

Report to	Planning Committee
Date	11 April 2019
By	Director of Planning
Local Authority	Lewes District Council
Application Number	SDNP/18/06615/REM
Applicant	Lewes District Council and North Street Quarter Ltd
Application	Reserved matters pursuant to permission SDNP/15/01146/FUL for Phases 2 & 3 consisting of the demolition of existing buildings, construction of flood defences, provision of infrastructure, enhancements to recreational facilities at Malling Fields and Pells Park, and the erection of new buildings up to 3 storeys comprising up to 178 residential units (Class C3) (Appearance and Landscaping to be considered).
Address	North Street Industrial Estate, North Street, Lewes, East Sussex

Recommendation: That the reserved matters (appearance and landscaping of Phases 2 & 3) pursuant to permission SDNP/15/01146/FUL be approved, subject to the conditions set out in Section 10 of this report.

Executive Summary

The land referred to as North Street Quarter, Lewes is allocated for a mixed use development in the adopted Lewes District Local Plan Part I Joint Core Strategy (2016) and the allocation has been carried forward in the South Downs Local Plan (SDLP) (currently out to consultation on the main modifications).

A hybrid planning permission (full permission for Phase 1 and outline permission for Phases 2 and 3) was granted in 2016 (planning reference SDNP/15/01146/FUL). Permission was granted for a mixed use scheme comprising 416 dwellings (houses and flats), 4,185sqm of commercial floorspace, a Health Hub, new flood defences and associated landscaping, new public realm and parking (including a new public car park).

In summary, the reserved matters application considered here is seeking approval for the appearance and landscaping associated with Phases 2 and 3 (the only matters reserved for future approval under permission SDNP/15/01146/FUL).

It is considered that this application fully accords with the parent permission SDNP/15/01146/FUL and the approved Design Code for the scheme. The details put forward are acceptable and the proposal would not have a detrimental impact on the character of the local area or the Lewes Conservation Area and it would conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. Therefore, the application is recommended for approval.

The application is placed before Committee given the scale of the North Street Quarter development and this is the only reserved matters approval required under permission SDNP/15/01146/FUL.

1. Site Description

- 1.1 The 'North Street Quarter' site in Lewes, granted a hybrid planning permission in 2016 (planning reference SDNP/15/01146/FUL), is shown outlined in red in **Appendix I**. The main part of the site is approximately 6ha comprising the Phoenix Works and Riverside Industrial Estate. The site adjoins the roads:
- Phoenix Causeway between the roundabout junction at Brooks Road, east of the River Ouse, and westward to its junction with Little East Street and Eastgate Street,
 - Eastgate Street southward to its junction with High Street, and
 - Pells Walk, between Pelham Terrace and Willeys Bridge.
- 1.2 The scheme also includes:
- Malling Field Recreation Ground (approximately 7.0ha) on the east side of the river, opposite the northern end of the site,
 - At Pelham Terrace, a linear area of open space,
 - Pells Recreation Ground, a small park of approximately 0.5ha, and
 - A narrow area of airspace above the River Ouse, between the east and west banks - the location of the new foot / cycle bridge.
- 1.3 The site boundary runs tight along the river edge and Phoenix Causeway, including parts of the open and accessible riverbank and the roadside trees at the Causeway. It excludes Corporation Villas on North Street (the original Edwardian Fire Station) which is in commercial and residential use. It also excludes Pells Pool, a freshwater lido.
- 1.4 The application considered here specifically relates to Phases 2 and 3 of the North Street Quarter site, which is mainly focused at the western part of the site between Phoenix Place and The Pells, including up to the River Ouse. The plan in **Appendix I** highlights the location of Phases 2 and 3.
- 1.5 For the most part, the boundary of the Lewes Conservation Area follows the site boundary, however part of the site (a substantial part of the public car park in Spring Gardens and the southern side of Brook Street) is located within 'Character Area 5 – The Pells and West Street' of the Conservation Area.
- 1.6 The site is allocated for a mixed use scheme in both the Lewes District Local Plan Part I Joint Core Strategy 2016, Spatial Policy 3 and the South Downs Local Plan, policy SD57 (the South Downs Local Plan is currently out to consultation on the main modifications following the examination hearings).

2. Proposal

- 2.1 This application is seeking reserved matters approval for the appearance and landscaping of Phases 2 and 3 of the North Street Quarter scheme granted a hybrid planning permission in 2016 (planning reference SDNP/15/01146/FUL).
- 2.2 In summary, Phases 2 and 3 consist of the demolition of existing buildings and the construction of new buildings up to 3 storeys to create 178 residential units (Class C3).
- 2.3 The hybrid planning permission has already approved the details relating to access, layout and scale for Phases 2 and 3, the principle of the flood defences (both temporary and permanent, with the final details approved by planning condition) and a detailed Design Code (reference PI-1-2-3 42 Rev 02) to be used to guide any reserved matters application and the discharge of conditions.
- 2.4 The majority of Phases 2 and 3 are referred to as the 'Pells Cut Character Area' within the hybrid permission and comprise a series of streets which would be entirely residential, with shared surfaces and communal garden areas. Building heights were up to three storeys, with frontages focused on the main 'spine' road which extended northward from New Eastgate

- Street; the landscaped embankment (flood defence) at the boundary edge with Pells Walk, and the new riverside walk.
- 2.5 Phases 2 and 3 contain a higher proportion of larger family sized homes when compared to the overall scheme of 416 dwellings. The proposed 178 dwellings within Phases 2 and 3 comprise:
- 11 x 1 bed Flats
 - 24 x 2 bed Flats
 - 21 x 2 bed Houses
 - 52 x 3 bed Houses
 - 70 x 4 bed Houses
- 2.6 The overall scheme will be delivering 40% affordable housing (the majority of the affordable housing is within Phase 1) which was secured via the Section 106 legal agreement attached to the hybrid permission SDNP/15/01146/FUL.
- 2.7 Gardens were shown as typically 6m deep (including sheds for cycle and bin storage), created as 'courtyard gardens' with areas suitable for doorstep play and social interaction. These areas also contained surface car parking and together with roadside bays provided the parking provision for the residential units (a total of 163 car parking spaces would be provided within these Phases).
- 2.8 'Pells Cut' was designed as a transition from the proposed townscape of Phase 1 (and the main Town) to the leafy suburbs and open space to the north and west. The new residential frontages at the northern end of the riverside would face onto a green embankment, making a transition from the more urban flood walling to the south to the undeveloped riverside character further upstream.
- 2.9 The soft landscaping along road edges and in the shared courtyards were proposed as a counterbalance to the extent of buildings, walls and hard surfaces and in addition much of the planting contributed to sustainable drainage (through swales and rain-gardens).
- 2.10 This application relates to Phases 2 and 3 only and is seeking approval for:
- The appearance (architectural style and detailing and the acceptability of the principle of the proposed materials) of the proposed 178 new dwellings (houses and flats), and
 - The hard and soft landscaping proposed for the public realm (including the new river walkaway) and the semi-private and private spaces in and around the dwellings (including the courtyard areas and parking).
- 2.11 The original hybrid permission also contains a substantial number of conditions requiring further details in relation to Phases 2 and 3, such as a detailed material schedule, precise details of the proposed lighting, landscape management plan and the technical specifications for the proposed drainage, to be submitted to the SDNPA for approval at a later date (such as before works associated with those specific phases commence on site). Therefore, the details required by the conditions do not form part of this reserved matters application.
- 2.12 In line with the obligations set out in the Section 106 legal agreement for permission SDNP/15/01146/FUL, the applicant has set up a number of groups to ensure on-going community involvement with the scheme. This has included:
- A Design Working Group - to ensure local views were represented in making decisions about the scheme's design;
 - A Landscape and Play Working Group - set up to work with the applicant's design team on the improvements to Malling Fields and Pells Recreation Ground, and
 - A Sounding Board - a group which regularly meets the applicant's design and project management team to ensure local views are represented in the decision making about the scheme as a whole.
- 2.13 These groups include representatives from a number of different stakeholders, such as Lewes Town Council, the Friends of Lewes, the Community Land Trust and local neighbourhood associations. The SDNPA has representation on these groups or is party to

the minutes and actions. In addition, the applicant has also engaged in more detailed pre-application discussions with the Authority, which has included Design Review Panel Workshops. All of these groups raised a series of specific points, and together with the applicant reviewing the information originally submitted in 2015 / 2016, have proposed a number of changes or have provided more details.

2.14 Issues regarding appearance, which this application has addressed include:

- Opportunities to better connect rear garden spaces to the courtyard spaces both generally but specifically at Papermill Court;
- Improvements to the gable elevation facing riverside at Papermill Court;
- Improvements to the gable elevations overlooking entrances to courtyards to be animated with openings, thereby increasing surveillance and marking important thresholds within the street scene;
- Alterations to the balconies in terms of depth, orientation and configuration to units along the riverside and/or wharfside;
- Consolidating refuse and cycle storage;
- Consolidating garage access points where serving flats;
- Re-planning the corner unit apartment blocks over-looking the river to improve layout;
- Re-planning Tannery Court riverside terrace to improve layout, entrance positioning and typology when seen from the river, as well as improved transition between Northgate and Pells Cut;
- Re-planning of Corporation Court riverside and mews housing to improve layout and transition to Northgate along the wharfside;
- Re-planning the units at the corners of Pells Cut to improve layout and appearance in street scene;
- Alterations to the corner unit of Northgate to improve layout looking west along Pells Cut, and adjacent unit amended to match roof lines and bay heights of Northgate;
- The building line of the terrace of houses in Brook Street has been pulled back to improve the street scene and to improve the relationship to Spring Gardens;
- Design development of all inward facing courtyard elevations, and
- Material variation to improve overall transition between the Northgate and Pells Cut character areas.

2.15 Issues regarding the landscape which this application has addressed include:

- Exploring opportunities to reduce dominance of cars in the courtyard spaces;
- Exploring opportunities to enable visibility from garden, balconies and terraces spaces into the courtyards, such as through garden wall details and balcony terraces;
- Enhancing the sustainable urban drainage strategy through the use of rain gardens, swales and permeable surfaces;
- Exploiting an opportunity for water based recreation on the River Ouse including a Public Slipway and integrated seating terrace to provide access for launching boats, canoes, paddle board and rafts onto the River Ouse;
- Character of the courtyards and public realm to reference the riparian character of the River Ouse;
- Use of furniture along Corporation Wharf which reinforces the narrative of the 'wharf side, and
- Improved access to the Pells Recreation Ground including buggy ramps adjacent to step access.

2.16 Further discussion on how this application conforms to the approved Design Code (reference PI-1-2-3 42 Rev 02) is set out in Section 8 of this report.

3. Relevant Planning History

- 3.1 *SDNP/15/01146/FUL*: Hybrid Planning Application (being a full application as to Phase 1 and an outline application as to 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.

Full planning application (Phase 1) for the demolition of existing buildings, provision of infrastructure, construction of access off Phoenix Causeway and associated highway improvements, flood defences, erection of new buildings of up to 4 storeys, comprising 243 residential units (Class C3) [including 51 extra care units (Class C2/C3)]; 4185m² (Class B1 and A1, A2, A3, A4 and D2 uses) [Flexible work space including creative community space, assembly and leisure uses and restaurant]; Class D1 medical and health services [Health Hub including pharmacy]; creation of areas of public realm, cycle and car parking provision, including public parking, riverside pedestrian route, footbridge over the River Ouse and associated landscaping.

Outline application (Phases 2 & 3) for the demolition of existing buildings, construction of flood defences, provision of infrastructure, enhancements to recreational facilities at Malling Fields and Pells Park, the erection of new buildings of up to 3 storeys comprising up to 173 residential units (Class C3) with details relating to access, layout and scale for approval and details relating to appearance and landscaping reserved for subsequent approval.

Granted permission 25th May 2016

- 3.2 SDNP/16/04570/DCOND - Partial Discharge of Condition 27 for SDNP/15/01146/FUL (Phase 1) granted 15th November 2016
- 3.3 SDNP/18/03250/NMA - Non-Material Amendment to planning consent SDNP/15/01146/FUL – to amend phasing plan in relation to North Street Quarter to reallocate 5 dwellings and associated workshops from Phase 1 to Phase 3. Approved 15th August 2018.
- 3.4 SDNP/18/01950/DCOND and SDNP/18/02078/DCOND - Discharge of Conditions 4, 8, 12, 13, 14, 16, 17, 18, 19, 20, 22, 23, 25, 26, 37, 38, 39, 41, 42, 43, 44, 45, 47, 48, 49, 53, 54, 57, 60, 61, 62 and partial discharge of condition 27 of planning permission reference SDNP/15/01146/FUL. Spilt Decision (to discharge and partially discharge conditions) approved 14th December 2018
- 3.5 SDNP/18/06592/NMA - Non Material Amendment to planning permission reference SDNP/15/01146/FUL; including parking and landscaping alterations to courtyards, increase in some building heights, alterations to some building elevations and layouts, enhanced permeability including to the riverside setting and the introduction of a slipway. Approved 24th January 2019

4. Consultations

- 4.1 **Design, Landscape and Historic Buildings Officers** – Generally a high standard proposed in terms of the appearance and landscaping (including landscape design, materials and building design). Following pre-application discussions including workshops with the Design Review Panel, the amendments are supported and will result in improvements to the overall scheme.
- 4.2 **Archaeology** – no further recommendations as the mitigation measures have been secured via planning conditions attached to SDNP/15/01146/FUL.
- 4.3 **Local Highway Authority (East Sussex County Council)** – no objection subject to conditions.

Circulation and Permeability

Consider the site layout to be accessible and improvements have been made since the outline permission was granted. For example, welcome the deletion of the stepped access to the River at Corporation Court and in other areas. The amendments to courtyards and pedestrian access are acceptable. However, note the retention of steps to the Pells Park area from Papermill Court and Tannery Court. Although this allows more direct access to the northwest edge of the site, it does not do so for all users (wheelchairs users/those with prams). It is recommended that level access be provided where it can be.

Road Adoption:

It remains the case that the proposed roads and footways within Phases 2 and 3 will not be adopted as public highway. It is recommended that the routes and lighting be constructed as

close to adoptable standards as possible in order to ensure the longevity of construction for residents and site users.

Drainage:

It is recommended that onsite drainage is built and operates to adoptable standard and any drainage strategy should include adequate provision to ensure private water does not flow onto the adopted highway (and vice versa).

Vehicle swept paths:

Space for vehicle turning is provided at junctions, but it is recommended that the SDNP satisfies itself that the vehicle tracking for refuse and emergency vehicles is correct.

Parking:

Plan no PI-2-3 67 Rev 2 shows 163 parking spaces are proposed as part of this application, as set out during the hybrid application, insufficient car parking was proposed in the overall scheme.

Of the 163 spaces proposed, it appears that 121 spaces are proposed for the 3 & 4 bedroom dwellings, leaving 42 spaces for the 52 smaller dwellings (1 & 2 bedroom dwellings). This would be at the lower end of the required standard for 1 & 2 bedroom units.

The location of parking spaces has changed slightly with a view to improve site permeability and improve the appearance and operation of courtyards. Do not object to the parking layouts, except for the number of spaces that are served direct from the access roads that will therefore require drivers to reverse in/out of the spaces. This is particularly concerning where spaces are close to junctions e.g. the increased number of relocated spaces on the western side of Parkside, near blocks 13 and 15. While the spaces are to be accessed from private roads, and therefore such manoeuvres are unlikely to effect the operation of the adopted highway, the southernmost spaces on Parkside are at the junction of Brook Street. The four southernmost spaces on Parkside should be relocated along with those at the junction of Parkside / Quay Street (west).

Blocks 14 and 17 are served by spaces on plot (14 spaces) and Corporation Court and Tannery Court are served by on plot garages (15 garages in total). On plots spaces are less flexible and East Sussex County Council (ESCC) would consider garages as 1/3 of a space given their reduced use as parking (more likely to be used for storage). These 15 garages therefore count as 5 parking spaces of the total provision, a further reduction in total provision compared with ESCC standards.

As a result and if further parking is not provided, on-site parking permits should be managed in such a way to encourage parking in garages and to avoid over demand for shared/on street parking spaces.

Electric Vehicle charging points:

5 charging points have been secured within the car park (Phase 1). ESCC would like to see further EV points in Phases 2 and 3.

Cycle Parking:

Cycle parking is to be located throughout the development site, in safe and covered stores (long –term) and at overlooked stands (short term/visitor). This is acceptable.

Conditions

Recommended a number of conditions to ensure all the roads, footways and car parking spaces and cycle parking provision, and sufficient vehicles turning spaces, are provided before the development is occupied and the car parking and cycle spaces are retained.

4.4 **Environment Agency –** No objection.

4.5 **Lead Local Flood Authority (East Sussex County Council) –** no comment as this application (for appearance and landscaping) does not have significant implications in terms of surface water flood risk.

5. Representations

5.1 At the time of writing, 1 objection from the Friends of South Downs (South Downs Society) and 1 support from the Friends of Lewes have been received, the comments are summarised below.

5.2 The Friends of South Downs object to the application on the following issues:

- *Zero Carbon Development* – Object to the move away from the proposed low carbon (using the river as a heat source) approach via a district heating system to a few photo voltaic panels on some roofs and ground source pumps. If the developer is now relying on photo voltaic systems to generate electricity, the orientation of the majority of the housing needs to be adjusted to have south facing roofs. The scheme requires a redesign.
- *Access* - The originally proposed roundabout junction (between the site and Phoenix Causeway) has been abandoned in favour of a T junction. This could lead to pressure to use the residential Lancaster Street with its narrow pavements or even the single track Brook Street passed the Pells Playground to travel west. This late change needs a thorough traffic modelling and evaluation before details are signed off.
- *Affordable Housing* - In the original proposals, land was set aside for the Lewes Community Land Trust to provide genuinely affordable housing. It is not clear where this site lies within the detailed development. In addition, the applicant acknowledges the Lewes Neighbourhood Plan when considering the environment but not in relation to affordable housing. This application should not proceed until it is clear what sort of housing will be provided for local people. For example, provide land for the Lewes Community Land Trust and provide affordable housing in line with the Neighbourhood Plan's definition of Lewes Low Cost Housing.
- *Children's safety - Flood prevention and the Pells Play Park* - there does not appear to be a clear detailed set of engineering drawings showing the flood wall protecting the site and the Pells. At the specific consultation on the Pells Playground, local residents asked that the Pells playground should be left as it is. The original plans showed no access from the new development, however steps have now appeared in the wooded area. This is a dangerous alteration to a playground for young and preschool children, introducing a hidden exit, which would spoil the whole play experience and would make the play area unsafe.
In addition, it is not acceptable to remove the existing historic flint walls which would be harmful to the conservation area.
It is also noted that the swales have been continued despite an objection from the health authority. How will the applicants ensure they will be properly maintained so that they never hold stagnant water that could be used by mosquitoes for breeding nor be a hazard to small children?
- *Economic Well-being* - The existing businesses were promised a relocation to new units on the other side of the river but this appears to be unresolved. The loss of the enterprise area and other low cost workshops for start-up industries needs to be addressed.
- *Wildlife and Conservation* - The natural capital of the site includes shrubbery next to the Phoenix Causeway used for food and shelter by small birds and a riverside scrub and grass area where swans have nested for at least over 30 years in the same spot. How will these be replaced/protected while development is underway and afterwards?
Coloured bird boxes in the proposed flood barrier against a fast flowing tidal river are not going to make up for the loss of bird shelter in the shrubbery, the felled trees and the loss of a long term swan nesting site.

5.3 The Friends of Lewes state they have been fully engaged in the consultation process on the design for Phases 2 and 3. The changes made to the scheme through that process are welcomed and they support the proposals.

5.4 **Planning Officer Comment:** The majority of the issues raised in the objection by the Friends of South Downs are not material to the consideration of this application as the issues raised, such as affordable housing, flood defences and transport, were addressed (and approved) in the determination of the hybrid planning permission SDNP/15/01146/FUL. A

further explanation of the issues for consideration in the determination of this application is provided in Section 8 of this report.

6. Planning Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area comprises the adopted policies of the **Lewes District Local Plan, Part I, Joint Core Strategy 2016**, the saved policies of the **Lewes District Council Local Plan 2003**, and the **Lewes Town Council Neighbourhood Plan 2015 – 2033**. The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

- 6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

7. Planning Policy

National Planning Policy Framework (NPPF) and Circular 2010

- 7.1 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 (Defra Circular) and The National Planning Policy Framework (NPPF) which was issued and came into effect on 24 July 2018 (updated on 19 February 2019). The Defra Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.
- 7.2 Paragraph 172 also states that planning permission for major developments within National Parks should be refused except in exceptional circumstances and where it can be demonstrated they are in the public interest. The issue of major development was considered at the time of the principal permission (SDNP/15/01146/FUL). The conclusion reached was that the scheme was major development for the purposes of the NPPF and that the tests of exceptional circumstances and public interest were met to enable permission to be granted. No further consideration of paragraph 172 is required for the determination of this application as it is a reserved matters application in line with the principal permission.
- 7.3 The NPPF has been considered holistically in the determination of this application, although it is considered that the following sections are of particular relevance:
- Section 2: Achieving Sustainable Development
 - Section 4: Decision-making
 - Section 5: Delivering a sufficient supply of homes
 - Section 8: Promoting healthy and safe communities
 - Section 9: Promoting sustainable transport
 - Section 12: Achieving well-designed places
 - Section 14: Meeting the challenge of climate change, flooding and coastal change
 - Section 15: Conserving and enhancing the natural environment
 - Section 16: Conserving and enhancing the historic environment

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

- 7.4 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 specifically refers to Conservation Areas and requires that 'special attention shall be paid to the desirability of preserving or enhancing the character of that area'.

- 7.5 The following Development Plan policies set out below, have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

Development Plan Policies

- 7.6 The following policies in the adopted **Lewes District Local Plan, Part 1, Joint Core Strategy 2016** (JCS 2016) are relevant to this application:

- Spatial Policy 3 – North Street Quarter and adjacent Eastgate area, Lewes
- Core Policy 8 – Green Infrastructure
- Core Policy 10 – Natural Environment and Landscape Character
- Core Policy 11 – Built and Historic Environment and High Quality Design
- Core Policy 12 – Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability
- Core Policy 13 – Sustainable Travel
- Core Policy 14 – Renewable and Low Carbon Energy and Sustainable Use of Resources

- 7.7 The following saved policies of the **Lewes District Council Local Plan 2003** (Local Plan 2003) are relevant to this application:

- ST3 - Design, Form and Setting of Development
- ST5 - Access for People with Limited Mobility
- H5 - Development within or affecting Conservation Areas
- T9 and T10 - Pedestrian Routes and Traffic Calming
- LW10 - Access to the River Ouse

- 7.8 The following policies of the **Lewes Town Council Neighbourhood Plan 2015-2033** (LTCNP, which passed a referendum on 7th March 2019, and is recommended to be 'made' as a later agenda item at this Committee meeting) are relevant to this application:

- LE1 – Natural Capital
- LE2 – Biodiversity
- HC3 A - Heritage Protection of Landscape and Townscape
- HC3 B - Planning Application Requirements and Heritage Issues
- PL2 - Architecture & Design
- PL3 - Flood Resilience
- PL4 - Renewable Energy and the Resource and Energy Efficiency of New Buildings
- AM1 - Active Travel Networks
- SS1 - Historic Streets
- SS2 - Social & Civic Spaces
- SS3 - Protection & Enhancement of Green Spaces
- SS4 - River Corridor Strategy

- 7.9 The **South Downs Local Plan**, the Local Plan process has entered its final stages before adoption with consultation on relatively minor Main Modifications started on 1st February 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

- 7.10 The following policies of the South Downs Local Plan are considered relevant to this application:

- SD1 – Sustainable Development
- SD2 – Ecosystem Services
- SD4 – Landscape Character
- SD5 – Design
- SD8 – Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD11 – Trees, Woodland and Hedgerows
- SD15 – Conservation Areas
- SD17 – Protection of the Water Environment
- SD20 – Walking, Cycling and Equestrian Routes

- SD21 – Public Realm, Highway Design and Public Art
- SD45 – Green Infrastructure
- SD48 – Climate Change and Sustainable Use of Resources
- SD50 – Sustainable Drainage Systems
- SD57 – North Street Quarter and adjacent Eastgate area, Lewes

South Downs Partnership Management Plan

- 7.11 The South Downs Partnership Management Plan (SDPMP) was adopted on 3rd December 2013. It sets out a vision and long term outcomes for the National Park, as well as 5 year policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications.
- 7.12 The following policies are considered to be of particular relevance to this application:
- General Policy 1 – conserve and enhance the natural beauty and special qualities of the landscape
 - General Policy 3 – protect and enhance tranquillity and dark night skies
 - General Policy 4 – create more, bigger, better-managed and connected areas of habitat
 - General Policy 28 – improve and maintain rights of way and access land
 - General Policy 29 – enhance the health and well-being of residents and visitors by supporting the use of the National Park as a place for healthy outdoor activity and relaxation
 - General Policy 50 – housing and other development
 - General Policy 56 – support appropriate renewable energy schemes
 - General Policy 57 – managed waste
- 7.13 The outcomes of the SDPMP are also a material consideration. Relevant outcomes include 1, 2, 3, 6, 8 and 9.

8. Planning Assessment

- 8.1 This reserved matters application is seeking approval of appearance and landscaping for Phases 2 and 3 of the North Street Quarter scheme. Therefore the main issues for consideration are:
- Design (including materials, climate change and sustainability) and impact on landscape character and visual impact (including the Lewes Conservation Area and dark night skies);
 - Impact of the proposed landscaping on ecology;
 - Impact of the proposed appearance and landscaping of the public realm and courtyard areas on access and parking, and
 - Environmental Impact Assessment implications.
- 8.2 Other issues related to layout, access and scale, including the principle of the development (and including the relocation of any existing businesses), the location and design of the flood defences, the overall highway layout (both within and adjacent to the site), the amount and type of affordable housing and the principle of access to Pells Recreation Ground were all approved under the hybrid permission SDNP/15/01146/FUL and are not matters for consideration under this reserved matters application.

Design, Landscape Character and Visual Impact

- 8.3 It is considered that the overall design (appearance of the buildings and spaces) accords with the general objectives of the approved Design Code (reference PI-1-2-3 42 Rev 02), as it is considered that the proposals would:
- create a clearly defined transition to the riparian landscape of the Pells;
 - strengthen the connection between the scheme and the River Ouse, and scheme and the Pells Meadows;
 - provide access to the River Ouse for recreation;
 - provide street furniture to allow people to relax and enjoy the river and Pells Meadow

- provide safe, overlooked, pedestrian-friendly and uncluttered public realm with generous sized pavements, safe crossing points and integrated street furniture, which together with the use of surface treatments would signal clear priority for pedestrians;
- provide safe town-centre cycle routes;
- provide integrated access for all over flood defences;
- contribute to the continuous public realm for the North Gate and Pells character area;
- create a multifunctional landscape which can help manage storm water and enhance the biodiversity of the site;
- create flexible urban spaces with elements of hard and soft detailing;
- provide space for car parking;
- accommodate connections to adjacent streets and the wider scheme;
- create multifunctional communal garden spaces for the use of residents, and
- provide privacy and private amenity space to the residential buildings.

8.4 The following bullet points set out how this application is in accordance with the specific policies within the approved Design Code:

- NSQ 1: Inclusive Design – graded access routes would be provided in and around Phases 2 and 3. Graded access routes are provided into Pells Recreation Ground from the junction of Pelham Terrace and St John's Hill. The application also shows a stepped access on the north eastern side of Pells Recreation Ground that would enable residents living in Phases 2 and 3 to have a more direct access to the recreation ground from Quay Street.
Level access is proposed from the terraced houses fronting the Pells adjacent to Pells Pool.
Additional stepped access routes for pedestrians connecting Paper Mill Court to the River Ouse and Corporation Court to Corporation Wharf are also proposed. Buggy and Cycle access have been incorporated into the stepped accesses proposed at Pells Recreation Ground, Parkside to the Pells and Mill Chase Mews to the River Ouse.
- NSQ 2: Planting – the application proposes the same quantum of tree cover as set out in Diagram NSQ2 within the Design Code.
- NSQ 3: Productive Landscape – planting proposed within the communal gardens include fruiting trees, hedges and vines / climbing plants. Space for cultivation of vegetables and herbs is also proposed on the roof terraces (the roof terraces are also designed to provide sufficient loading for planters). Private gardens would also achieve the soil depth requirements as set out in the Design Code.
- NSQ 4: Biodiversity – the application proposes plant species / planting themes, such as 'wet grassland riverside', in accordance with Diagram NSQ4 and species table within the Design Code.
- NSQ 5: Water Management – the scheme proposes sustainable urban drainage, including swales, rain gardens, permeable surfaces and green roofs and is in accordance with Diagram NSQ5 within the Design Code.
- NSQ 6: Soils – the proposals have been developed in accordance with the soil locations and depths (and other requirements) as set out in Diagram NSQ6 within the Design Code.
- NSQ 7: Materials – the proposed materials of both the buildings and public realm are in accordance, in terms of material type and general colour, with Diagram NSQ7 and the materials table within the Design Code.
- NSQ 8: Enclosures – The proposed enclosures follow the principles of the Design Code, some garden walls would include some elements of 'hit and miss' brick work to increase inter visibility between the private spaces and courtyard areas.
- NSQ 9: Street Furniture – whilst Corporation Wharf has been altered to provide a slipway and integrated seating to improve access to the River Ouse for recreation, the street furniture proposals are in accordance with the principles set out in the Design Code.
- NSQ 11: Play and Recreation – Phases 2 and 3 propose areas for door step play within the communal gardens, courtyards and public spaces. Corporation Wharf has also been

- changed to incorporate a slipway to enable good access to the River Ouse for water based recreation.
- NSQ 13: Utilities – whilst the detailed utilities layout do not form part of this application, the application confirms that ‘clear corridors’ (free from planting / other obstructions) have been provided for utilities.
 - NSQ 14: Residential Refuse Storage and Hygiene – whilst the cycle and bin storage has been adapted to improve the useability and overall appearance of the courtyard areas, the proposals follow the principles set out in the Design Code as the refuse storage in the communal courtyards will be provided in timber enclosures.
 - NSQ 16: River Frontage – The overall proposals accord with the principles within the Design Code in terms of providing access to the River and following the design intent of the river frontage (i.e. in design, materials and landscaping providing a transition from the more urban characteristics of the centre of Lewes to the more River valley characteristics of the Pells area) and follows the details already approved for the flood defences. Whilst Corporation Wharf has been altered to provide a slipway and integrated seating to improve access to the River Ouse for recreation, this change was discussed with Officers and the Design Review Panel and approved under SDNP/18/06592/NMA, and is considered to be a significant benefit to the scheme.
 - NSQ 16: Transitional Elements – Building and Materials – The proposals accord with the Design Code as the proposed materials are consistent and similar to Phase I and / or the adjacent character area within the scheme. The appearance of the buildings have similar proportions, scale and rhythm albeit there is a variety of materials across the different character areas / transition between the different areas. For example the materials proposed for the buildings on the Quayside such as slate roofs and use of timber cladding are consistent with Phase I. Where the ‘Northgate’ and ‘Pells Cut’ buildings are adjacent to each other the proportion of bay windows are comparable, eaves and roof ridge lines are aligned, dormer windows are of a similar proportion and materials gradually change.
 - NSQ 17: Transitional Elements – Landscape and Colour – overall the proposal accords with the Design Code as the landscaping (soft and hard) is consistent throughout the scheme and between transitional areas. The colour of materials proposed also provides a gradual transition across the scheme, for example there are predominately darker coloured materials proposed on the elevations within Northgate and lighter tones within Pells Cut. Material variations and climbing plants have also been introduced to gable ends of buildings.
 - NSQ 18: Transitional Elements – Frontages – the frontages within Northgate and Pells Cut use asymmetrical compositional devices such as window alignment and bay window details which is in accordance with the Design Code.
 - Detailed elements for Northgate character area – For the streets and spaces which fall within the Northgate Character Area, parts of Pells Cut, Brook Street and Spring Gardens, the proposals are in full accordance with the detailed Design Code elements. As summarised below:
 - NG1, NG2 and NG3 (tone, colour and material palette) – the tone, colour and types of material proposed such as slate roofs, red, grey and buff coloured brickwork and timber cladding meets the requirements of the Design Code;
 - NG4 (Thresholds) – the design of the thresholds meets the detailed design requirements of the Design Code, for example the recessed threshold proposed for the properties in Brook Street clearly define the threshold through the choice of surface materials and the wall finishes in the recesses vary (for example through the use of metal sheet and timber shingles). In addition, the threshold details for Spring Street and Spring Square confirm to threshold types E and F;
 - NG5 (Elevations) – All the elevations follow the ordering systems illustrated within the Design Code, for example some of the elevations follow the simple ordering reflecting a masonry construction (i.e. centre of windows are aligned within the elevation) and the more complex ordering reflects the design of buildings already well established within Lewes where larger openings are ‘framed’ and clad;
 - NG6 (Gables) – It is proposed that all gables, masonry and cladding use clipped verge details in line with the Design Code;

- NG7 and NG8 (Dormers and Bays) – The proposed Dormer windows are either a simple dormer or part of a double height bay. Bay windows are proposed to be in the form of projecting windows within a simple box form (and project between 300 & 500mm), all of which is in accordance with the Design Code, and
- NG9, NG10 and NG11 (Windows including recessed and flushed) – The pane sizes of the proposed windows are consistent in their proportion and scale within the individual buildings and across a group of buildings and both proposed recessed and flushed windows meet the detailed design code (for example windows recessed into masonry will have rendered painted reveals).
- Detailed elements for ‘Pells Cut’ character areas – The majority of Phases 2 and 3 fall within the Pells Cut character area, the proposals are in full accordance with the detailed Design Code elements. As summarised below:
 - PC1, PC2 and PC3 (tone, colour and material palette) - the tone, colour and types of material proposed such as slate roofs, red and grey coloured brickwork, white painted brickwork and slate, metal and timber cladding meets the requirements of the Design Code;
 - PC4 (Thresholds) - the design of the thresholds meets the detailed design requirements of the Design Code, for example the proposed thresholds conform with threshold types A-D and G-K in terms of levels, porch details, elevational treatment and door types;
 - PC5 (Elevations) – The proposed elevations conform to the Design Code in terms of ratio of solid to void on principal elevations (i.e. no less than 2:1) and they follow a clear ordering (such as asymmetric elevations between unit types);
 - PC6 (Gables) – The proposed gable elevations conform to the Design Code as they offer asymmetrical arrangements, for example the gable elevations to the River propose a window distribution which is off centre.
 - PC7 (Dormers) – The proposed dormers are consistent with the details in the Design Code as they are flat roofed and either punctuate the eaves line or sit above it;
 - PC8 and PC9 (Bay and Other Window Details) – The proposed Bay windows conform to Bay Types 1 – 4 within the Design Code, variation is provided within the height (for example, some are single, double or triple) and they project between 215 & 1000mm from the elevation. All of the other proposed windows are also consistent with the Design Code, for example window sashes are in the proportion of 2:1, 3:2 or the nearest brick dimension to reflect traditional masonry construction with deep set windows found in the Pells neighbourhood;
 - PC10 (Doors) – The proposed door types are within the 6 types stipulated within the Design Code, for example a timber panelled door with glazed side and fan light or wide timber panelled door with glazed fan light and vision panel, and
 - PC11 (Building Details) – The proposed details of chimney stacks (proposed to be brick), fascia boards (proposed to be the same colour as the gutter), rainwater goods (proposed to be pre-patinated zinc with simple profiles), sub cills (proposed to be a solid construction) are all consistent with the details of the Design Code. No UPVC products are proposed, again this is consistent with the Design Code requirements.

8.5 The impact on landscape character and visual impact was considered in detail at the hybrid permission stage. It was concluded that the overall proposal was unlikely to have significant impact on the surrounding downland landscape character of the site and its impact may well be positive. In addition, it was recognised that visual impacts were more likely closer to site and at the Riverside, as the proposals would present a more built-up appearance (including the visual impact of the required flood walls). The mitigation measures proposed included the approval of the detailed Design Code (and other planning conditions such as the submission and approval of the precise materials) to help shape and guide the later planning applications.

8.6 As highlighted in the paragraphs above, the approved Design Code has fulfilled its objective in ensuring that there has been careful control over how the detailed elements of Phases 2

and 3 have come forward. It is considered that the details put forward in this reserved matters application would not have a detrimental impact on the surrounding downland landscape character, the townscape of Lewes nor have a detrimental visual impact, and would improve this part of town.

- 8.7 Phases 2 and 3 continue to provide opportunities for new planting, vegetation and tree cover that will assist in creating visual interest and providing spaces which provide opportunities for habitats to connect and provide other benefits such as sustainable urban drainage. The detailed design of the spaces continue to provide interesting areas where people can meet and linger, and enjoy the new environment and access to the Riverside.
- 8.8 As set out in the determination of the hybrid permission, the principles laid down in the Lewes Conservation Area Management Plan, 2013 state that new interventions should 'echo and reinforce those characteristics of the buildings, townscape and public realm of Lewes which make a positive contribution to the town and its local distinctiveness'. This was used to shape and guide the approved Design Code. As already stated, the appearance and landscaping of Phases 2 and 3 are in accordance with the approved Design Code, and it is considered that the details approved under this application would enhance the character of the Conservation Area and its setting.
- 8.9 In conclusion, it is considered that the appearance and landscaping proposed for Phase 2 and 3, through the detailed architectural design of the buildings and spaces is acceptable and would continue to provide strong references to the traditions of Lewes and would (together with Phase 1) make a strong contribution to the streetscapes of this part of Lewes and mitigate any visual impacts by providing high-quality landscaped spaces and walkway alongside the River Ouse.
- 8.10 On sustainable construction issues, the hybrid planning permission (and subsequent planning conditions) are structured in such a way that requires the applicant to explore the use of a District Heating system. There is not a requirement that they must provide a District Heating system.
- 8.11 During the discharge of conditions application (reference SDNP/18/02078/DCOND) the applicant provided reports and assessments stating that given the uncertainty around the viability of a District Heating system they were not proposing this as an option, albeit they were willing to continue to work with Lewes District Council to include the North Street Quarter scheme within a district heating network should the feasibility work (being undertaken by the District Council) conclude that such a scheme is viable and deliverable.
- 8.12 The SDNPA has accepted this position given the continued uncertainty around the deliverability of a district heating network. However, during the pre-application discussions on the appearance and landscaping of Phases 2 and 3, officers did ask the applicant to explore options to help demonstrate how this scheme could meet the policy requirements in the then emerging South Downs Local Plan albeit recognising the constraints imposed by the hybrid permission (such as layout of buildings and the overall approach to sustainability having been approved). It was through these discussions that the proposal for Photovoltaics (PV) on some of the roof planes emerged.
- 8.13 It is considered that the PV's now proposed within Phases 2 and 3 would have a limited visual impact given their orientation and the advances in technology which enable PV's to be read as roof 'tiles' or panels sitting more flush with the roof (as oppose to panels sitting pronounced above the roof tiles) and can be 'matt' in their appearance. It is considered that this helps the PV's to blend in and they would not appear as an incongruous feature within the roofscape. In addition, it is considered that the use of PV's would not have a detrimental impact on the South Downs International Dark Skies Reserve.
- 8.14 Given the uncertainty around the viability of a District Heating system and the drive to improve sustainable construction it is considered that the proposed PV's are acceptable, the proposal is consistent with the decisions already made (i.e. the hybrid permission) and local planning policies (both within the LTCNP and South Downs Local Plan), and they would not be detrimental to the overall appearance of the scheme.

- 8.15 It is considered that the overall design of the appearance and landscaping of Phases 2 and 3 is appropriate to the context and setting of the site, would provide a high quality external appearance to the buildings and public realm and overall would contribute to a strong sense of place. It is considered that this proposal would result in a significant positive enhancement to the wider landscape and townscape setting and would not have detrimental impact on the character or appearance of the Conservation Area or the Dark Skies Reserve. Therefore, it is considered that in terms of design (including sustainable construction), landscape character, visual impact and quality of dark skies, this proposal is in accordance with relevant policies in the NPPF, JCS 2016, Local Plan 2003, LTCNP, the South Downs Local Plan and the SDPMP.

Ecology

- 8.16 It is considered that the proposed scheme would not have a detrimental impact on ecology. The hybrid permission accepted that the overall site and existing vegetation had low ecological value except for areas of tree cover which were of high value for nesting birds, and in terms of protected species it had low or negligible value for reptiles, amphibians and water voles. Ecological surveys identified that existing buildings may be suitable for bat roosts and that the overall site had moderate value for foraging bats, particularly at the riverside and the river is used by migratory fish. The hybrid permission includes a number of planning conditions, which would apply to Phases 2 and 3, to ensure mitigation measures are provided (including the employment of a qualified ecologist during the actual works on site).
- 8.17 This reserved matters application does include a number of enhancements through proposed planting and other elements such as the installation of bird boxes, bat boxes and bee hives, which are considered would help improve biodiversity on the site and conserve and enhance wildlife. Therefore, it is considered that the scheme would conserve and enhance ecology and would not have any detrimental impact on protected species, and therefore is in accordance with the relevant policies in the NPPF, JCS 2016, LTCNP, the South Downs Local Plan and the SDPMP.

Access and Parking

- 8.18 Highway matters such as access, layout of highways and the total number of parking spaces being provided have already been approved as part of the hybrid permission, including the imposition of conditions (and S106 planning obligations, such as the provision of a car club and electric vehicle charging points) as suggested by the Local Highway Authority. Whilst the Local Highway Authority has commented upon the desirability of providing more parking spaces, the overall number of spaces proposed is unchanged and was considered acceptable, at the time the hybrid permission was granted, given the site is in a relatively sustainable location.
- 8.19 Therefore, the issue for consideration is whether the appearance and landscaping of the courtyard areas and public realm within Phases 2 and 3 are acceptable in access and parking terms. As already addressed within this section of the report, the proposal fully accords with the approved Design Code and the hybrid permission (SDNP/15/01146/FUL), albeit with some changes to the car parking spaces.
- 8.20 It is considered that the proposals would not have a detrimental impact on access and parking arrangements. In certain locations, such as within the Courtyard areas, it is proposed to relocate some of the car parking spaces which would result in drivers having to reverse in / out of spaces from the access roads close to junctions with other access roads. However, this affects a very small proportion of the total number of parking spaces (10 spaces), the roads are internal access roads where traffic speeds are expected to be low and there would generally be good visibility for drivers accessing those spaces. Therefore, this change is not considered to be unacceptable or detrimental to warrant a reason for refusal. Overall, it is considered that the changes proposed would result in a significant benefit to the appearance of the scheme by reducing the visual dominance of vehicles within the Courtyard spaces.

Environmental Impact Assessment

- 8.21 Under the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regs), where a planning consent involves more than one stage (termed a 'multi-stage consent'), for example, an initial stage involving a principal decision (such as an outline planning permission) and other decision stages to enable implementation (such as reserved matters), the likely significant effects of a project on the environment should be identified and assessed at the time of the principal decision. However, if those effects are not identified or identifiable at the time of the principle decision, an assessment must be undertaken at the subsequent stage.
- 8.22 In this case the principal decision was the hybrid permission SDNP/15/00146/FUL, which was accompanied by an Environmental Statement (ES) required by the then EIA Regs 2011. The decision reached on that permission concluded that the likely environmental impacts of the development had been adequately assessed in the ES and subject to the imposition of appropriate conditions to secure the mitigation measures the development was considered acceptable.
- 8.23 The determination of this reserved matters application only relates to the appearance and landscaping of Phases 2 and 3. Therefore, it is considered that the original ES adequately assessed the environmental impacts of the scheme in accordance with the EIA Regs. There has been no significant change in circumstances in terms of those environmental impacts or the identification of any new impacts which were not previously assessed to require the submission of a new ES.

9. Conclusion

- 9.1 It is considered that this proposal, for the appearance and landscaping for Phases 2 and 3 of the North Street Quarter scheme, would make a significant positive contribution to the appearance of Lewes Town, its legibility and permeability including connecting the River with the wider area. The proposal would not have a detrimental impact on the character of the local area and it would conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.
- 9.2 In coming to this conclusion special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Lewes Conservation Area.
- 9.3 It is considered that the likely environmental impacts of the development have been adequately assessed in the Environmental Statement submitted as part of the hybrid permission SDNP/15/01146/FUL, and the conditions imposed on that original permission and other conditions recommended below would secure appropriate and acceptable mitigation measures to conclude that the overall scheme would not cause significant harm or have any significant adverse impacts.
- 9.4 Therefore, it is considered that the proposal would accord with the relevant policies with the National Planning Policy Framework, the adopted Lewes District Local Plan, Part 1, Joint Core Strategy 2016, the saved policies of the Lewes District Council Local Plan 2003, the Lewes Town Council Neighbourhood Plan 2015-2033, the South Downs Local Plan, the South Downs National Park Partnership Management Plan 2014-2019 and the DEFRA Circular and purposes of the National Park.

10. Recommendation and Conditions

- 10.1 It is recommended that the reserved matters be approved subject to the conditions set out below:
1. The development to which the permission relates shall be begun not later than two years from the date of this permission.
- Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act, 1990.

2. The development hereby permitted shall be carried out in accordance with the plans and documents listed below under the heading 'Plans and Documents referred to in consideration of this application'.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No dwelling within any Phase of the development hereby permitted shall be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings (houses and flats) within that Phase of development has achieved:

- a minimum 19% improvement over the 2013 Building Regulations Part L Dwelling Emission Rate (DER)/Target Emission Rate (TER);
- a further reduction in CO² emissions through the use of renewable energy sources, and
- a 110 litres per person per day internal water use,

The documentary evidence shall be in the form of a final SAP calculations and water efficiency calculator and other evidence confirming that the water appliances/fittings have been installed as specified, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development has minimised its overall demand for resources, in accordance with Policy SD48 of the South Downs Local Plan.

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications as the overall design principles used for this scheme as followed best practice in 'designing out crime'.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

- 14.1 In reaching this decision the South Downs National Park Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included pre-application discussions to ensure that the development brought forward conserves and enhances the natural beauty, wildlife and cultural heritage of the National Park.

TIM SLANEY

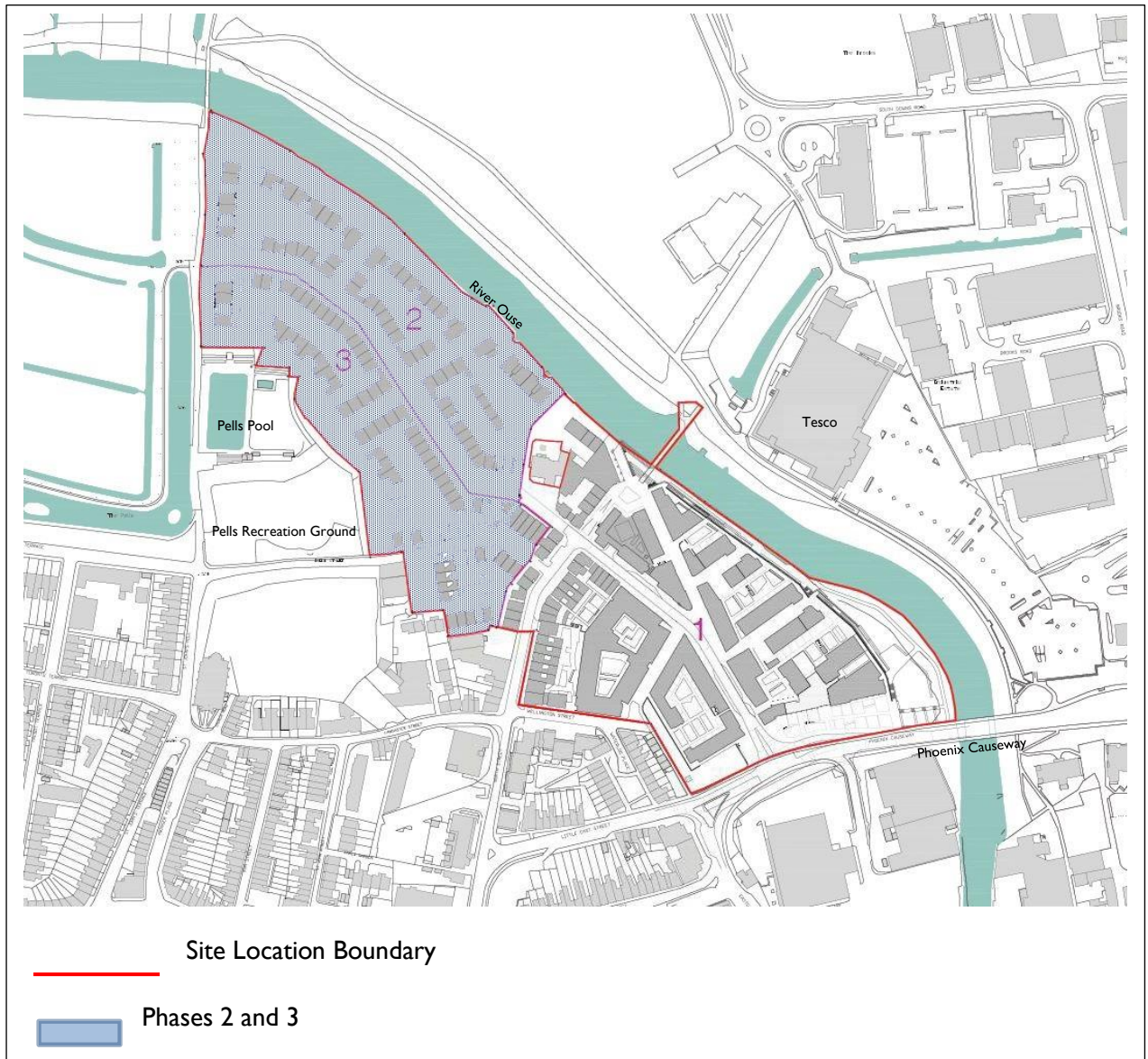
Director of Planning

South Downs National Park Authority

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Appendices	1. Site Location and Phasing Plan 2. Plans and documents referred to in consideration of this application
SDNPA Consultees	Legal Services & Major Planning Projects and Performance Manager
External Consultees	None
Background Documents	All planning application plans, supporting documents, consultation and third party responses for SDNP/18/06615/FUL Planning Committee Report for SDNP/01146/FUL

[National Planning Policy Framework 2019](#)
[Lewes District Local Plan, Part 1, Joint Core Strategy 2016](#)
[Lewes District Council Local Plan 2003](#)
[Lewes Town Council Neighbourhood Plan 2015-2033](#)
[South Downs Local Plan](#)
[South Downs National Park Partnership Management Plan 2014-2019](#)

Site Location and Phasing Plan



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Plans and Documents referred to in consideration of this application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plans and Documents			
Phase	Drawing Number	Rev No.	Title of plan / document
PI-2-3	50	00	Location Plan
PI-2-3	62	2	Block Plan
PI-2-3	67	2	Cycle and Car Parking Plan
PI-2-3	68	3	Occupiers Waste Strategy Plan
PI-2-3	85	02	Site Wide Elevations Riverside, New Eastgate St North and South Part 1 of 6
PI-2-3	85	02	Site Wide Elevations Riverside, New Eastgate St North and South Part 2 of 6
PI-2-3	85	02	Site Wide Elevations Riverside, New Eastgate St North and South Part 5 of 6
PI-2-3	85	02	Site Wide Elevations Riverside, New Eastgate St North and South Part 6 of 6
PI-2-3	89	00	Site Wide Elevations Quay Street
PI-2-3	096	2	Landscape and Public Realm, Arboricultural Survey 1 of 2
PI-2-3	097	2	Landscape and Public Realm, Arboricultural Survey 2 of 2
	CBA10200.01B TSP		Tree Survey Plan
PI-2-3	098	4	Landscape and Public Realm, Tree Protection and Removal Plan 1 of 2
PI-2-3	099	5	Landscape and Public Realm, Tree Protection and Removal Plan 2 of 2
PI-2-3	107	2	Landscape and Public Realm, General Arrangement Plan 1 of 2 Roof Level
PI-2-3	108	3	Landscape and Public Realm, General Arrangement Plan 2 of 2 Roof Level
PI-2-3	111	2	Pell's Western Boundary Elevation
PI-2-3	114	3	Boundary Condition – 1 Pell's Meadows
PI-2-3	115	2	Boundary Condition – 1 Pell's Meadows
PI-2-3	116	2	Boundary Condition – 1 Pell's Meadows
PI-2-3	117	2	Boundary Condition – 2 River Ouse West Papermill Court

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Plans and Documents			
Phase	Drawing Number	Rev No.	Title of plan / document
PI-2-3	I18	2	Boundary Condition – 2 River Ouse West Tannery Court
PI-2-3	I28	2	Boundary Condition – 8 Spring Gardens
PI-2-3	I29	2	Boundary Condition – 9 Parkside
PI-2-3	I31	10	Landscape and Public Realm, Phase 2-3 General Arrangement I of 2 Ground Level
PI-2-3	I32	10	Landscape and Public Realm, Phase 2-3 General Arrangement I of 2 Ground Level
P2-3	I33	03	Landscape and Public Realm, Cycle and Refuse Storage Detail CSI
PI-2-3	I34	2	Details Plans and Sections – Key Plan
PI	494	6	Landscape and Public Realm, River Ouse Frontage – Planning Condition Discharge
P2-3	I000	00	Corporation Wharf Ground Floor Plan – Level L0
P2-3	I001	00	Corporation Wharf First Floor Plan – Level L1
P2-3	I002	00	Corporation Wharf Second Floor Plan – Level L2
P2-3	I003	00	Corporation Wharf Second Floor Plan – Level L3
P2-3	I004	00	Corporation Wharf Roof Plan
P2-3	I005	00	Corporation Court & Quay St Ground Floor Plan Level L0
P2-3	I006	00	Corporation Court & Quay St First Floor Plan Level L1
P2-3	I007	00	Corporation Court & Quay St Second Floor Plan Level L2
P2-3	I008	00	Corporation Court & Quay St Roof Plan
P2-3	I009	00	Pells Cut adjacent to Corporation Villas and Brook St Link Ground Floor Plan Level L0
P2-3	I010	00	Pells Cut adjacent to Corporation Villas and Brook St Link First Floor Plan Level L1
P2-3	I011	00	Pells Cut adjacent to Corporation Villas and Brook St Link Second Floor Plan Level L2
P2-3	I012	00	Pells Cut adjacent to Corporation Villas and Brook St Link Roof Plan

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Plans and Documents			
Phase	Drawing Number	Rev No.	Title of plan / document
P2-3	I013	00	Corporation Wharf Part River Elevation with Phase I
P2-3	I014	00	Corporation Wharf Elevations I and 2
P2-3	I015	00	Corporation Wharf Elevations 2 and 3
P2-3	I016	00	Corporation Wharf and Quay Street Corner Flats Corporation Court Street View
P2-3	I017	00	Corporation Wharf and Quay Street Corner Flats Corporation Wharf Street View
P2-3	I018	00	Quay Street Corner Flats Elevations I, 2 and 3
P2-3	I019	00	Quay Street Corner Flats Elevations 4, 5 and 6
P2-3	I020	00	Quay Street Corner Flats and Quay Street, Street View
P2-3	I021	00	Quay Street Elevations I and 2
P2-3	I022	00	Quay Street Elevations 3 and 4
P2-3	I023	00	Quay Street to Corporation Wharf Back Street View
P2-3	I024	00	Corporation Court to Quay Street, Street View
P2-3	I025	00	Corporation Court Houses 275-278, Elevations I and 2
P2-3	I026	00	Corporation Court Houses 275-278, Elevations 3 and 4
P2-3	I027	00	Pells Cut 271-274 adjacent to Corporation Villas, Street View
P2-3	I028	00	Pells Cut 271-274 adjacent to Corporation Villas, Elevation I
P2-3	I029	00	Pells Cut 271-274 adjacent to Corporation Villas, Elevations 2, 3 and Section 4
P2-3	I030	00	Pells Cut Brook Street Link Elevation I, Street View
P2-3	I031	00	Pells Cut Brook Street Link Elevation 2, 3, 4 and 5
P2-3	I032	00	Pells Cut Brook Street Link Elevation 6, 7, 8 and 9
P2-3	I033	00	Pells Cut Brook Street Link Elevation 10, 11 and 12
P2-3	I034	00	Brook Street North Flat 354 Elevations I, 2, 3 and 4
P2-3	I050	00	Pells Cuts Block 18 GA Plans
P2-3	I051	00	Pells Cuts Block 18 GA Elevations
P2-3	I100	00	Pells Cuts Block 06 GA Plans

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Plans and Documents			
Phase	Drawing Number	Rev No.	Title of plan / document
P2-3	I101	00	Pells Cuts Block 06 GA Elevations
P2-3	I102	00	Pells Cuts Block 05 GA Plans
P2-3	I103	00	Pells Cuts Block 05 GA Elevations
P2-3	I104	00	Pells Cuts Block 04 GA Plans
P2-3	I105	00	Pells Cuts Block 04 GA Elevations
P2-3	I106	00	Pells Cuts Block 08 GA Plans
P2-3	I107	00	Pells Cuts Block 08 GA Elevations
P2-3	I108	00	Pells Cuts Block 07 GA Plans
P2-3	I109	00	Pells Cuts Block 07 GA Elevations
P2-3	I200	00	Pells Cuts Block 01 GA Plans
P2-3	I201	01	Pells Cuts Block 01 GA Elevations
P2-3	I202	00	Pells Cuts Block 02 GA Plans
P2-3	I203	00	Pells Cuts Block 02 GA Elevations
P2-3	I204	00	Pells Cuts Block 03 GA Plans
P2-3	I205	00	Pells Cuts Block 03 GA Elevations
P2-3	I206	00	Pells Cuts Block 09 GA Plans
P2-3	I207	00	Pells Cuts Block 09 GA Elevations
P2-3	I208	00	Pells Cuts Block 10 GA Plans
P2-3	I209	00	Pells Cuts Block 10 GA Elevations
P2-3	I300	00	Pells Cuts Block 11 GA Plans
P2-3	I301	00	Pells Cuts Block 11 GA Elevations
P2-3	I302	00	Pells Cuts Block 12 GA Plans
P2-3	I303	00	Pells Cuts Block 12 GA Elevations
P2-3	I304	00	Pells Cuts Block 13 GA Plans
P2-3	I305	00	Pells Cuts Block 13 GA Elevations
P2-3	I306	00	Pells Cuts Block 14 GA Elevations
P2-3	I307	00	Pells Cuts Block 14 GA Elevations

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Plans and Documents			
Phase	Drawing Number	Rev No.	Title of plan / document
P2-3	I310	00	Pells Cuts Communal Bin Store & Sub Station GA Plans and Elevations
P2-3	I400	00	Pells Cuts Block 17 GA Plans
P2-3	I401	00	Pells Cuts Block 17 GA Elevations
P2-3	I402	00	Pells Cuts Block 15 GA Plans
P2-3	I403	00	Pells Cuts Block 15 GA Elevations
P2-3	I404	00	Pells Cuts Block 16 GA Plans
P2-3	I405	00	Pells Cuts Block 16 GA Elevations
P2-3	I500	00	Brook Street North Ground Floor Plan Level L0
P2-3	I501	00	Brook Street North First Floor Plan Level L1
P2-3	I502	00	Brook Street North Second Floor Plan Level L2
P2-3	I503	00	Brook Street North Roof Plan
P2-3	I504	00	Spring Gardens, Spring Square and Brook Street South Ground Floor Plan – Level 0
P2-3	I505	00	Spring Gardens, Spring Square and Brook Street South First Floor Plan – Level 1
P2-3	I506	00	Spring Gardens, Spring Square and Brook Street South Second Floor Plan – Level 2
P2-3	I507	00	Spring Gardens, Spring Square and Brook Street South Roof Plan
P2-3	I508	00	Brook Street North Street View
P2-3	I509	00	Brook Street North Elevation 1
P2-3	I510	00	Brook Street North Elevation 2
P2-3	I511	00	Brook Street North Elevation 3 and 4 and Section
P2-3	I512	00	Spring Square Street View
P2-3	I513	00	Spring Square Elevations 1 and 2
P2-3	I514	00	Spring Square Elevations 3 and 4
P2-3	I515	00	Spring Square Sections 5 and 6
P2-3	I516	00	Spring Gardens Elevation 1
P2-3	I517	00	Spring Gardens Elevation 2, 3 and 4

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Plans and Documents			
Phase	Drawing Number	Rev No.	Title of plan / document
P2-3	I518	00	Spring Gardens Flats 331-332, Elevations 1, 2, 3 and 4
P2-3	I519	00	Spring Gardens Street View
P2-3	I520	00	Brook Street South Street View
P2-3	I521	00	Brook Street South Elevations 1 and 2
P2-3	I522	00	Brook Street South Elevations 3 and 4
P2-3	I523	00	Brook Street South Elevations 5 and 6
P2-3	I901	3	Landscape and Public Realm, Phase 2-3 General Arrangements 3 of 3 Ground Level
P2-3	I902	1	Landscape and Public Realm, Phase 2-3 Planting Plan 1 of 2 Ground Level
P2-3	I903	1	Landscape and Public Realm, Phase 2-3 Planting Plan 2 of 2 Ground Level
P2-3	I905	0	Landscape and Public Realm, Phase 2-3 Biodiversity Roof Plan 1 of 3
P2-3	I906	0	Landscape and Public Realm, Phase 2-3 Biodiversity Roof Plan 1 of 3
P2-3	I908	0	Phase 2-3 Details Location Plan Ground Level 1 of 2
P2-3	I909	0	Phase 2-3 Details Location Plan Ground Level 2 of 2
P2-3	I920	0	Landscape Section 1 Park Side to Papermill Court
P2-3	I921	0	Landscape Section 2 Park Side to Mill Chase Mews
P2-3	I922	0	Landscape Section 3 Park Side to Tannery Court
P2-3	I923	0	Landscape Section 4 Park Side to Corporation Court
P2-3	I924	0	Landscape Section 5 Quay Street
P2-3	I925	0	Landscape Section 6 Spring Gardens
P2-3	I940	00	Landscape & Public Realm Street Furniture Detail 17 Litter Bin
P2-3	I941	00	Landscape & Public Realm Street Furniture Detail 18 Cycle Stand
P2-3	I942	00	Landscape & Public Realm Street Furniture Detail 19

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Plans and Documents			
Phase	Drawing Number	Rev No.	Title of plan / document
			Bollards
P2-3	1943	00	Landscape & Public Realm Street Furniture Detail 20 Hardwood Picnic Table
P2-3	1944	00	Landscape & Public Realm Street Furniture Detail 21 Cube Seat
P2-3	1945	00	Landscape & Public Realm Street Furniture Detail 22 Bench Type 9
P2-3	1946	00	Landscape & Public Realm Street Furniture Detail 23 Bench Type 10
P2-3	1947	00	Landscape & Public Realm Street Furniture Detail 24 Arboretum Marker
P2-3	1950	00	Landscape & Public Realm Wall Detail 13 High Boundary Wall
P2-3	1951	00	Landscape & Public Realm Wall Detail 14 Low Boundary Wall
P2-3	1952	00	Landscape & Public Realm Wall Detail 15 Metalwork Railing and Gate
P2-3	1953	00	Landscape & Public Realm Wall Detail 16 Pre-cast Concrete Seating Terraces
P2-3	1954	00	Landscape & Public Realm Wall Detail 17 Pennant Steps
P2-3	1955	00	Landscape & Public Realm Wall Detail 18 Concrete Steps
P2-3	1956	00	Landscape & Public Realm Cycle and Refuse Storage Detail CS4
P2-3	1957	00	Landscape & Public Realm Cycle and Refuse Storage Detail CS5
P2-3	1958	00	Landscape & Public Realm Bin Storage Detail
P2-3	1960	00	Landscape & Public Realm Tree Pit Detail Soft
P2-3	1961	00	Landscape & Public Realm Tree Pit Detail Hard
P2-3	2000	01	Onsite Vehicular Swept Paths – Refuse Sheet 1 of 2
P2-3	2001	01	Onsite Vehicular Swept Paths – Refuse Sheet 2 of 2
P2-3	2002	00	Onsite Vehicular Swept Paths – Fire Tender Sheet 1 of 2
P2-3	2003	00	Onsite Vehicular Swept Paths – Fire Tender Sheet 2 of 2
P2-3	2004	00	Onsite Vehicular Swept Paths – 7.5T Box Van Sheet 1 of 2

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Plans and Documents			
Phase	Drawing Number	Rev No.	Title of plan / document
P2-3	2005	00	Onsite Vehicular Swept Paths – 7.5T Box Van Sheet 2 of 2
	CBA10200	v3	Tree Survey Report, North Street Quarter Ltd, March 2018, produced by CBA Trees
			Phase 2 and 3, North Street Quarter Lewes, Sustainability Statement, December 2018 produced by Daedalus Environmental
P-2&3	I900	Rev 00	North Street Quarter Lewes, Planning Condition 64 – Reserved Matters: Landscaping and Appearance Supporting Information, December 2018
P-2&3	I800	Rev 00	North Street Quarter Lewes, Planning Condition 64 – Reserved Matters: Landscaping and Appearance Supporting Information, Design Code Statement relating to Reserved Matter of Appearance, January 2019
			Letter from Daedalus Environmental dated 20 th March 2019

Reasons: For the avoidance of doubt and in the interests of proper planning.

