refuse applications and defend appeals?

The officers' view is that it cannot

See the Gladman Developments South Chailey application, considered at Lewes PAC in April 2023.

Ringmer PC were told that the council were minded not to defend a Thakeham Homes appeal in Ringmer, despite the key objections to this full application being to its design.

