

SDNP/18/06103/OUT: Erection of up to 226 dwellings and Public Open Space with associated infrastructure including a new access to Monks Way. (Outline with all matters reserved except access and elements of the Layout comprising the principal access route through the site' development parcels, street frontages and the size and location of the proposed Open Space). Old Malling Farm, Old Malling Way, Lewes, BN7 2DY

Friends of Lewes have reviewed the new documents associated with this application and makes a supplementary representation to that made in January 2019. Robert Cheesman has asked the Society to mention that his representation of 22 February 2021 was a personal objection and was not made on behalf of the Society.

Friends of Lewes remains of the view that the prospect of 226 houses with provision for 450 cars having only one vehicular access (remotely located at the most northerly part of the site, at the greatest distance from Lewes Town Centre) is unacceptable as it would result in a car dependent development based on a number of 'cul-de-sacs' and as such would be totally unsustainable.

The Society notes the representations made by the SDNPA Access Team and ESCC Highways and calls for the application to fully address the delivery of walking and cycling infrastructure which is essential to ensure sustainable access to the town centre is provided as a meaningful alternative to car travel. It objects to the current proposals, which are inadequate.

Furthermore, the single road access at the north end will lead to longer road journeys than if there was an access point at the south end. The consequences will be inconvenience to the site's residents, nuisance from additional traffic to existing residents in Old Malling Way and increased noise and air pollution in the area. The Society remains of the view that a vehicular access to the site should also be provided at the south end.

Also of relevance are the recent changes in the likely timescale for implementation of any development proposals for the North Street Quarter site in the centre of Lewes. These included a package of measures to improve the circulation of traffic within the town centre that are understood to have been an integral part of supporting the proposals for the Old Malling Farm site. The original scheme by the North Street Quarter Ltd has been abandoned and there is likely to be a significant delay in the implementation of any alternative scheme on this site. The necessary developer contributions for junction improvements at Phoenix Causeway roundabout, required to meet the needs of the Old Malling Farm development, have therefore not been secured.

The Society notes the comments by the SDNPA Design Officer, SDNPA Conservation Office and the SDNPA Landscape Officer that some requirements of the Old Malling Farm Design Brief have not been met. It considers it important that these are determined as part of the consultation and not as reserved matters.

The Society maintains its objection.

The Friends of Lewes, May 2021