

SDNPA Planning Committee 10 December 2015: Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
3	2	154	Minute 154 should read: 'Stephen Jenkins, <i>Hampshire County Council</i> Highways Manager'	Correction
3	3	157	Minute 157 bullet point 2; sub bullet 1: 'The Environment Agency had categorised the site as Flood Zone 1 (low probability) <i>and were content with the scheme and its arrangements</i> '	Correction/clarification
7		Representations		
			<p>Maria Caulfield MP:</p> <p><i>I believe that the combination of regeneration of the area, provided for in the proposals, the mix of new business and employment space, new affordable homes, greater amenity for residents and use of the river for recreation, will provide a revitalise centre to the town which is worthy of it. I am keen to support this site as it is to be built on a brownfield site, it will create more parking and provide a health 'hub'. I also note that the developers have worked with local residents on these plans and believe that the proposal now coming forward reflect this and it is an important factor in a major development of this kind.</i></p>	Addition
			<p>Lewes Phoenix Rising: Object</p> <ul style="list-style-type: none"> • Falls well below standard expected for such an important site in the National Park. • Seeks to respond to / achieve narrow compliance with planning policy but does not meet needs of town. • Policy is currently subject to examination and revision • Significant damage to economic and social wellbeing and to cultural heritage, contrary to National park purposes <p>Closure of inter-connected cluster of 50 businesses, workshops, social enterprises and youth venues. Loss of 450 jobs. Leases and businesses date back 20 years despite floods of 2001. Replaces low cost workspace with over-specified unsuitable premises; few successful relocations. Homes not affordable, should be 43% of market rate, not 80%. HM Treasury 2015 'Fixing the Foundations' expects planning authorities to do all they can to ensure affordable homes. Ironworks' buildings have heritage and cultural interest, their retention is desirable and accords with Park purposes. Proposal to salvage roof</p>	Addition

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			trusses is lamentable. Design remains poor, little improvement; dominated by inflexible underground car park. Applicant's last community workshop was March 2014, consultation not widespread. Do not believe the scheme is viable without injection of other funds	
			Comments for period since amended plans (19 October to 7 December): Object = 196; Support = 16; Neutral =5. Further objection: Fails to reflect social, economic and environmental characteristics of Lewes and its needs; the vibrant quirkiness of firms and social activities on site in low rental premises, which will be displaced. Existing buildings should be refurbished. Proposed housing is not affordable to local workforce which makes economy tick.	Addition
		Consultations		
7	15	4.8	Correction: East Sussex Police should read: <i>Sussex</i> Police.	Correction
7	16	4.12	Correction: The ESCC Education request relates solely to <i>Secondary</i> Education.	Correction
7	16	4.13	Addition: The County Highway officer has expressed the possibility of a requested contribution towards works associated with the Earwig Corner improvements at the A26. This is based upon other schemes and contributions coming forward. This will be considered within the s106/s278 and planning conditions relating to wider highway improvements.	Addition
7	16	4.17 & 4.21	Chairman of Friends Of Lewes Society has added that the alleged complaint regarding selective quoting (3 rd line on page 21), appears to be a mistake and has not come from the Friends of Lewes.	Correction
7	17	4.28	CAAG – Further comments Chairman notes a range of comments from Membership but that the conclusion of support for the proposal represents a significant majority view <i>Range of member comments include:</i> <ul style="list-style-type: none"> • Density could be intensified to avoid suburban scale. • Buildings in scale with their neighbours, traditional forms and compatible materials • Layout respects urban grain, safe logical road hierarchy, well connected to surroundings • Welcome civic scale of building fronting Phoenix Causeway 	Addition

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			<ul style="list-style-type: none"> • River frontage well considered and successful • Views and gaps between buildings to river, castle and countryside • Good mix of uses • Support under-croft parking and car-free space • Traffic lights at Causeway disappointing • A radical rethink is needed to improve movement of traffic and people • Enough quality has survived [despite] input from many bodies/groups with disparate interests • Site will become increasing dilapidated if not developed. • Support for a heritage centre <p>One member comments - Project is a missed opportunity: Inadequate parking, Lewes has already lost parking spaces. Additional traffic on Phoenix Causeway could alleviated by new road bring north of Tesco and relief road. More imaginative approach needed. Designs are dull, mediocre.</p>	
7	18	4.38	<p>Landscape Officer further comments:</p> <p><i>The further design work for Phoenix Causeway should aim to ensure that the routes, spaces and road crossings in the public realm and highway are coordinated into a single scheme that works with the overall design and flow of the entire space. It is vital that that a consistent and high quality materials strategy is used for all elements of the scheme so that the design is not dominated by tarmac or any other single material and that the scheme is legible to all users. Provided that this can be achieved by the use of a planning condition it is possible to achieve a suitable informal public space solution.</i></p>	Addition
7	18	4.39	<p>Clarification: The 'self-finish' homes for the Community Land Trust would be built by the developer to 'shell and core' standard as part of the 106 housing provision. These would then be passed to the CLT as an affordable housing provider. The CLT would then pass these dwellings onto CLT occupiers to add finishes similar to that of the Homes and Community Agency.</p>	Clarification
7		Executive Summary	Phoenix Road should read Phoenix <i>Causeway</i>	Correction
7		2.1	First sentence should read: '...a mixture of uses many of which predate the introduction of...'	Correction
7		3.4	Fourth row: '24 Two bedroom flats' should read: 24 Two bedroom <i>houses</i> .	Correction

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7		Policy context / Policy		
7	21	6.4	The EiP re-opens on <i>16th</i> not 17th December 2015	Correction
7	22-23	7.2 – 7.3	Saved policies including E1, E6, ST1 and RE10 of the Lewes District Local Plan 2003 are identified for deletion once the JCS has been adopted.	Clarification
		Planning Assessment		
7	25	8.1 / 8.2	Addition and clarification: In further consideration of the matter of exceptional circumstances for major development in a National Park under para 116 of the NPPF, it is noted that the development will re-use a significant previously developed site in a large town within the National Park, this is exceptional in a National Park context. Development would deliver planned housing growth in accordance with locally assessed needs through the Local Plan process and provides a range of employment opportunities and vital flood defences which is in the public interest. It is unlikely to have a significant impact on the wider landscape.	Clarification/addition
7	33	8.57	Retail uses: The proposed limit of 750sqm non-ancillary retail floorspace compares with the total of 2364sqm box unit floorspace in Phase 1 (i.e. 31%).	Clarification
7	33	8.61	Regarding alternative development, for clarification Members are reminded that the current application should be considered on its merits and that any future application by any potential applicants would be considered on its own merits.	Clarification
7	34	8.65	The year 3032 should read: <i>2030</i> . First sentence should read: “housing needs <i>and targets</i> ”. Correction and addition: The reference to an annual need of 490 dwellings per annum should read <i>520 per annum</i> . In addition, the JCS plans for a housing target of 345 additional homes per annum across the whole of Lewes District.	Correction/addition
7	34	8.67	Addition: It is also relevant that the North Street Quarter allocation contributes the five year housing land supply in the JCS up to 2030. The housing trajectory at Appendix 4 of the JCS identifies the site coming forward during the first part of the plan period (the next five years), without which there would be a risk of under-supply and likely pressure for housing development on other sites.	Addition

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7	35	8.68	Second sentence should read: This would comprise 215 homes for open market purchase and 165 of these units would be as affordable homes, the occupation of which would be prioritised to households from the Housing Register in Lewes town and then the remaining part of the National Park within Lewes District and any not uptaken would then be available to households in other parts of the National Park. These will be made available for subsidised rent or part purchase (shared ownership or equity).	Correction/clarification
7	37	8.84	Addition: the applicant has asked that it be pointed out they have not quoted the 80% of market rents in the application, but has said that the affordable housing will be in accordance with the NPPF definition, which may, or may not mean that the housing is rented at such values. In response, officers recommend that the 106 agreement should include a requirement that affordable rents should not exceed 80% of market rent.	Addition
7	42	8.120	Commercial frontages: A separate design code is to be required by an additional planning condition.	Clarification
7	42-43	8.123 & 8.217	Design of under-croft car park: The applicant has confirmed that this would provide headroom for as vehicle of 2.6m. A planning condition is recommended to require detailed design of the interior and lighting. Indicative information shows coloured internal walls and a mixture of internal lights and light wells.	Addition
7	44	8.139	River-Walls: to emphasise the importance of design of river-walls, it is recommended that condition 12 be expanded to state an explicit requirement <i>for details of materials, textures, colours and finishes, including decorative elements</i>	Clarification
7	44	8.140	Lighting: This would also be important in terms of security. Sussex Police have raised no objection.	Addition
7	44-45	8.142 / 8.144	Tree Preservation Order (TPO): It is possible to make TPOs to cover trees planted in this development. This would be warranted for trees in the most prominent parts of the proposed public realm, particularly where semi-mature trees are to be planted in strategic locations. The making of TPOs can be carried out under delegated authority.	Addition
7	48	8.168	First sentence should read: At present, the industrial buildings in the foreground are not tall enough to screen most views of the heritage focal points behind, but particularly from the river frontages present an untidy façade <i>clad in utilitarian sheeting-</i>	Clarification
7	49	8.177	Line 3: 'Insubstantial' should read <i>less than substantial</i>	Correction
7	50	8.189	Correction in Line 1: Benefits should read: ' dis -benefits'	Correction

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7	54	8.206	Correction: Line 1 should begin: <i>As originally</i> submitted...	Correction
7	56	8.212	Foot/cycle bridge: to emphasise the importance of design, it is recommended that condition 52 be expanded to state an explicit requirement <i>for details of materials, textures, colours and finishes, including decorative elements</i>	Addition
7	56	8.215	New Eastgate Street: Further information. A service duct for underground services in this street, would be in the roof of the undercroft car park accessible form below, thereby reducing the likelihood of roadworks/closures along the street.	Addition
7	60	8.245	The applicant has confirmed that the sheet piling referred to in the final sentence will be timber and brick clad and is satisfied that this can be controlled by planning condition.	Clarification
7	63	8.266	Clarification: The agent advises that the grant funding for the district heating system (DHS) design and exploration works relates to a wider system benefitting parts of Lewes outside of the application site. There is no grant funding for any aspects of a DHS within the site itself. Officers remind members that A planning condition (please see updated list of conditions) will require that details of a DHS for the site be submitted, approved and implemented.	Clarification
7	66	8.287 – 8.290	Play and recreation: A condition to be added to require approval and implementation of play and recreation facilities, including incidental facilities within each of the three development phase.	Addition
7	68	8.300	Table 6: <ul style="list-style-type: none"> • Management responsibilities for new habitat to be added. • Plans to show the extent of management responsibilities would be required under the s106 agreement covering the range of matters (for instance, drainage, flood defences, roads, landscaped areas, play, public buildings, other public realm) • Management responsibilities would be in perpetuity, unless otherwise agreed by the Planning Authority. 	Clarification