



STRATEGIC SITES

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INTRODUCTION

8.1 This chapter sets out the policies for the strategic sites within the National Park. These sites represent one-off opportunities for developments of exceptional quality. They have the potential to make a substantial contribution towards sustainable growth and deliver multiple ecosystem services, which in turn promotes the National Park's purposes and helps to achieve the vision set out in this Plan. The strategic sites are:

- Shoreham Cement Works, Upper Beeding; and
- North Street Quarter and adjacent East gate area, Lewes.

8.2 Whilst the former 'Syngenta' site in Fernhurst is also a strategic site, it has already been allocated for a sustainable mixed-use development incorporating residential (approximately 200 homes), commercial development and other suitable uses in the *Fernhurst NDP*, which was made in 2016.

8.3 This chapter identifies how the strategic sites can collectively and individually contribute to meeting the National Park's purposes and duty.

8.4 There are also three strategic housing allocations, these are set out with all the other allocations in Chapter 10. Land at Old Malling Farm in Lewes (Allocation Policy SD76) is a greenfield site that will make a significant contribution to meeting the unmet housing need of Lewes and was originally allocated in the *Lewes Joint Core Strategy*. The Depot/Brickworks site and former Holmbush Caravan Park, both located in Midhurst and both brownfield sites, will contribute significantly to the unmet housing need of Midhurst.

Local Plan Objectives

The following Local Plan objectives are considered most relevant for this section:

Objective 1: To conserve and enhance the landscapes of the National Park

Objective 2: To conserve and enhance the cultural heritage of the National Park

Objective 4: To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing

Objective 5: To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities

Objective 7: To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses

Objective 8: To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities

Objective 9: To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park

NEED FOR THE DEVELOPMENT

8.5 There are two types of need for development on these sites. Firstly, there is a need to restore and regenerate underused sites. This need is self-evident from the site descriptions.

8.6 Secondly, there is a need for development to take place to meet growth needs, as far as it is compatible with the National Park purposes and the overarching ecosystem services led approach. The following paragraphs identify the need for different types of development for which the strategic sites may be appropriate in principle.

HOUSING NEED

8.7 The *DEFRA Vision and Circular for English National Parks*¹¹² states that the national park authorities have an important role to play in the delivery of affordable housing and the Local Plan should include policies that pro-actively respond to local housing needs. In line with the *NPPF*, the expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services. Therefore, the National Park Authority should maintain a focus on affordable housing to ensure the needs of local communities are met and affordable housing remains so in the longer term.

8.8 The issue of housing need, both market and affordable, is addressed earlier in this Plan and in particular Policies SD26: Supply of Homes, SD27: Mix of Homes and SD28: Affordable Homes. The policies reflect that there is a substantial need for affordable housing within the National Park and a need for local housing.

EMPLOYMENT NEED

8.9 Policy SD35: Employment Land makes overall provision for approximately 5.3 hectares of land for offices, 1.8 hectares for industrial and 3.2 hectares of land for small-scale warehousing. The *ELR*¹¹³ suggests some

qualitative need for office floorspace in Lewes and identifies the potential for the Shoreham Cement Works site to provide about 5 hectares of employment (B1, B2 and B8) uses as 'secondary supply'.

TOURISM NEED

8.10 As highlighted in Policy SD23: Sustainable Tourism, there is potential for tourist accommodation development across all parts of the National Park. Whilst the potential scale of some visitor accommodation can clearly present a challenge in a sensitive environment such as a National Park, given the benefits they can bring there is merit in a proactive approach to identifying suitable sites where larger-scale visitor accommodation development projects could be acceptable in planning terms.

IMPACT ON THE LOCAL ECONOMY

8.11 The development of the sites for employment uses would clearly have a beneficial impact on the economy of the National Park and of the wider sub-region, while development for visitors' accommodation and visitor/tourism attractions would create employment opportunities directly as well as bringing additional expenditure in to the local area. Housing development will generate construction jobs, while retaining expenditure by local people occupying the dwellings and providing a local labour force for existing and new businesses.

MEETING THE NEED OUTSIDE THE DESIGNATED AREA OR IN SOME OTHER WAY

8.12 With regard to the first type of need, that is to restore and regenerate currently underused/vacant sites and improve their impact on the landscape, by definition, this can only take place on these sites. Suitable development must achieve an acceptable level of restoration which enhances the landscape, scenic beauty, wildlife and cultural heritage of the National Park at these locations.

8.13 In relation to visitor accommodation and employment development, it would not be sustainable to expect all provision to be made outside the National Park, increasing commuter flows and day trips. Some use should be made of underused hotel and guest house accommodation in the coastal

¹¹² English National Parks and the Broads, UK Government Vision and Circular 2010 (DEFRA, 2010)

¹¹³ Employment Land Review (G.L. Hearn, 2015)

towns, but it is also important to add to the amount of accommodation within the National Park in order to increase the currently low levels of average visitor expenditure. Moreover, it is the National Park itself, which creates the need and demand for tourist accommodation. Developing outside the designated area would only partly meet these needs.

8.14 With regard to housing, a large amount of development to meet the objectively assessed need in market housing will need to take place outside the National Park, using the *Duty to Cooperate*. Additionally, Lewes has opportunities, albeit limited, to make a contribution in this respect, hence the pro-active approach of both Lewes District Council and the National Park Authority to allocate land at North Street Quarter for a mix of uses including housing.

EFFECT ON ENVIRONMENT, LANDSCAPE, RECREATION AND SPECIAL QUALITIES

8.15 Both strategic sites allocated in this Local Plan present a great opportunity to create an exemplar sustainable development, which makes a

positive impact on the landscape, intrinsic beauty and special qualities of the National Park through:

- Enhancement of the landscape character of the areas through their restoration and regeneration and supporting and enhancing habitats;
- Embedding ecosystems services within any development proposals in accordance with Policy SD2: Ecosystems Services;
- Providing opportunities for the enjoyment and understanding of the National Park and supporting sustainable economic activities, for example, through recreational uses/development or employment uses supporting the rural economy as part of a mix of uses;
- Supporting and enhancing local communities, for example, through delivering infrastructure needs such as high speed broadband or improving health and wellbeing through providing walking and cycling routes; and
- Sustainable travel links with the rest of the National Park.

SHOREHAM CEMENT WORKS

INTRODUCTION

8.16 Shoreham Cement Works is a 44 hectare site that includes an inactive chalk quarry and semi-derelict works. It is the most prominent site within the National Park in a key location where it is at its narrowest. Despite being an important part of the social and industrial heritage of the area, the site has a significant negative visual impact on the National Park, particularly from public rights of way and wider viewpoints, including the South Downs Way and the Downs Link cycle route.

8.17 The National Park Authority's main objective for the site is to restore it in a way that is compatible with the special qualities and statutory purposes of the National Park. Major development may provide an opportunity for the site to be restored by enabling the demolition or renovation of unsightly buildings, suitable treatment of prominent quarry faces and other landscaping improvements.

8.18 The site is located about 5km to the north of Shoreham and 2km south of Upper Beeding village, on each side of the A283. It is bounded to the west by the River Adur and farmland in the floodplain, to the north by chalk grassland, and to the south and east by farmland. Immediately to the north on the A283 are 40 Edwardian terraced houses (Dacre Gardens) which were built to house workers at the cement works, together with an infill development of 10 flats.

8.19 The site can be divided into 4 main sub-areas (see Figure 8.1):

- Area A – west of the A283, containing the former offices for the cement works and now occupied by a variety of temporary industrial and storage uses. These uses are unsightly although largely screened by trees. The area has a frontage onto the River Adur and is linked by a tunnel under the A283 to Area B

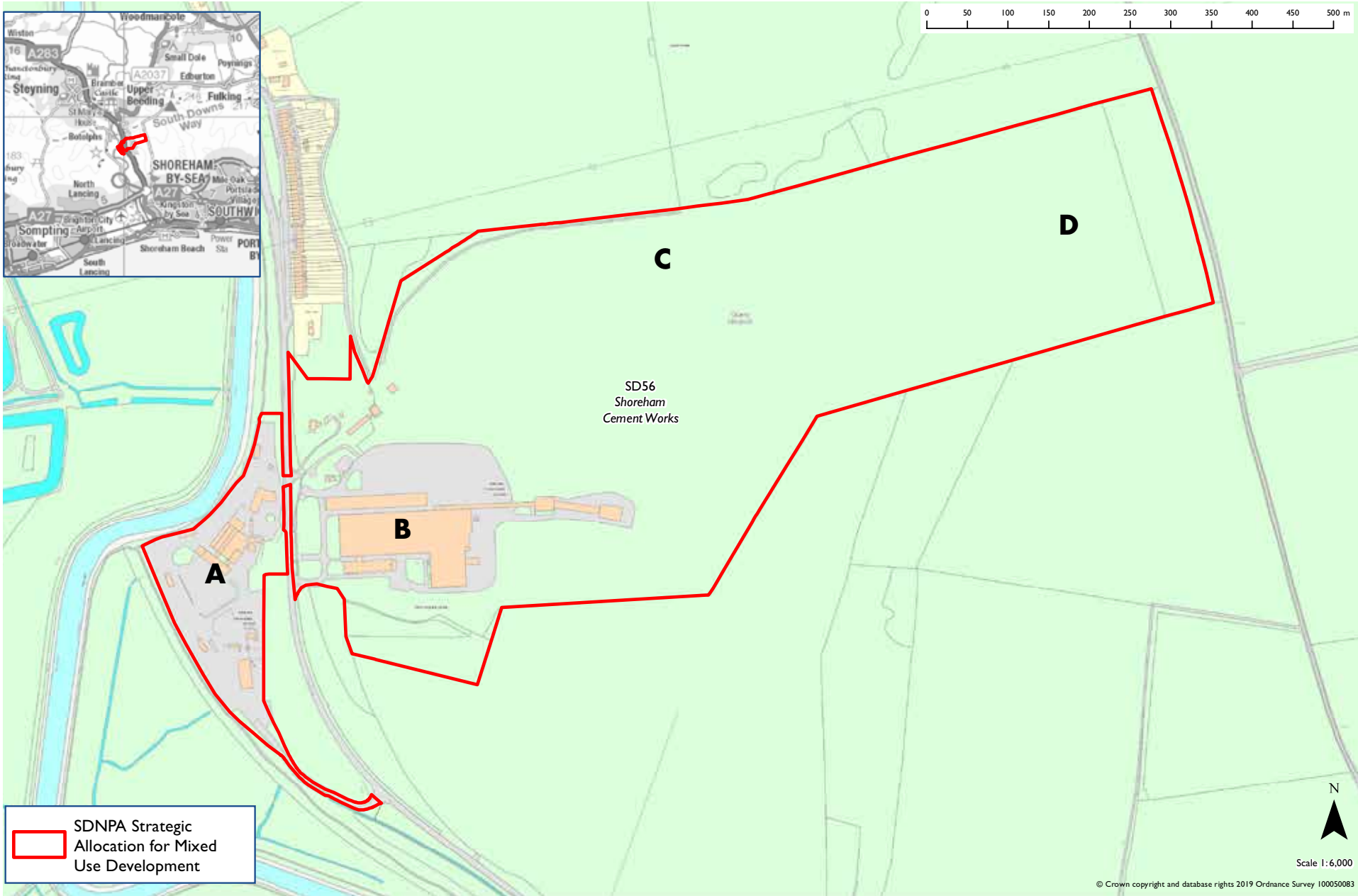
- Area B – immediately east of the A283, containing the former cement works buildings. These are very large unsightly structures, highly prominent from close viewpoints, including the main road, the towpaths on both sides of the river, the South Downs Way, the Downs Link and the road to Coombes and Botolphs
- Area C – the exhausted chalk quarry area which is partly used for the importation, storage and treatment of inert material to produce recycled/secondary aggregates and this use is currently under review. Much of the area is screened from views by the cliff faces of the original quarry
- Area D – the rear, elevated portion of chalk available for extraction. It has been described as 'a substantial scar' and a 'large gash in the rolling landscape of the Downs', visible over a wide area and from a large number of viewpoints, including much of the South Downs Way to the west. The area has biodiversity and geodiversity interest and immediately adjoins a SSSI and a Scheduled Monument

8.20 Large-scale cement production began on the site at the end of the 19th century. The buildings were completed in 1948 – 50, permission having first been granted for chalk extraction in 1946, and extended in 1950 and 1969. Chalk extraction and cement production ceased in 1991, but the permissions have been kept alive by an application for registration of the old mining permission in 1992. These extant permissions for the extraction of chalk run to 2042, when a basic restoration scheme would have to be implemented.

8.21 Existing use rights exist for B2 industry within existing buildings and for associated uses (such as storage) taking place in the open air.

8.22 Areas A and B can be classed as brownfield land, but not Areas C and D, since the *NPPF* excludes minerals sites from the definition of previously developed land.

FIGURE 8.1: SHOREHAM CEMENT WORKS



CONSTRAINTS

8.23 Constraints affecting the site include:

- Cost of extensive restoration needed to deal with both the short- and long-distance views
- Cost of demolition or renovation of the cement works buildings
- Uncertainty with regard to the significance of the heritage asset represented by the buildings and plant and the measures required to either retain or record this
- Protected bird species nesting within Area D
- Regionally Important Geological Site at Area D
- Ecological designations near the site – surrounding area is rich in unimproved chalk grassland, a unique habitat for a number of notable flora and fauna species
- Scheduled Monument (prehistoric cross-ridge dyke) outside the site but near the northern edge of Area D
- A principal aquifer below the site. There is also potential fluvial/flooding and surface water flooding at the lowermost part of the site and access tracks.
- Parts of the site are likely to be contaminated – ground remediation works required and need to ensure protection of water quality (particularly given close proximity of the River Adur)
- Proximity to Shoreham Airport, including the potential of any new development involving tall structures or telecommunications interference
- Improvements needed to the two site accesses but without an increase in the visual impact of highway infrastructure, including hard-surfacing, signage and traffic signals
- Unsustainable location with poor access to shops, schools and other services and facilities

OPPORTUNITIES

8.24 The site offers the following opportunities:

- Enhance the landscape and scenic beauty, restoring the site to an appearance which is acceptable within a national park. This involves:
 - Removal of the unsightly uses and buildings on Area A which impinge on the largely undeveloped river corridor and replacement by development which takes advantage of the river frontage
 - Demolition or renovation of the existing cement works buildings on Area B
 - Creation of a landscaped bund or alternative enhancement of the road frontage as a gateway to Areas B and C
 - Re-modelling of the most prominent quarry faces and planting of Area D
 - Accepting enabling development to secure the satisfactory restoration of the site
- Create an exemplar of sustainable development with the following development principles:
 - Enhance the site's contribution to ecosystem services
 - Contribute towards the GI network
 - Develop previously developed land in Areas A and B
 - Maximise and enhance levels of biodiversity on the site in order to support the adjacent Anchor Bottom SSSI, while preserving the Scheduled Monument
 - Explore the potential for biodiversity off-setting
 - Enable geo-conservation, given the scientific and educational value of the strata
 - Develop renewable energy generation, such as solar panels and small scale combined heat and power plant and explore hydro-electricity generation
 - Reduce waste including re-using and recycling waste on site

- Explore a wider environmental enhancement programme to address issues such as the removal of overhead power lines nearby
- Deliver SuDS and minimising the amount of impermeable surfaces
- Explore an integrated sustainable transport solution, including innovative and alternative modes of transport to the private car, promoting demand management measures, and increasing road safety for the benefit of all users
- Improve cycle and walking routes in the vicinity, enhancing the Downs Link recreational route between Upper Beeding and Shoreham, including a southern loop from the South Downs Way
- Develop sustainable visitor and tourism opportunities appropriate to a national park, including promoting the understanding and enjoyment of its special qualities

8.25 The site has many challenges but it also represents a great opportunity to deliver an innovative, exciting and imaginative solution which treats the site as an asset to the National Park rather than a problem. To enable a comprehensive, appropriate and viable scheme to be delivered, the National Park Authority will prepare an *Area Action Plan (AAP)*.

8.26 The *AAP* will facilitate the formulation of a bespoke approach for the environmentally-led restoration of the site, with significant landscape improvements, that can deliver a viable scheme with multiple benefits for the National Park and may attract external funding.

Strategic Site Policy SD56: Shoreham Cement Works

1. Shoreham Cement Works, as identified on the Policies Map, is an area of significant opportunity for an exemplar sustainable mixed use development, which delivers a substantially enhanced landscape and uses that are compatible with the purposes of the National Park. To help achieve this the National Park Authority will prepare an *AAP* with the overall aims of:
 - a) Enhancing the visual impact of the site from both the nearby and distant public viewpoints;
 - b) Conserving, enhancing and providing opportunities for understanding the biodiversity, geodiversity, historic significance and cultural heritage of the site;
 - c) Ensuring the delivery of ecosystems services; and
 - d) Ensuring that the design of any development is of the highest quality and appropriate to its setting within a national park.
2. The National Park Authority would support development proposals for the following land uses where it is demonstrated they deliver the environmentally-led restoration of the site:
 - a) Sustainable tourism/visitor based recreation activities and leisure development directly related to the understanding and enjoyment of the National Park;
 - b) B2 and B8 business uses to support the local economy, with a focus on environmentally sustainable activities, supporting local communities and providing opportunities for entrepreneurship; and
 - c) Further types of development, including new homes, including affordable homes and/or Class B1 office development, where necessary to enable redevelopment of the allocation site as whole. Such types of development should be subordinate to the overall mix of uses proposed.

provided that the proposals can clearly demonstrate how they would deliver the key considerations set out in Part 1 of this policy; and

- d) Improve accessibility and help to create sustainable patterns of travel;
 - e) Provide renewable energy generation to serve any development on the site;
 - f) Provide realistic proposals for the relocation of existing employment and storage uses that are not appropriate to a National Park setting; and
 - g) Ensure that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.
3. The National Park Authority will resist more development than is necessary to secure and deliver the environmentally-led restoration of the site.
 4. The National Park Authority wants to see a comprehensive redevelopment of the whole site consistent with the AAP. However, if any planning applications come forward separately and prior to the adoption of the AAP, then they would have to clearly demonstrate how the proposals would accord with the key considerations set out above.

AREA ACTION PLAN

8.27 The AAP will address in more detail the constraints and opportunities including land restoration, environmental impacts, transport, flood risk, cultural and heritage, design considerations, viability (including identifying possible partnership funding to enable delivery of a scheme) and phasing of delivery over a number of years.

DEVELOPING PROPOSALS IN PARTNERSHIP

8.28 Over recent years a number of proposals to redevelop the site have emerged from different interested parties, including a scheme dismissed at appeal in 2003 and a visitor accommodation/recreational uses based scheme put forward by the Upper Beeding Neighbourhood Plan Group.

8.29 Through the AAP process, the National Park Authority will work in partnership with landowners, developers, relevant public bodies and the local community to demonstrate the delivery of a viable scheme which is truly exceptional in terms of concept, quality and sustainability.

8.30 The site has the potential to provide sustainable tourism/visitor based recreational and business uses to support the local economy provided that they are compatible with its sensitive location and the proposed uses meet the purposes of the National Park.

ENHANCING LANDSCAPE

8.31 The National Park Authority's main objective for this site is to secure a significantly enhanced landscape. It accepts that major development provides the opportunity to achieve this and that any scheme has to be viable to ensure delivery. However, the scale of any major development has to be consistent with the National Park Authority's main objective for the site and meets the National Park's purposes. Therefore, the AAP and subsequent planning application will have to have a particular focus on viability and a clear delivery process.

PLANNING APPLICATIONS PRIOR TO AAP ADOPTION

8.32 The National Park Authority wishes to see a comprehensive and clear planning approach to this important site and believes the AAP is the right way to achieve this. However, it accepts that planning applications may come forward prior to the adoption of the AAP. If this were to be the case, then consideration will be given to whether the development proposals adequately address the key considerations set out in Policy SD56, and other relevant policies in this Local Plan, and the emerging AAP.

NORTH STREET QUARTER AND ADJACENT EASTGATE AREA, LEWES

INTRODUCTION

8.33 North Street Quarter and adjacent Eastgate Area is located immediately to the north-west of Lewes town centre and has an extensive river frontage stretching from just south of Phoenix Causeway up to Willey's Bridge.

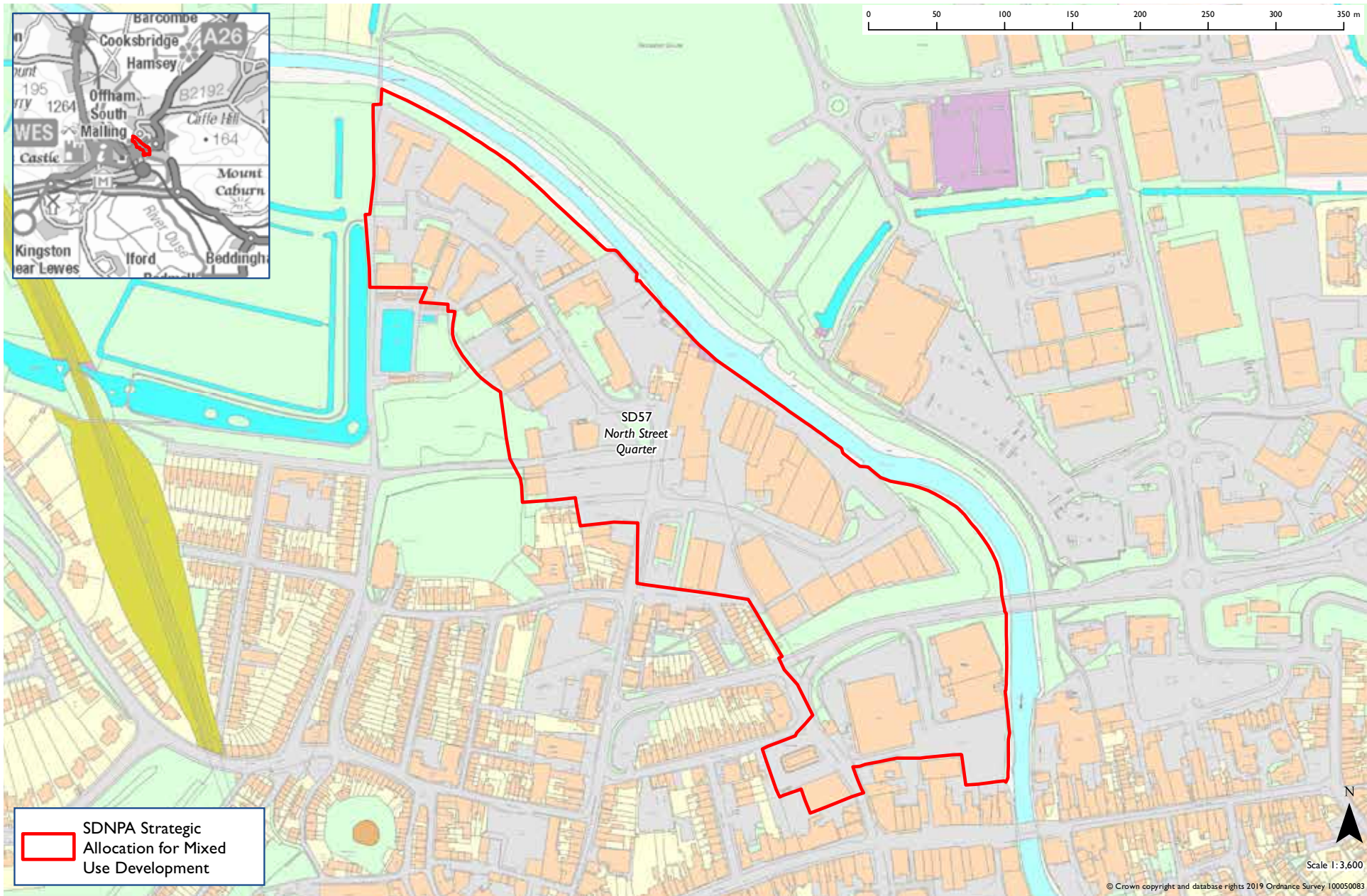
8.34 The area is in two distinct parts, but its redevelopment needs to be considered as one in order for a comprehensive approach to be taken to this part of the town. The two parts are the North Street Quarter, which lies to the north of Phoenix Causeway (this area is wholly outside, but adjoins the Lewes Conservation Area), and the northern part of the Eastgate area, which is within the Conservation Area (Figure 8.2).

CONSTRAINTS

8.35 Constraints affecting the site include:

- Limited opportunity for outward expansion of Lewes town due to extensive floodplain of the River Ouse and surrounding sensitive and high-quality landscape
- Impact of the October 2000 flood event and lack of flood defences, which in turn has restricted investment in the area and led to many of the units becoming run down and less able to meet the needs of modern businesses
- Range of industrial and warehouse buildings dating from the 1950s and 1960s
- Bus Station – although the bus station performs a vital transport role and is well located in relation to many important parts of the town centre, it is not a vital asset. The bus station and garage are unattractive utilitarian features at an important entrance to the historic core of the town. It is the interchange function which it is essential to retain in the area rather than the longer term bus storage
- Limited quantitative need for additional convenience floorspace during the plan period – redevelopment should not result in a significant increase in floorspace when compared to the existing food store
- Need to retain car-parking – the site contains some areas of surface level parking and the town has an under provision of parking spaces

FIGURE 8.2: NORTH STREET QUARTER AND ADJACENT EASTGATE AREA



OPPORTUNITIES

8.36 This site offers the only opportunity for strategic level growth and redevelopment within Lewes town and can help to deliver:

- Enough housing to help significantly to meet the affordable and market housing needs in the town, including accommodation for the elderly
- Business floorspace in order to meet a qualitative need to provide greater choice for existing and prospective businesses, particularly modern offices
- Retention of the creative businesses/community that has developed in the North Street Quarter, including small flexible, low-cost work units ('box spaces'), a large flexible work space ('creative industry hub') and assembly and leisure space ('performance hub')
- Community facilities, including a health centre and leisure uses to build upon the sense of place and support the local community
- Some more modern retail floorspace meeting a qualitative need that cannot be satisfied within the historic centre and helping to reduce leakage of retail spending to other centres
- Restaurants cafes and bars, small-scale retail and other uses which will introduce vibrancy and support the new neighbourhood to be created, without undermining the vitality and viability of the main town centre
- Relocation of existing businesses to the Malling Brooks East employment allocation, which has been acquired by the majority landowner for the North Street Quarter
- Tourism accommodation
- An exemplar sustainable development with the following development principles and infrastructure:
 - a flood defence system to meet Environment Agency conditions
 - a new gateway access point from Phoenix Causeway
 - associated new highway, cycle and footpath routes with an emphasis on creating a 'walkable neighbourhood'
 - a new footbridge connecting the south and north banks of the river
 - a new riverside footpath along the full length of the site, of a width that will add to the enjoyment, amenity and experience of users

- new bus interchange
- on-site parking at ground level for residents and town visitors and including other measures such as a car club and electric vehicle charging points
- a new public square beside the River Ouse
- formal and informal public open spaces including play areas
- landscaping and widespread planting including new wildlife corridors, green roofs and sustainable surface water management systems
- on-site renewable energy
- eliminating waste through re-use and recycling
- installation of water efficient fittings and appliances and avoiding flooding and pollution of water courses

8.37 The redevelopment of this area represents a significant opportunity to deliver a scheme which meets the objectives of the Local Plan and provides wider benefits, including the re-use of urban land which is highly accessible (immediately alongside an existing town centre and its services), the provision of affordable housing, important infrastructure in the form of new flood defences and improved accessibility/linkages to the wider National Park to help promote public enjoyment of its special qualities.

8.38 A hybrid planning permission¹¹⁴ for the North Street Quarter, which makes up the majority of the site, for mixed use development was granted in May 2016 (referred to as the 'consented scheme'). However Policy SD57 has been designed to be sufficiently flexible to allow other proposals to come forward to achieve National Park objectives, should the consented scheme (or phases of the consented scheme) not proceed and/or other proposals come forward.

¹¹⁴ SDNP/15/01146/FUL – Hybrid planning permission (being a full permission for Phase 1 and an outline permission for the remainder being Phases 2 & 3) for the demolition of existing buildings and the redevelopment of the North Street Industrial Estate, North Street, Lewes for a mixed use development granted 25th May 2016

Strategic Site Policy SD57: North Street Quarter and Adjacent Eastgate Area, Lewes

1. Proposals for the sustainable mixed-use development of approximately 9 hectares of land at North Street and the neighbouring part of Eastgate, as shown on the Policies Map, will be permitted provided they comply with the criteria below.
2. The development will create a new neighbourhood for the town of Lewes. Therefore, any proposals should be based on the following uses and broad quantum of development:
 - a) Approximately 415 residential units, predominantly focused towards the northern part of the site;
 - b) At least 5,000 square metres of B1a office and/or B1c light industrial floorspace, subject to market needs and general viability;
 - c) The redevelopment or relocation of the existing A1 food supermarket;
 - d) Other uses that are deemed to aid in the successful delivery of a new neighbourhood, whilst not undermining the wider function of Lewes town centre (this could include A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways, C1 hotel, D2 Assembly and Leisure uses and community floorspace);
 - e) C2 nursing/care home (self-contained units will be counted as residential within the above figure);
 - f) D1 non-residential institutions such as medical and health services, crèches, exhibition and training space; and
 - g) New floorspace for other cultural, artistic and artisan uses not covered by the uses stated above.

3. In addition, any proposal will need to demonstrate:
 - a) Appropriate flood mitigation measures are incorporated as set out in the Level 1 Update and Level 2 SFRA final report 2017.
 - b) It facilitates improved linkages across Phoenix Causeway and Eastgate Street and a better balance between the use of the private car and other modes of transport, in order to enable the safe flow of pedestrians and the improved integration of the area to the north of Phoenix Causeway with the wider town centre;
 - c) It delivers enhancements to vehicular access and off-site highway improvements, arising from and related to the development and its phasing;
 - d) It respects and enhances the character of the town and achieves a high standard of design, recognising the high quality built environment, on and within the vicinity of the site, and the site's setting within the National Park and adjacent to a Conservation Area;
 - e) It is subject to an analysis and appropriate recognition of the site's (or phase of the site) cultural heritage and a programme of archaeological work, including, where applicable, desk-based assessment, geophysical survey, geo-archaeological survey and trial trenching to inform design and appropriate mitigation;
 - f) It conserves and enhances biodiversity and the GI network in and around the area;
 - g) It incorporates a riverside shared foot/cycle route along the western bank of the River Ouse to extend the town's riverside focus and contribute to its character and quality, and provides additional pedestrian and cycling routes to link the site (or phase of the site) to the rest of the town, improves permeability within the site (or phase of the site) and provides views out of the site (or phase of the site);
 - h) It provides an appropriate level of public car parking provision;

- i) Any retail uses are incorporated into the designated town centre boundary as far as possible and the amount of retail provision is informed by a Retail Impact Assessment, if necessary;
 - j) Alternative uses on the bus station site are subject to the facility being replaced by an operationally satisfactory and accessible site elsewhere;
 - k) It makes contributions towards off-site infrastructure improvements arising from, and related to, the development;
 - l) It provides a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensures future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes;
 - m) It incorporates sustainable surface water management systems, and
 - n) It ensures that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.
4. Whilst the National Park Authority wants to see a comprehensive redevelopment of the whole site, it recognises that planning applications may come forward separately or in phases. Therefore, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out above and are consistent with other planning permissions granted or emerging proposals.

POTENTIAL USES

8.39 The Eastgate area consists of a Waitrose store and associated parking area, the adjacent former Wenban Smith buildings and a bus interchange. Historically, the Eastgate area was allocated in previous versions of the *Lewes District Local Plan*. The site was identified as a potential area for redevelopment with the priority being for the retention of a major food store and the introduction of a replacement bus interchange. Although no such proposals have been subsequently put forward, there is still interest in redeveloping this

site for a mixed use development that would incorporate an enhanced food store.

8.40 At the same time, there are still concerns over the long-term viability of operating the bus station in its current location. Therefore, the principle of redevelopment is acceptable, providing that attractive, operationally satisfactory interchange facilities for passengers are provided on a site elsewhere of equal convenience in this sector of the town.

PLANNING APPLICATIONS

8.41 Given the shared constraints and opportunities between the two sites, the National Park Authority believes it appropriate that the policy seeks a comprehensive approach to the redevelopment of the whole area. However it is recognised that planning applications will come forward separately, and the policy provides flexibility for this, while ensuring that when detailed proposals come forward they are consistent with other phases/schemes.