

MASTERPLAN

required by

Spatial Policy 3
of the Lewes District Council and South Downs National Park Authority
Joint Core Strategy - January 2013

relating to

North Street Quarter and adjacent Eastgate area, Lewes

CD Clifford Dann

March 2014

MASTERPLAN

1 Introduction

- 1.1 Spatial Policy 3 (SP3) of the Joint Core Strategy – Proposed Submission document, dated January 2013, requires a Masterplan to be prepared in advance of a formal planning application.

The purpose of the Masterplan is twofold:

- to indicate the development mix based on the range of uses and broad quantum of development listed in SP3
 - to explain how development of the policy area will be phased and delivered in the period between 2015 and 2018
- 1.2 The Masterplan is required to be developed in consultation with residents, businesses and community groups on the site and in the local area.
- 1.3 As at January 2014, the Joint Core Strategy (JCS) is yet to be formally submitted to the Secretary of State. However, due to the imminent timing of a planning application(s) for the strategic site it is considered appropriate for the promoters of the North Street area to progress submission of a Masterplan as suggested by this policy for approval
- 1.4 The Masterplan seeks to resolve a strategic land use, identify strategic items of design importance and to demonstrate viable development in accordance with Spatial Policy 3. The Masterplan also seeks to ensure that complimentary schemes can be taken forward through a detailed application process by the promoters of both the North Street Quarter area and Eastgate.
- 1.5 As the requirement for a Masterplan arises through Policy SP3, the whole policy area is included. Accordingly in light of the issue referred to in the previous paragraph the Masterplan needs to make provision for the Eastgate area to be developed separately, but nevertheless in accordance with SP3 and also meet landowners' aspirations as set out in their representations to the JCS.
- 1.6 The development of the North Street area and the Eastgate area give rise to highway considerations in relation to Phoenix Causeway together with other connected public realm and for this reason there remains a need for ongoing consultation between the main parties and the statutory authorities.
- 1.7 The Masterplan has been prepared on behalf of the Santon Group. The document is being submitted to the District Council and National Park Authority for their consideration and approval.

2 Principal landowners

- 2.1 The policy area is made up of a number of interests. As at January 2014, the Santon Group owns much of the land lying to the north of Phoenix Causeway comprising the North Street Industrial Estates, with the remainder of this northern area owned by Lewes District Council, East Sussex Fire and Rescue and other private interests. This is commonly known as the North Street Quarter,
- 2.2 South of the Causeway is Waitrose (including the former Wenban Smith) and the bus station, all of which is in assorted private ownerships. This is commonly known as Eastgate
- 2.3 The role of Santon as the developer will be to secure planning permissions for the landholdings to the north of Phoenix Causeway and to deliver the development.

3 Consultation

- 3.1 The Masterplan provides a framework for the development of the policy area in line with the Core Strategy requirements. Development of the Masterplan has been an evolutionary process given the need for it to take account of feedback from public consultation and the extensive investigations, research and studies which have been and are continuing to be undertaken in consultation with the National Park Authority, Lewes District Council, East Sussex County Council, Environment Agency and other bodies and agencies. Evidence of public consultation can be seen on the North Street Quarter website : www.northstreetqtr.co.uk

4 Distribution of uses

- 4.1 The schematic plan which is attached as Plan A indicates where the principal land uses specified in SP3 will be located. The plan was displayed at the first public consultation event in January 2013 and at the second event in October 2013. It has also been and continues to be displayed with public responses recorded on the North Street Quarter website.
- 4.2 Plan A shows residential development in the northern part of the policy area, as specified in the policy, with mixed use development for the remainder of the policy area covering the wide range of uses as provided for in the policy. The applications which are to be made in due course will largely follow this land use framework.

5 Quantum

- 5.1 The Masterplan is required to indicate the development mix for the proposed uses and the broad quantum. The widespread public consultation and the extensive investigations, research and studies referred to enables a more detailed assessment to be made as to how the site is likely to be developed and tested against the policy requirements, as part of the planning application process. This assessment has highlighted a couple of aspects of the proposals that do not strictly adhere to the draft policy framework set out in Spatial Policy 3.

Table 1 – Review of Spatial Policy 3 uses and quantum

***See Appendix for description of use classes**

Spatial Policy 3 – uses and broad quantum of development sought	Comment	Review
Approximately 350 residential units, predominantly focused towards the northern part of the site	SP3 representations and consultation comments confirm support for housing, particularly affordable housing. The site has the capacity for more units without compromising other SP3 policy requirements. A proportion will be care units, with a planning classification to be tested at a later detailed planning stage.	Approximately 420 residential units.
Between 4,000 m ² and 5,000 m ² of B1a office floorspace	Approximately 4000 m ² of floorspace will be provided within the North Street Quarter for B1/D1-D2 /A1-A5 business use (including office). This is in response to the SP3 representations and consultation comments on the need for more flexible space to cater for a wide range of businesses including creative industries. SP3 allowed for flexibility in B1a space provided, in order to create flexible and sustainable employment space. There is potential for more space to be provided through the development of the remainder of the policy area.	A broader range of business uses to be accommodated.
Retail floorspace that meets a qualitative need in the town, predominantly for comparison goods	In accordance with Spatial Policy 3, the Eastgate area is identified as having the potential for the delivery of retail floorspace to meet a qualitative need for the town.	No change
A hotel	The inclusion of a hotel is now unlikely to be viable in the North Street Quarter. This is on the basis of proposals (which, in principle, are acceptable in policy terms) in locations closer to the main high street; favoured by Hotel Operators. The Masterplan would allow for a hotel to be suitably located in the Eastgate area with other mixed use commercial development should other current proposals not proceed.	Omit hotel.

The redevelopment or relocation of the existing food superstore	This is provided for in the Masterplan in the Eastgate area.	No change.
Other uses that are deemed to aid the successful delivery of a new neighbourhood whilst not undermining the wider function of the town (this could include A2 financial and professional services, A3 restaurants and cafes, A4 drinking establishments, A5 hot food takeaways and community floorspace.	Within the North Street Quarter it is planned to provide floorspace designed to be suitable for a range of A class uses, depending on market requirements. It is envisaged there will be a riverside restaurant. The Eastgate area will also be suited to a mix of uses appropriate to the town centre.	No change
D1 medical and health services and D2 leisure floorspace	These uses will be catered for.	No change

6 Design principles

6.1 Ten Design Principles have been agreed with the National Park Authority:

1. The design should respond to the landscape character which is distinct from that of the rest of the town of Lewes, being on the geographical flood plain.
2. The landscape and topography should be used to minimise the use of resources.
3. Corridors should be identified to maximise their multifunctional aspects relating to blue and green infrastructure.
4. The scale, massing and layout should respond to views into and out of the development site as well as within it.
5. Each part of the development should respond to the adjoining land in a way that shows understanding of its topography, character and function.
6. The design should support the cultural richness and vitality of the site and Lewes town.

7. Opportunities should be taken to incorporate references to the historic development and use of the site.
 8. Buildings should be designed to be flexible and adaptable to accommodate different uses over time.
 9. Movement on foot and bicycle should be a priority within and through the site with routes that are direct, visible and of good environmental quality.
 10. The public realm should respond to the landscape context and incorporate active frontages.
- 6.2 Schemes will be tested against these Design Principles, through a Pre-Application stage, and ultimately through the application process.
- 6.3 To the extent to which they are applicable, the Design Principles will be taken into account in the determination of applications made within the Eastgate area to the south of Phoenix Causeway.

7 Development mix

- 7.1 At this stage it is not known what the exact development mix will be but based on the latest assessment the following table will give an indication of the space attributable to different uses. As the business space will be designed to be flexible ie it will be suitable for a range of uses within the B1 use class, the proportions are bound to vary depending on market requirements. Similarly in the case of some of the A class uses.

Table 2 – Likely initial development mix in North Street Quarter part of policy area

Use classes	Description of uses	Number/floorspace
C3	Market, affordable and care units	420 units
A1, A2, A3, A4, A5	Retail, Financial and Professional Services, Restaurants and Cafes, Drinking Establishments, Hot food takeaways	Around 500 m ²
B1,D2	Business and community floorspace	Around 2000 m ²
D1	Medical and Health Services	Around 1500 m ²

8 Phasing

- 8.1 The Core Strategy – Proposed Submission document identified the delivery timescales of the policy area to be between 2015 and 2018. In light of recent discussions with Santon, the National Park Authority and Lewes District Council it is recognised by all parties that these timescales are slightly ambitious. There are likely to be 3 build phases for North Street Quarter (being the area north of Phoenix Causeway) once infrastructure, including flood defences, is in place. The boundaries of each phase are shown on the attached Plan B. Most of Phase 1 and Phase 2 is under the control of Santon. Phase 3 includes land owned by Lewes District Council.

- 8.2 The adjacent Eastgate area, comprising Waitrose and the former Wenban Smith site to the east and the bus station, have been excluded from the phasing plan as the redevelopment of these properties will be the subject of separate applications by the landowners. Nevertheless there will be liaison as required with those landowners particularly in relation to the integration of the North Street Quarter development with Eastgate.
- 8.3 The timings shown in Table 3, which are indicative only, are based on a commencement of development in the first half of 2015 which depends on planning permission being in place by late 2014. The number of residential units can only be approximate as design work continues.

Table 3 – Phasing based on available for occupation forecast

Year	Description of development	Phase area
2014	Planning phase	
2015	Pre-start and build commencement	Pre-start entire site and build in Phase 1 The Yards
2016	First business space	Phase 1 – Northgate and The Yards
2017	Residential about 200 units and more business space	Phase 1 – Northgate and The Yards
2018	Residential about 80 units	Phase 1 – Northgate and The Yards
2019	Residential about 60 units	Phase 2 Pells Cut
2020	Residential about 80 units	Phase 3 Pells Cut

9 Application process

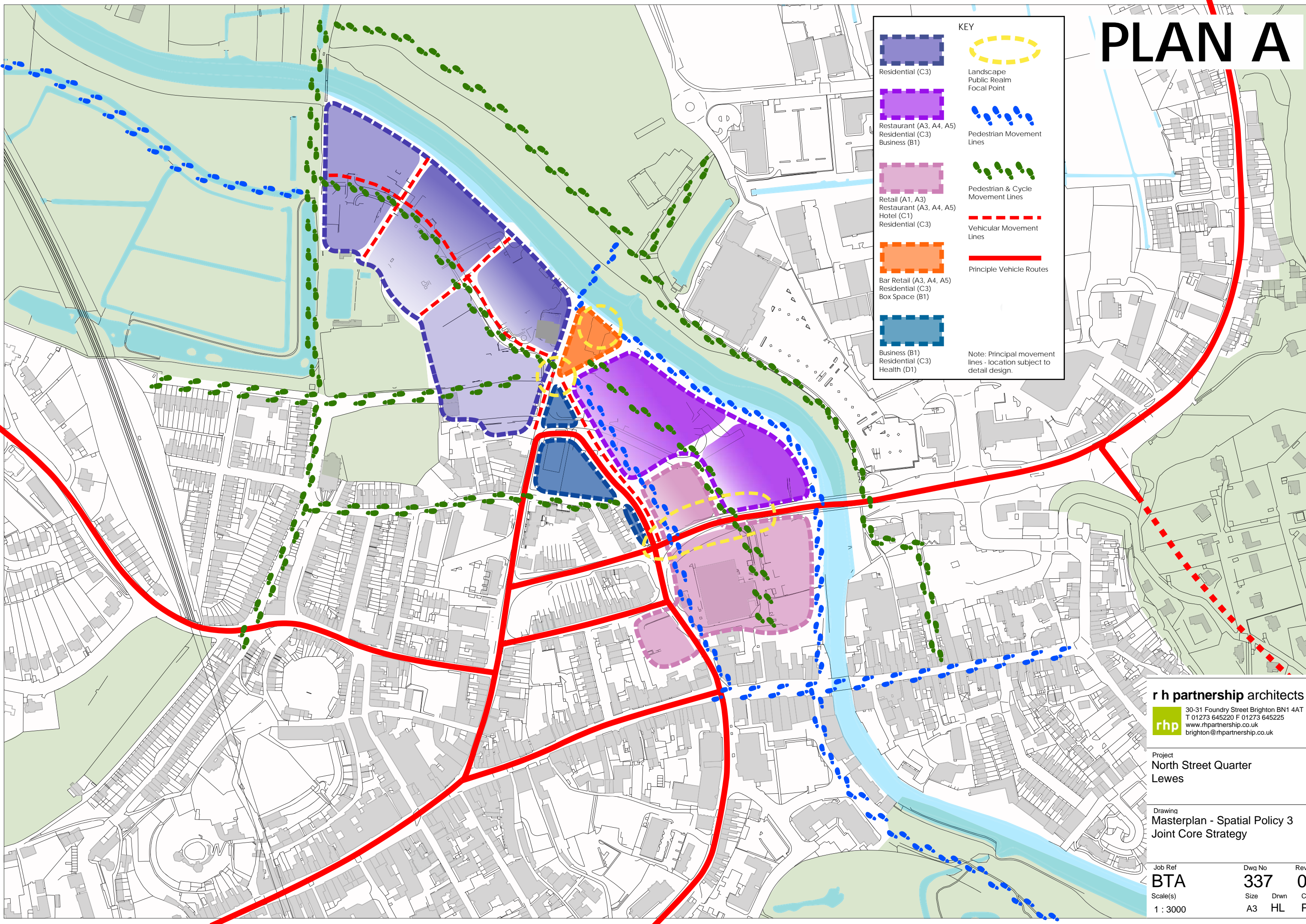
- 9.1 The Masterplan will provide the strategic framework for the planning applications which are to be made. With the agreement of the National Park Authority it is proposed that a hybrid application will be submitted. A hybrid application seeks outline planning permission for one part and full planning permission for another part of the same application site.
- 9.2 The application site will extend to that part of the SP3 policy area to the north of Phoenix Causeway. There will be a detailed proposal covering Phase 1 with the remainder being in outline with all matters other than access being reserved for subsequent approval. The proposal will reflect the high level requirements of the Masterplan and will also comply with the more detailed policy requirements of SP3.
- 9.3 Subsequent applications for approval of details pursuant to the hybrid approval will show how they accord with the Masterplan and where and why any changes have been made.
- 9.4 A hybrid application has a number of advantages including simplifying the administration of the application and the consultation process and preparation of the section 106 obligation.

- 9.5 It is proposed that the hybrid application will be submitted following the third public consultation event to be held on 26th and 27th March 2014 as part of the pre-application consultation process.
- 9.6 Applications relating to the remainder of the policy area to the south of Phoenix Causeway will also need to accord with the Masterplan. It is assumed, as the JCS makes clear, that redevelopment or relocation of the food superstore is a matter for Waitrose. Alternative uses for the bus station site is contingent upon an appropriate facility being provided elsewhere. The Eastgate area south of the Causeway can be developed independently in accordance with policy SP3, as provided for in the Masterplan.

Clifford Dann LLP

13th March 2014

PLAN A



KEY

- Residential (C3)
- Bar Retail (A3, A4, A5)
Residential (C3)
Box Space (B1)
- Retail (A1, A3)
Restaurant (A3, A4, A5)
Hotel (C1)
Residential (C3)
- Business (B1)
Residential (C3)
Health (D1)
- Landscape Public Realm Focal Point
- Pedestrian Movement Lines
- Pedestrian & Cycle Movement Lines
- Vehicular Movement Lines
- Principle Vehicle Routes

Note: Principal movement lines - location subject to detail design.

r h partnership architects
30-31 Foundry Street Brighton BN1 4AT
T 01273 645220 F 01273 645225
www.rhpartnership.co.uk
brighton@rhpartnership.co.uk

Project
**North Street Quarter
Lewes**

Drawing
**Masterplan - Spatial Policy 3
Joint Core Strategy**

Job Ref	Dwg No	Revision
BTA	337	05
Scale(s)	Size Drwn	Chkd
1 : 3000	A3 HL	PN

GUIDE TO USE CLASSES REFERRED TO IN MASTERPLAN	
A1 Shops	The retail sale of good to the public, including shops, retail warehouses, hairdressers, undertakers, travel agencies, post offices, dry cleaners, internet cafes etc Pet Shops, Sandwich Bars Showrooms, domestic hire shops, funeral directors
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies Professional and financial services, betting offices
A3 Restaurants and Cafes	Restaurants, snack bars, cafes
A4 Drinking Establishments	Pubs and bars
A5 Hot food take-aways	Take-Aways
B1 Business	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light industry
D1 Non residential institutions	Places of worship, church halls Clinics, health centres, crèches, day nurseries, consulting room Museums, public halls, libraries, art galleries, exhibition halls, law courts. Non – residential education and training centres
D2 Assembly and leisure	Cinemas, music and concert halls Dance, sports halls, swimming baths, skating rinks, gymnasium Other indoor and outdoor sports and leisure users, bingo halls