

PLANNING VISION FOR NORTH STREET AREA, LEWES

Statement by the Friends of Lewes Society (the Society)

1. The Society welcomes the principle of re-developing the site as a means of enhancing the economic viability of the town when the existing buildings do not add anything to the town's character.
2. The planning vision should also incorporate other sites adjacent to the North Street area on which development is likely.
3. Any new development should integrate with the existing town centre and its public transport. The design specification should be such that it can be considered for inclusion in the existing conservation area that abuts it. The type of development should be a mixed one including housing, retail, workshop space and community facilities.
4. Any redevelopment plans should increase the overall level of employment in the town. However, an exception should be made to the current planning designation of the site as existing businesses could be moved to other sites in the town. If this takes place public services such as the fire station, recycling depot and dental surgery should be sited at convenient locations.
5. A pre-requisite to any development is that Planning Policy Statement 25 must be satisfied with flood protection measures provided and adequate maintenance arrangements for them made.
6. Adequate infrastructure arrangements for any development including water supply, sewerage, education, health and social services must be in place before planning permission is given.
7. The effect which the development will have on traffic in other parts of the town must also be adequately resolved before planning permission is given.
8. Any development must have parking, both for the residential units to be constructed and as replacement for existing parking lost, with good pedestrian routes from the parking to the rest of the town.
9. The possibility of a new bridge for both pedestrian and vehicular traffic to Malling should be considered.
10. The design of any development should be sympathetic to the rest of the town and incorporate features of local distinctiveness. Buildings of more than 4 stories should be avoided whilst any housing provided should incorporate a reasonable proportion of affordable units.
11. Sustainable principles must be followed in any new construction and illumination at night must be consistent with existing rules.
12. A development should also be landscaped properly. Community facilities should include the provision of meeting rooms/halls for hire as well as children's play areas. A riverside footway is a particular feature that the Society wishes to see.

January 2007