

## **SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL**

Date of meeting:	24/09/2019
Site:	Aldi House site, Brooks Road, Lewes, BN7 2BY
Proposal:	Redevelopment of a retail (A1) unit at Brooks Road, Lewes, with associated parking, servicing and landscaping to include a 1,254 sqm retail space
Planning reference:	SDNP/18/05206/FUL
Panel members sitting:	Kay Brown (Chair) Lap Chan John Hearn Alison Galbraith Oliver Lowenstein
SDNPA officers in attendance:	Mark Waller-Gutierrez (Design Officer) Ruth Childs (Landscape officer) Lucy Howard (Planning Policy Manager) Natacha Bricks-Yonow (Support Services Officer) Tania Hunt (Support Services Officer)
SDNPA Planning Committee in attendance:	None
Item presented by:	Alastair Close Diane Starkey
Declarations of interest:	None

The Panel's response to your scheme will be placed on the Planning Authority's website where it can be viewed by the public.

The SDNPA operate a transparent service, whereby pre-application and application details, although not actively publicised will be placed on the online planning register. This is unless the applicant gives reasons why the enquiry is commercially sensitive.

	<b>Main Issues</b>
	<ul style="list-style-type: none"> <li>• Landscape led approach (LVIA)</li> <li>• Place making role (master plan)</li> <li>• Access and sustainability</li> <li>• Use of the access road</li> </ul>
	<b>Summary</b>
	<ol style="list-style-type: none"> <li>1. The Landscape led approach needs to be much more demonstrated. An LVIA should be produced and revisited. It is the starting point of developing a scheme. It should include the views into the site, roofscape, settings, and wider landscape. This building is in an industrial context but the applicant needs to think about the wider Lewes/National Park settings. The area is regenerating and is not just industrial anymore, it is changing.</li> <li>2. A masterplan for the wider area would be the ideal as the relationship with neighbouring sites should all be looked at as a whole.</li> <li>3. The applicant should consider the place making role more. This is a huge opportunity and Aldi should raise its aspirations to make a positive alteration to the amenities and to the landscape. Ideally a master plan for this site and its wider settings should be produced. In this context, working with Tesco and Majestic Wine could be mutually beneficial. If the access road next to Majestic Wine was integrated into the site, it would give more opportunities for a better proposal.</li> <li>4. Access and sustainability. The aim of the scheme is to increase retail space and increase or improve the access for cars. An origin and destination survey of the customers would be useful. There is a conflict between pedestrian, and cyclist movement and cars. The message should be to encourage more sustainable transport movements.</li> <li>5. Place making. The relationship with the boundaries should also be investigated. The changes in level is something to deal with but it could be an interesting opportunity for a DDA compliant approach. The appropriateness of the existing landscape should be reviewed. In the National Park, schemes are expected to follow a townscape and place making approach which creates a community resource.</li> <li>6. The Panel would also like to know more about sustainable measures, particularly regarding the BREEAM excellent requirement.</li> <li>7. Master plan. The plan does not look right, it does not fit in the wider urban grain and the arrangements of buildings.</li> <li>8. The Panel encourages the applicant to consider using the access road from the Majestic Wine site. It could help for HGV circulation and capacity.</li> <li>9. The Panel hopes its comments help create a successful scheme.</li> </ol>