

To: All members of the Planning Committee

A meeting of the **Planning Committee** will be held in the Council Chamber, Town Hall, Lewes, on 8 November 2022, at 7:00pm, which you are summoned to attend.

Laura Chrysostomou
Town Clerk
2 November 2022

Agenda

1 Filming of council meetings and mobile phones

During this meeting, the public are allowed to film the committee and officers only from the front of the public gallery, providing it does not disrupt the meeting. Any items in the exempt part of an agenda cannot be filmed. If another member of the public objects to being recorded, the person(s) filming must stop doing so until that member of the public has finished speaking. Please switch mobile devices to silent for the duration of the meeting

2 Apologies for absence

To receive apologies from members of the committee who are unable to attend

3 Members' declarations of interests

To note any declarations of personal or prejudicial interest in items to be considered at this meeting.

4 Question time

To receive questions regarding items on this agenda. Members of the public are invited to ask questions and raise issues which are relevant and are the concern of this committee. A period of 15 minutes is allocated for this purpose. If possible, notice of intention to address the Committee should be given to the Clerk by noon the day before the meeting.

5 Minutes

To agree the minutes of the meeting held on Tuesday 11 October 2022 (pages 3 to 9)

6 Chairmans Announcements

To receive any announcements from the Chair of the Committee

7 Planning applications:

- 7.1 To consider the relevant sections of the lists dated 10 October 2022 (pages 10 to 12) 17 October 2022 (pages 13 to 15) 24 October 2022 (page 16 to 19) and 31 October 2022 (pages 20 to 21)

8 South Downs National Park Authority – Consultation on the draft Brooks Road Planning Brief

- 8.1 A draft Planning Brief has been prepared for the Brooks Road area of central Lewes. The Committee is asked to consider and formulate a draft response on the consultation. The consultation closes on **1 December 2022**. (pages 22 to 52)

9 Lewes Parking Review 2022 formal consultation

- 9.1 Following an initial consultation the Committee is asked to consider whether they support the formal proposals or wish to make an objection. (pages 53 to 86)

10 East Sussex Local Transport Plan 4 consultation

- 10.1 East Sussex County Council have launched the review of their fourth Local Transport Plan. The review of the plan will be in two stages, Stage 1 – Scoping Phase and Stage 2 – Strategy Development. The Committee will be asked to consider the consultation and make a recommendation to Council.
The consultation runs from 31 October until 9 December. Please see the link at [East Sussex Local Transport Plan 4 - East Sussex - Citizen Space](#)

11 East Sussex Enhanced Partnership Plan and Scheme: Stakeholder Consultation

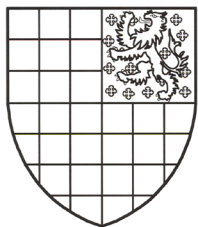
- 11.1 East Sussex Council Council have written to all key stakeholders notifying them that an Enhanced Partnership Plan and Scheme has now been prepared. The Committee will be asked to consider the consultation and make a recommendation to Council.
The consultation runs from 22 October until 18 November. Please see the link at <https://consultation.eastsussex.gov.uk/economy-transport-environment/eastsussexepstakeholderconsultation/>

12 Planning Training – 8 September 2022

- 12.1 For the Committee to collate key learning points from the planning training held on 8 September.

13 Miscellaneous Planning Issues

- 13.1 To note various contrary decisions, withdrawn applications, amendments, enquiries etc



Minutes of a Meeting of the Planning and Conservation Committee held in the Council Chamber, Town Hall, Lewes on Tuesday 11 October 2022 at 7.00pm

Present: Councillors J Baah, S Catlin (Chair), E Clarke, R Handy, J Lamb, I Makepeace, M Milner and S Sains

In attendance: Town Clerk and Committee Administrator

1. **Apologies:** There were none.
2. **Declarations of Interest:** There were none.
3. **Question Time:** There were none.
4. **Minutes:** The Minutes of the meeting held on 23 September 2022 were received and signed as a true copy.
5. **Chair's announcements:**
 - 5.1. The Chair asked members to be succinct with any comments during the meeting as there was a full agenda.
 - 5.2. Item 9 on the agenda (Planning Training – 8 September 2022) would be deferred until the next planning meeting on 8 November.
6. **Planning Applications:** The committee considered the relevant sections of the lists of applications validated in the weeks commencing 29 August 2022, 5 September 2022 and 12 September 2022. Their comments are appended.
7. **South Downs National Park Authority – Call for sites and local green spaces designation:**
 - 7.1. The Committee considered whether the Town Council wishes to submit sites as part of the South Downs National Park Authority (SDNPA) call for sites and any green spaces for designation.
 - 7.2. It was noted that the SDNPA will look at sites in the Neighbourhood Development plan again so unless there was new or additional information on those sites there was no need to submit these again.
 - 7.3. A workshop had been held with councillors and two local residents to explore potential sites and green spaces for designation and suggestions arising from this were also considered by the committee.
 - 7.4. The Town Clerk detailed proposed overarching statements to be sent to the SDNPA as part of this call for sites from Lewes Town Council:
 - 1 LTC would like the SDNPA to approach owners who own sites in public ownership to support much needed affordable housing in the Town.

- 2 The Town Council would like to see at least 50% of the publicly owned sites to provide Lewes Low-Cost Housing and Affordable Housing.
- 3 LTC requests that it is written into the Local plan that developers should talk to the relevant bodies at an early stage.
- 4 Need an action plan for strategic site that includes Wenban Smith (Strategic Site Policy SD57 NSQ and Eastgate Area).

7.5. The Committee considered a list of proposed sites and resolved to delegate authority to the Town Clerk to prepare and submit to the SDNPA the following sites:

1. Phoenix car park
2. Station car park
3. Lewes Library Solar Panels
4. 36-38 Friars Walk
5. Springman House
6. Shelley's Hotel
7. Barclays and Old Bank
8. 2 Fisher Street
9. Southover House
10. Sackville House
11. Westfield House
12. County Hall
13. NCP Car Park South of Wenban Smith
14. Raystede shop and St eter and St James
15. Lewes Prison
16. Southover Building, Mountfield Road
17. Friars Walk/Court Road car park

7.6. The Committee considered a list of proposed green space sites and resolved to delegate authority to the Town Clerk to prepare and submit to the SDNPA the following sites:

1. Brighton Road South from riding school to prison
2. Steps to Valance Road, Guys Road
3. Valance Road Verge
4. Neville Road, East and West verges
5. Middle Mount Harry green
6. Middle Way
7. Mount Harry Stores
8. Cross Way
9. Wallands Crescent/Offham Road – strip of land
10. Prince Edwards/King Henry's Road trees

11. De Warrenne Road
12. Gundreda Road verges
13. Gundreda Road trees
14. Ferrers Road
15. Top of Kingsley Road
16. Offham Road verge Kingsley
17. Prince Edwards Road
18. Malling Close opposite shops
19. The Martlets
20. Hereward Way
21. Queens Road green
22. Fitzgerald Road and verges
23. Deanery Close
24. Church Lane, Malling
25. Malling Hill, Lynchetts
26. Malling green
27. Church Lane green
28. Church Lane to Earwig Corner
29. Grass on other side of Waitrose carpark
30. Verge area outside Culfail/South Street
31. Verges south of Culfail Tunnel
32. South Downs Road
33. Abergavenny Road
34. St Anne's Hill
35. Houndean Rise
36. St Pancras Gardens
37. Timberyard Lane
38. Newton Road
39. Winterbourne Triangle
40. Winterbourne Lane
41. Glebe Close
42. Cranedown
43. Spences Court
44. Depot
45. Walled Garden west of South Downs Sports Club
46. De Montford Road, next to Astley House
47. West of Astley House (western curtilage)
48. The Gallops Community Orchard
49. Saxonbury House Gardens
50. Shelley's Garden
51. Cockshut SDNPA restoration project
52. Land around Cockshut north of the A27 Ham Lane
53. County Hall – western as open space
54. Houndean Land

- 55. Church Lane allotments
- 56. Haredean allotments
- 57. Landport allotments
- 58. Highdown allotments
- 59. Paddock Road allotments
- 60. Queens Road allotments
- 61. Earwig corner allotments
- 62. Coombe allotments
- 63. St Anne's school site
- 64. Neville Crescent green
- 65. Trinity Churchyard site
- 66. Convent field site
- 67. The Mound site
- 68. Priory park site
- 69. Land behind priory crescent site
- 70. Cemetery site
- 71. Jubilee gardens and Juggs lane site

7.7. The Chair thanked Councillor Makepeace for her work in compiling the green spaces list, and attendees of the workshop which including valuable contributions from two local residents.

8. Planning Training – 8 September 2022:

8.1. Item deferred until the next meeting of the Planning Committee on 8 November 2022

9. Miscellaneous Planning Issues: There were none.

The meeting ended at 8.45pm

Signed:

Date:

Appendix 1

Non Material Amendment to Planning Permission SDNP/22/00175/HOUS to include removal of rear extension and alteration of fenestration 8 Valence Road

Ref. No: SDNP/22/04347/NMA | Received: Thu 15 Sep 2022 | Validated: Thu 15 Sep 2022 | Status: Application Determined

Comment:

Councillors noted this application and that it had been determined

Erection of balustrading to the first-floor rear balcony 10-11 Priory Crescent

Ref. No: SDNP/22/04320/FUL | Received: Wed 14 Sep 2022 | Validated: Wed 14 Sep 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Non Material Amendment to Planning Permission SDNP/22/00175/HOUS to include removal of rear extension and alteration of fenestration 58 Valence Road

Ref. No: SDNP/22/04347/NMA | Received: Thu 15 Sep 2022 | Validated: Thu 15 Sep 2022 | Status: Application Determined

Councillors note this application and that is had been determined

Erection of balustrading to the first-floor rear balcony 10-11 Priory Crescent

Ref. No: SDNP/22/04320/FUL | Received: Wed 14 Sep 2022 | Validated: Wed 14 Sep 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application

Various repairs/alterations to west-facing first floor bedroom window

Fairhall Southover High Street

Ref. No: SDNP/22/04432/PRE | Received: Sun 18 Sep 2022 | Validated: Sun 18 Sep 2022 | Status: Application in Progress

Comment:

Councillors note this application

Discharge of condition 3 of planning application SDNP/20/04043/LIS to provide a schedule of external materials, finishes and samples The Castle Lodge
Ref. No: SDNP/22/04368/DCOND | Received: Fri 16 Sep 2022 | Validated: Fri 16 Sep 2022 | Status: Application in Progress

Comment:

Councillors note this application

Discharge of condition 3 of planning application SDNP/20/04042/HOUS to provide a schedule of external materials, finishes and samples The Castle Lodge
Ref. No: SDNP/22/04367/DCOND | Received: Fri 16 Sep 2022 | Validated: Fri 16 Sep 2022 | Status: Application in Progress

Comment:

Councillors note this application

Demolition of existing building (sui generis) and construction of three mixed-use buildings with 685m² of commercial floorspace at ground floor level (Use Class E) 30 self-contained flats (C3), communal landscaped areas, 24 car parking spaces and 73 cycle parking spaces SIG Roofing Site Davey's Lane
Ref. No: SDNP/22/03867/PRE | Received: Thu 11 Aug 2022 | Validated: Mon 05 Sep 2022 | Status: Application in Progress

Comment:

Councillors objected to this application due to the lack of information available

Garden works including the creation of new flower beds, two patio areas, new paths with pavers and gravel and the erection of 1no pergola 50 Prince Edwards Road
Ref. No: SDNP/22/04362/FUL | Received: Fri 16 Sep 2022 | Validated: Tue 20 Sep 2022 | Status: Application in Progress

Comment:

Councillors support this application

Retrospective application for the conversion and extension of double garage into ancillary annex and storage room 9 Hawkenbury Way
Ref. No: SDNP/22/04263/HOUS | Received: Mon 12 Sep 2022 | Validated: Thu 22 Sep 2022 | Status: Application in Progress

Comment:

Councillors re-iterated their comments made at their meeting on 5 July 2022 –
Councillors support this application with the condition that the ancillary annex would be for the sole use of the applicant's family and friends and not for sub-letting

Erection of single-storey rear extension, demolition of existing single-storey rear extension, installation of air source heat pump, and alterations to fenestration
30 Cluny Street

Ref. No: SDNP/22/04130/HOUS | Received: Tue 06 Sep 2022 | Validated: Mon 26 Sep 2022 | Status: Application in Progress

Comment:

Councillors support this application although would recommend that the applicant be referred to the South Downs Dark Skies Policy

Replacement front windows and door 2 Cluny Street

Ref. No: SDNP/22/03968/HOUS | Received: Wed 24 Aug 2022 | Validated: Thu 29 Sep 2022 | Status: Application in Progress

Comment:

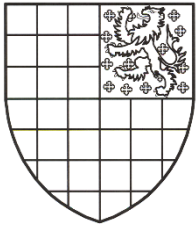
Councillors were neutral on this application

Erection of a part two-storey and part single storey rear extension, loft conversion, addition of driveway with dropped kerb 3 Eridge Green

Ref. No: SDNP/22/03852/HOUS | Received: Wed 17 Aug 2022 | Validated: Fri 16 Sep 2022 | Status: Application in Progress

Comment:

Councillors were neutral on this application and welcome bat boxes



MEMORANDUM

To: Planning and Conservation Committee

Date: 12 October 2022

Subject: Planning Applications validated for week of 10 October 2022

The following planning applications have been validated by the planning authority for the week of 10 October 2022. Full detail on these applications is available from the South Downs National Park Planning website

<https://planningpublicaccess.southdowns.gov.uk>

These will be considered by the Planning and Conservation Committee at their meeting on **8 November 2022**

Discharge of Condition 3 (Programme of Archaeological works) of Planning Approval SDNP/21/06027/FUL. Grazing Land adjacent Stanley Turner Recreation Ground Kingston Road Lewes East Sussex

Ref. No: SDNP/22/04705/DCOND | Received: Thu 06 Oct 2022 | Validated: Mon 10 Oct 2022 | Status: Application in Progress

Comment:

Replacement of cedar shingles external wall cladding with cedar fibre cement board external wall cladding 48 North Way

Ref. No: SDNP/22/04605/HOUS | Received: Wed 05 Oct 2022 | Validated: Fri 07 Oct 2022 | Status: Application in Progress

Comment:

Replacement of cedar shingles external wall cladding with cedar fibre cement board external wall cladding 44 North Way

Ref. No: SDNP/22/04617/HOUS | Received: Wed 05 Oct 2022 | Validated: Fri 07 Oct 2022 | Status: Application in Progress

Comment:

Low carbon deep retrofit & extension of an existing four bedroomed house

Badan Lodge Cuilfail

Ref. No: SDNP/22/04607/PRE | Received: Mon 03 Oct 2022 | Validated: Tue 04 Oct 2022 | Status: Advice Provided

Comment:

Change of use from chiropractor office to tattoo studio 32 Cliffe High Street

Ref. No: SDNP/22/04575/PRE | Received: Fri 30 Sep 2022 | Validated: Wed 05 Oct 2022 | Status: Decision Pending

Comment:

Two storey side and single storey rear wraparound extension 36 Mount Harry Road

Ref. No: SDNP/22/04564/HOUS | Received: Fri 30 Sep 2022 | Validated: Fri 07 Oct 2022 | Status: Application in Progress

Comment:

Redevelopment of a 1940s detached two bedroom bungalow 1 Windover Crescent

Ref. No: SDNP/22/04571/PRE | Received: Wed 28 Sep 2022 | Validated: Fri 30 Sep 2022 | Status: Application in Progress

Comment:

Installation of entrance door from street level to the dwelling, separating it from the shop/gallery with some internal and external alterations, and amendments to application ref SDNP/16/02635/HOUS for the extension of the rear lower ground floor external deck area to accommodate steps and rear fenestration works

31 Maisonette Lansdown Place

Ref. No: SDNP/22/04480/HOUS | Received: Mon 26 Sep 2022 | Validated: Mon 03 Oct 2022 | Status: Application in Progress

Comment:

Discharge of conditions 3 (ground levels) and 4 (surface water run-off) in relation to SDNP/22/02056/HOUS 6 Meridian Road

Ref. No: SDNP/22/04430/DCOND | Received: Thu 22 Sep 2022 | Validated: Wed 28 Sep 2022 | Status: Application in Progress

Comment:

Erection of 1no. three bedroom dwelling with off road parking

Land to The rear of 47 Cliffe High Street

Ref. No: SDNP/22/04353/FUL | Received: Thu 15 Sep 2022 | Validated: Tue 27 Sep 2022 | Status: Application in Progress

Comment:

Non Material Amendment to Planning Permission SDNP/22/00245/HOUS to include roof profile of duo pitched roof forming gable on front elevation to be raised 100mm for thermal insulation. 19 Prince Edwards Road

Ref. No: SDNP/22/04308/NMA | Received: Wed 14 Sep 2022 | Validated: Wed 14 Sep 2022 | Status: Case Withdrawn

Comment:

Replacement garage on existing footings, two storey side extension to replace existing single storey extension, and erection of masonry boundary wall 67 The Avenue

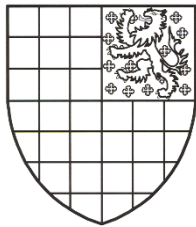
Ref. No: SDNP/22/04267/HOUS | Received: Tue 13 Sep 2022 | Validated: Fri 30 Sep 2022 | Status: Application in Progress

Comment:

New dormer window to the rear and conservation type rooflight to the front roof elevation 3 Mount Pleasant

Ref. No: SDNP/22/03260/HOUS | Received: Mon 11 Jul 2022 | Validated: Tue 27 Sep 2022 | Status: Application in Progress

Comment:



MEMORANDUM

To: Planning and Conservation Committee

Date: 18 October 2022

Subject: Planning Applications validated for week of 17 October 2022

The following planning applications have been validated by the planning authority for the week of 17 October 2022. Full detail on these applications is available from the South Downs National Park Planning website

<https://planningpublicaccess.southdowns.gov.uk>

These will be considered by the Planning and Conservation Committee at their meeting on **8 November 2022**

Removal of external Fire Escape 1 Station Road

Ref. No: SDNP/22/04824/FUL | Received: Mon 17 Oct 2022 | Validated: Mon 17 Oct 2022 | Status: Application in Progress

Comment:

Erection of single storey rear extension with terrace and green roof Flat 84 High Street

Ref. No: SDNP/22/04789/FUL | Received: Fri 14 Oct 2022 | Validated: Fri 14 Oct 2022 | Status: Application in Progress

Comment:

Non Material Amendment to Planning Permission SDNP/19/03128/HOUS to include correcting existing drawings to show existing front door with modern semi-circular glazing 126 Western Road

Ref. No: SDNP/22/04756/NMA | Received: Wed 12 Oct 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Replacement existing white UPVC windows on front elevation with grey aluminium windows 1A Gundreda Road

Ref. No: SDNP/22/04734/PRE | Received: Sat 08 Oct 2022 | Validated: Sat 08 Oct 2022 | Status: Advice Provided

Comment:

Replacement existing white UPVC windows on front elevation with grey aluminium windows 1A Gundreda Road

Ref. No: SDNP/22/04734/PRE | Received: Sat 08 Oct 2022 | Validated: Sat 08 Oct 2022 | Status: Advice Provided

Comment:

Raising of roof on Block B, installation of balconies on Block A, provision of PV panels to roofs pace of Block A and B, provision of cycle/refuse storage, ancillary works and landscaping The Mallings Business Centre

Ref. No: SDNP/22/04630/FUL | Received: Thu 06 Oct 2022 | Validated: Thu 06 Oct 2022 | Status: Application in Progress

Comment:

New supporters and players toilet blocks, and a new Anti Doping testing facility The Dripping Pan

Ref. No: SDNP/22/04624/FUL | Received: Wed 05 Oct 2022 | Validated: Wed 05 Oct 2022 | Status: Application in Progress

Comment:

Replacement of existing defective flat roof coverings and plant room access handrail with new flat roof coverings, thermal insulation to meet current building standards and handrail to plant room access walkway HMP Lewes

Ref. No: SDNP/22/04608/LDP | Received: Wed 05 Oct 2022 | Validated: Wed 05 Oct 2022 | Status: Application in Progress

Comment:

Replacement windows 7 Prince Edwards Road

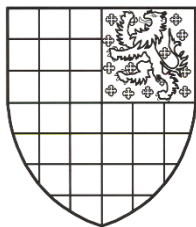
Ref. No: SDNP/22/04736/PRE | Received: Fri 30 Sep 2022 | Validated: Fri 30 Sep 2022 | Status: Advice Provided

Comment:

Application for listed building consent for damp-proofing works 96 High Street

Ref. No: SDNP/22/04522/LIS | Received: Wed 28 Sep 2022 | Validated: Tue 04 Oct 2022 | Status: Application in Progress

Comment:



MEMORANDUM

To: Planning and Conservation Committee

Date: 25 October 2022

Subject: Planning Applications validated for week of 24 October 2022

The following planning applications have been validated by the planning authority for the week of 24 October 2022. Full detail on these applications is available from the South Downs National Park Planning website

<https://planningpublicaccess.southdowns.gov.uk>

These will be considered by the Planning and Conservation Committee at their meeting on **8 November 2022**

Erection of two-storey side/rear wraparound extension, demolition of existing outbuilding and erection of new outbuilding, 20 Gundreda Road

Ref. No: SDNP/22/04903/HOUS | Received: Thu 20 Oct 2022 | Validated: Thu 20 Oct 2022 | Status: Application in Progress

Comment:

Non-material amendment to planning approval SDNP/20/04957/CND for minor changes to Block 2 cladding Malling Industrial Estate, Unit 8 Brooks Road

Ref. No: SDNP/22/04774/NMA | Received: Thu 13 Oct 2022 | Validated: Thu 13 Oct 2022 | Status: Application in Progress

Comment:

Addition of east-facing rooflight, south-facing window, and solar panels to side and rear roof elevations, Brendon Rotten Row

Ref. No: SDNP/22/04768/HOUS | Received: Thu 13 Oct 2022 | Validated: Thu 13 Oct 2022 | Status: Application in Progress

Comment:

Erection of a rear dormer window and Installation of front conservation type rooflight
3 Mount Pleasant

Ref. No: SDNP/22/04758/LIS | Received: Wed 12 Oct 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Construction of mixed-use development comprising 3 new commercial units (Use Class E), 4 self-contained flats and a single family house (C3). Proposals include private amenity space for all residential units together with natural landscaping and communal green space for use by employees and residents. Secure cycle parking, car parking and refuse/recycling storage to be integrated throughout the site.

Storage Area Daveys Lane Lewes East Sussex

Ref. No: SDNP/22/04721/FUL | Received: Tue 11 Oct 2022 | Validated: Tue 18 Oct 2022 | Status: Application in Progress – **This application was called in by the SDNPA – 20 October 2022**

Comment:

Erection of outbuilding in front garden 28 Ferrers Road

Ref. No: SDNP/22/04716/HOUS | Received: Tue 11 Oct 2022 | Validated: Fri 14 Oct 2022 | Status: Application in Progress

Comment:

Erection of a rear dormer, Loft conversion to include gable end extension 10 Hill Road

Ref. No: SDNP/22/04707/HOUS | Received: Tue 11 Oct 2022 | Validated: Fri 14 Oct 2022 | Status: Application in Progress

Comment:

Outline application for the demolition of existing buildings and construction of mixed-use development comprising 12 new commercial units (Use Class E) and 48 self-contained residential units (C3). Proposals include private amenity space for all residential units together with communal green space and natural landscaping. Secure cycle parking, car parking and refuse/recycling storage to be integrated throughout the site. The Malthouse Daveys Lane

Ref. No: SDNP/22/04692/OUT | Received: Mon 10 Oct 2022 | Validated: Thu 13 Oct 2022 | Status: Application in Progress - This application was called in by the SDNPA - 21 October 2022

Comment:

Erection of side extension, loft conversion, and rear dormer, 21 Meridian Road

Ref. No: SDNP/22/04667/HOUS | Received: Fri 07 Oct 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Erection of a side extension to existing front garage, addition of walkway and balustrade to garage roof, 1 Hill Road

Ref. No: SDNP/22/04629/HOUS | Received: Thu 06 Oct 2022 | Validated: Tue 11 Oct 2022 | Status: Application in Progress

Comment:

Various internal and external works to ground floor and lower ground floor to include installation of kitchen equipment and piping to connect to existing drainage system in order to facilitate the change of use from clothing store to Korean vegan cafe. To paint existing panelled fascia timber shopfront and install signage both internally and externally, 70 High Street

Ref. No: SDNP/22/04588/LIS | Received: Tue 04 Oct 2022 | Validated: Wed 19 Oct 2022 | Status: Application in Progress

To replace existing garage velux window with new dormer window

Withypool, Kingston Road

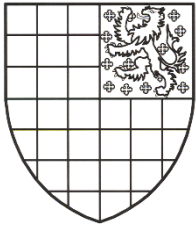
Ref. No: SDNP/22/04468/HOUS | Received: Fri 23 Sep 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:

Part retrospective planning application for change of use to Class E (restaurant) and Sui Generis use (take-away) Railway Arches Pinwell Road

Ref. No: SDNP/22/04389/FUL | Received: Tue 20 Sep 2022 | Validated: Wed 12 Oct 2022 | Status: Application in Progress

Comment:



MEMORANDUM

To: Planning and Conservation Committee

Date: 1 November 2022

Subject: Planning Applications validated for week of 31 October 2022

The following planning applications have been validated by the planning authority for the week of 31 October 2022. Full detail on these applications is available from the South Downs National Park Planning website

<https://planningpublicaccess.southdowns.gov.uk>

These will be considered by the Planning and Conservation Committee at their meeting on **8 November 2022**

Conversion of Third Floor Office to 3 Residential Units made up of 1no two bedroom unit and 2no one bedroom units and associated internal alterations

25-26 Third Floor High Street

Ref. No: SDNP/22/05037/FUL | Received: Fri 28 Oct 2022 | Validated: Fri 28 Oct 2022 | Status: Application in Progress

Comment:

Discharge of Conditions 21 and 22ii of Planning Approval SDNP/17/00387/FUL.

Land at Southdowns Road

Ref. No: SDNP/22/04961/DCOND | Received: Tue 25 Oct 2022 | Validated: Tue 25 Oct 2022 | Status: Application in Progress

Comment:

Discharge of Conditions 28 and 29ii of Planning Approval SDNP/15/01303/FUL.

Land at Southdowns Road

Ref. No: SDNP/22/04960/DCOND | Received: Tue 25 Oct 2022 | Validated: Tue 25 Oct 2022 | Status: Application in Progress

Comment:

Replacement roof to accommodate first floor loft storey with rear dormer and two rooflights to front roofslope 19 Middle Way

Ref. No: SDNP/22/04959/HOUS | Received: Tue 25 Oct 2022 | Validated: Tue 25 Oct 2022 | Status: Application in Progress

Comment:

Discharge of conditions 3 (Full details and samples of external materials and screening materials and details of proposed planting) and 10 (photographs of proposed bricks for the front elevation) related to planning approval

SDNP/21/04356/HOUS 4 De Warrenne Road

Ref. No: SDNP/22/04939/DCOND | Received: Mon 24 Oct 2022 | Validated: Mon 24 Oct 2022 | Status: Application in Progress

Comment:

Variation of Condition Numbers 4, 6, 8, 9, 10, 15, 16, 17, 19, 21, 22, 23, 26, 36 of Planning Approval SDNP/20/05799/FUL, for the re-wording of the conditions, to allow for commencement of enabling/demolition works, prior to the discharge of the conditions Pells Church Of England Primary School

Ref. No: SDNP/22/04909/CND | Received: Thu 20 Oct 2022 | Validated: Thu 20 Oct 2022 | Status: Application in Progress

Comment:

Replacement of conservatory and existing single storey side extension roofs with a uniform level roof terrace, Installation of timber sash windows , new clerestory windows to replace existing clerestory windows, new ground floor structural openings and associated works 143B High Street

Ref. No: SDNP/22/04484/HOUS | Received: Mon 26 Sep 2022 | Validated: Tue 25 Oct 2022 | Status: Application in Progress

Comment:

BROOKS ROAD, LEWES

PLANNING BRIEF
SOUTH DOWNS NATIONAL PARK

OCTOBER 2022

South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

01730 814810

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1 EXECUTIVE SUMMARY



1.01 ABOUT THIS PLANNING BRIEF

The Brooks Road area, is part of the Central area of Lewes, which is protected as a principal employment site under Policy SD35 of the South Downs Local Plan and identified on the Policies Map. This is the highest level of protection provided by the Local Plan for existing employment sites and requires the maximum period of marketing of eighteen months to support a change of use application. The supporting text to the policy states that 'There are a small number of principal employment sites in Petersfield, Midhurst and Lewes, which are large-scale, good-quality employment sites providing jobs and services across a wide area. The National Park Authority supports the continued use of these sites for B Class employment and will resist development proposals for alternative commercial uses and housing.' Furthermore, Policy HC4 of the Lewes Neighbourhood Development Plan (NDP)

protects all employment uses and premises in the town.

In recent years there have been several planning applications and enquiries for sites within the Brooks Road area for redevelopment, including mixed-use development. In response, the SDNPA have prepared this Planning Brief in recognition that a level of change is happening in the area. The purposes of the planning brief are to:

- Bring together evidence & aspirations for the Brooks Road area
- Understand the challenges and opportunities for development
- Set out the approach to redevelopment and guidance on key issues relevant to the area

The planning brief does not set new policy or allocate sites for development. It should be read in conjunction with the adopted Development Plan

for the area which comprises the South Downs Local Plan, the East Sussex Minerals & Waste Plan and the Lewes Neighbourhood Development Plan. The Planning Brief has been prepared following an analysis of evidence, site visits and a stakeholder workshop to gather views and aspirations for the Brooks Road area.

This draft Planning Brief was agreed for public consultation by SDNPA Planning Committee on the 13 October 2022. The consultation period runs from the 20th of October 2022 to the 1st of December 2022. Following the consultation, the document will be revised as necessary and published. If major changes are required then the Planning Brief will go back to Planning Committee. When approved by Committee it will then be a material consideration in making planning decisions relating to the Brooks Road area.

1.02 PLANNING BRIEF VISION

Brooks Road will be an area that retains its role as a functioning and thriving employment centre with buildings and spaces between that are flexible, functional and of high environmental standards. Buildings will be fit for future needs and efficient in their use of resources and energy. Spaces between buildings will become an environment substantially enhanced for all, providing multiple benefits for climate change resilience, biodiversity, connectivity and public amenity. The Brooks Road area will also contribute towards thriving, prosperous and resilient communities in Lewes, and will be well integrated within and connected to the surrounding town.

The supporting text for Policy HC4: The Working Town of the Lewes Neighbourhood Plan is relevant to the vision for the Planning Brief:

‘There is strong support for Lewes to maintain its distinctive identity and for the town to avoid becoming a clone of many other historic towns across the nation without a manufacturing base. Lewes should create spaces for the future economy

and lead the way in supporting applications for new start-up businesses and retaining existing small businesses throughout the town.’

1.03 KEY DEVELOPMENT PRINCIPLES

- Enhanced employment provision
- A liveable environment compatible with surrounding uses, including residential
- Incorporate and restore a network of naturally functioning watercourses and drainage ditches
- Retention of historic buildings and enhancement of their setting
- Improved permeability and an appropriate walking and cycling environment
- Introduction of characteristic and multifunctional open spaces and vegetation in the public realm.

2 INTRODUCING THE BROOKS ROAD AREA



The Brooks Road area is a large mixed employment area close to Lewes Town Centre, with residential areas to the north and east. To the west of the area are Tesco and Aldi supermarkets and Malling recreation ground which is adjacent to the River Ouse. Most of the area is a principal employment site safeguarded under Policy SD35 of the Local Plan. Brooks Road area is the second largest employment site in the National Park and one of only four protected principal employment sites providing large scale and good quality employment buildings benefitting, crucially, from infrastructure, both digital and road, that support jobs and services across a wide area. The existing green and blue infrastructure of the area, which is currently undervalued, has the potential to support natural processes and help adapt to climate change.

2.01 AREA HISTORY

Historically the Brooks area was the natural flood plain of the River Ouse, an area of wet grassland intersected by a series of drainage ditches, some of which are still apparent today. The South East corner of the area was the historical focus of the brewing industry in Lewes with the Southdown brewery on Thomas Street and the Malthouse on Davey's Lane. The area today consists of modern warehouses, retail units and office development, which largely date from the 1970's.

2.02 LAND USES & OWNERSHIP

The area comprises the following land uses:

- Employment – comprising warehouse, storage & distribution e.g. Harvey's depot
- Trade counters – plumbing merchants, hardware & furniture stores
- Offices e.g. Sackville House & Caburn House
- Large format retail warehouses e.g. Majestic Wine, Homebase
- Royal Mail sorting office
- NHS fleet management & maintenance centre
- Recent residential permissions e.g. 41 dwellings at 6-8 Brooks Road, 79 dwellings at South Downs Road and four Passive House standard homes at land off Davey's Lane
- Brewery & taproom (Davey's Lane)
- Assembly & leisure (Kings Church, Brooks Road)

There is some public sector land ownership in the area (East Sussex County Council (ESCC), Lewes District Council (LDC), NHS, Royal Mail delivery office).

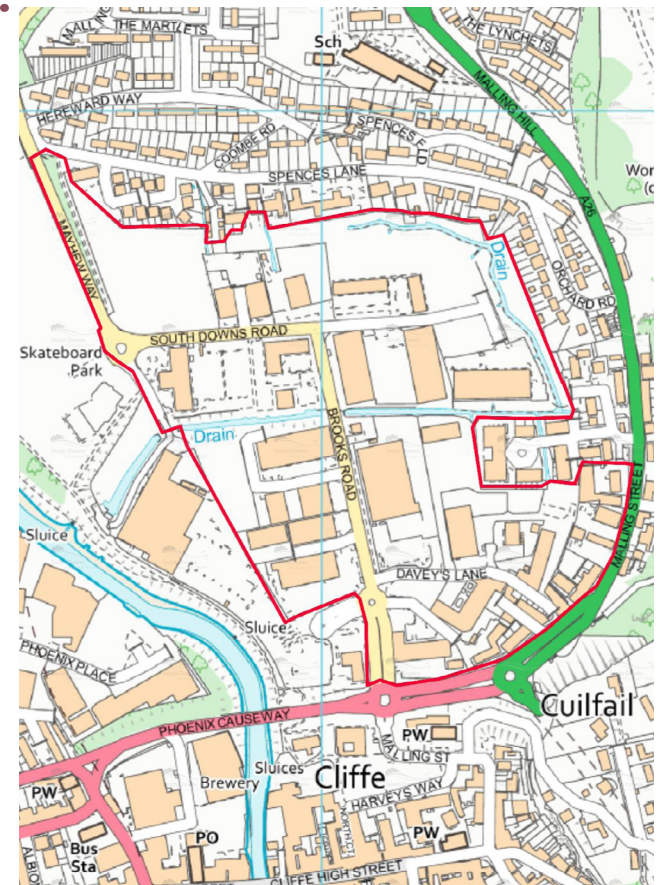


Figure 1: Brooks Road Planning Brief Area.

3 POLICY FRAMEWORK

The following documents provide the policy framework for the Brooks Road area, any development proposal coming forward will need to demonstrate how it complies with this policy. Whilst these documents should be read as a whole, key policies and allocations relevant to the area are highlighted below:

3.01 SOUTH DOWNS LOCAL PLAN

- Core of area is safeguarded principal employment site (Policy SD35)
- Malling Brooks employment site allocation (Policy SD77)
- East of the area is Lewes Downs Site of Special Scientific Interest (Policy SD9)
- West of the area is North Street Quarter and Adjacent Eastgate Area strategic development sites allocated for a mixed use redevelopment (Policy SD57)
- South West of area is the Town Centre boundary (Policy SD36/SD37)
- South of the area is the Lewes Conservation Area (Policy SD15)

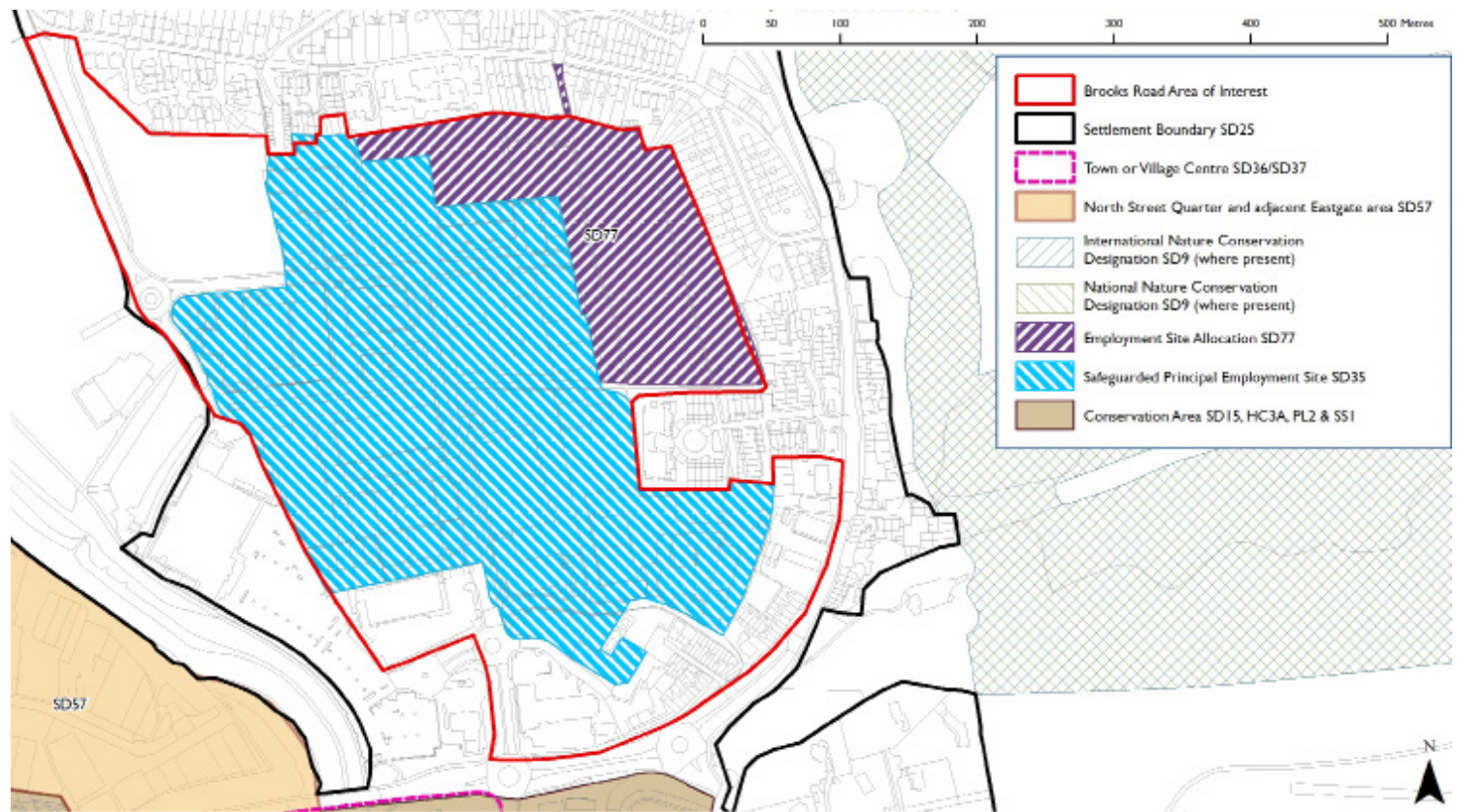


Figure 2: Policies Map, South Downs Local Plan 2014-2033.

3.02 LEWES NEIGHBOURHOOD DEVELOPMENT PLAN

- Policy HC4 The Working Town
- Existing cycle network along Brooks Road, South Downs Road & Mayhew Way (Policy SS1/SS2)
- Proposed enhanced green link from Mallings Street to Phoenix Causeway (Policy SS1/SS2)
- Historic core of Lewes – southern section of Mallings Street & Phoenix Causeway (Policy HC3a)
- Housing and office allocation at South Downs Road (PL1B26)
- To the east – Countryside Gateway (Policy SS1/SS2), Arrival Street (Policy SS1/SS2) and Locally Important Viewpoint (Policy HC3a)
- To the west – River Corridor Strategy (Policy SS4), Mallings Recreation Ground – Local Green Space & Waterloo Bonfire site, Wetlands behind Tesco – Local Green Space (Policy SS3), Cycle Route (Policy SS1/SS2),
- To the south – locally important viewpoint to Harvey's Brewery (Policy HC3a)

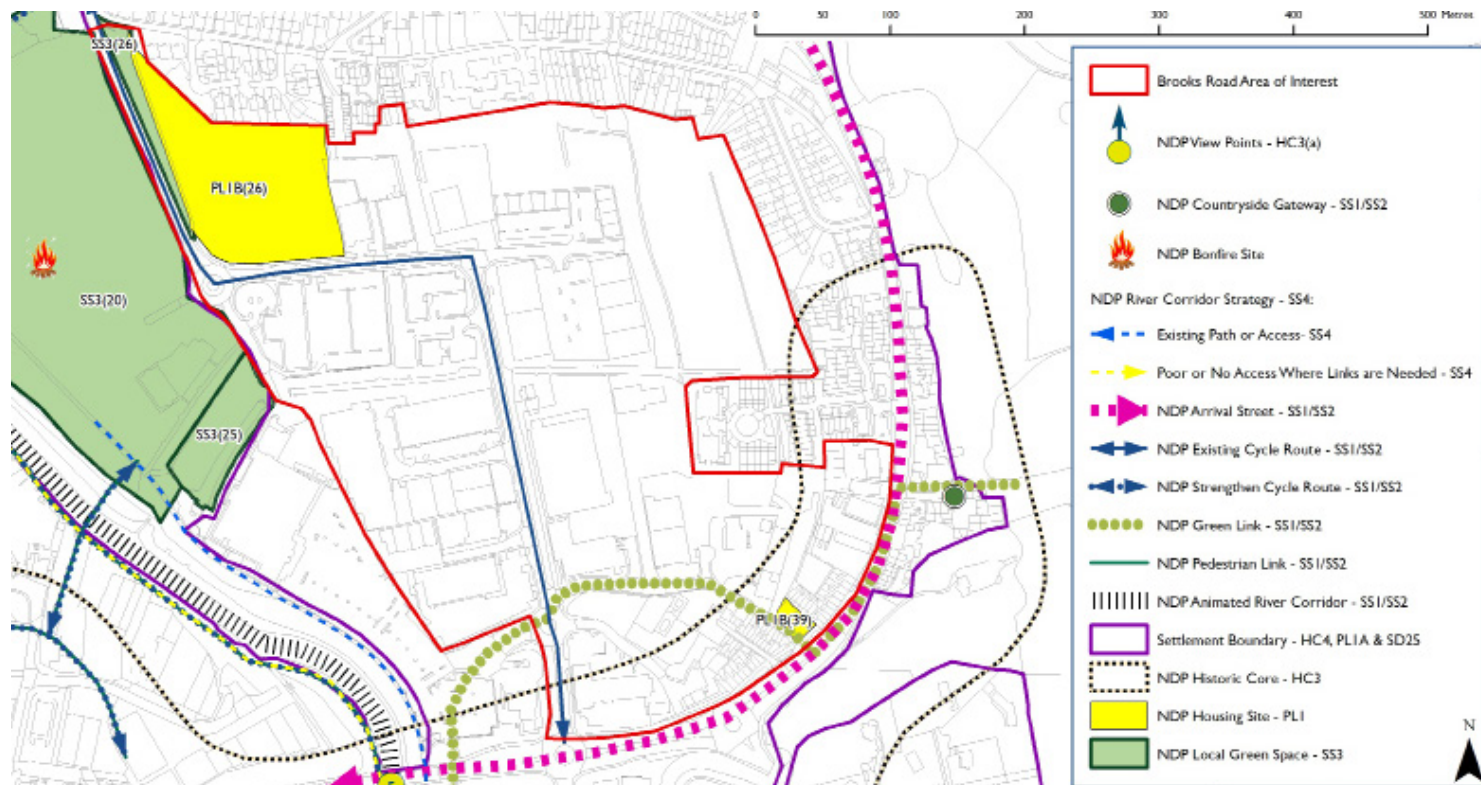


Figure 3: Policies Map, Lewes Neighbourhood Development Plan (2015-2033)

In addition, there are several Neighbourhood area-wide policies which will be pertinent to proposals in the Brooks Road area, these include but are not limited to:

- Policy PL1 A General Housing Strategy – including maximising the provision of Lewes Low Cost Housing
- Policy AM1 Active Travel Networks
- Policy HC3 A Heritage Protection of Landscape and Townscape
- Policy LE1 Natural Capital
- Policy PL3 Flood Resilience

4 RELEVANT PLANNING HISTORY



A number of sites have been the subject of planning decisions that have a bearing on future development in the Brooks Road area. There are also several applications in progress and a number of pre-application enquiries:

Address	Description	Reference	Status
Land at South Downs Road	79 dwellings and office space	SDNP/17/00387/FUL	Under construction
Malling Brooks	7,040sqm employment floor space with long stay car park	LW/17/0342	Part implemented
Malling Brooks	Construction of three commercial buildings for light industrial or warehouse/trade counter use (Class E or B8).	SDNP/22/03451	Planning application in progress
Land at Units 6-8 Brooks Road	41 dwellings and office / light industrial floorspace across 13 ground floor business units	SDNP/17/03100/FUL	Permission – under construction
Aldi House, Brooks Road	Replacement supermarket and reconfigured car park	SDNP/18/05206/FUL	Permission
Land off Davey's Lane	4 dwelling houses	SDNP/18/01235/FUL	Permission – under construction
Lewes Working Mens Club	Change of use from club to 2 dwellings	SDNP/20/04725/FUL	Planning application in progress
The Mallings Business Centre	Amendments to the facade of Block A and B of the Mallings Business Centre, including new cladding, windows, roof covering and the creation of a new enclosed staircase to Block A	SDNP/22/03189/FUL	Planning application in progress
Caffyns, Brooks Road	Proposal for assisted living and retirement living apartments	SDNP/17/03431/PRE	Pre-application enquiry
Land adjacent to Davey's Road	McDonalds restaurant and drive-through lane	SDNP/19/03583/PRE	Pre-application enquiry
The Malthouse, Davey's Lane	Mixed-use redevelopment with commercial space and 61 dwellings	SDNP/21/05639/PRE	Pre-application enquiry
Sig Roofing, Davey's Lane	Demolition of existing building and construction of three mixed-use buildings with 685m2 of commercial floorspace at ground floor level and 30 self-contained flats	SDNP/22/03867/PRE	Pre-application enquiry
Sig Roofing, Davey's Lane	42 dwellings and office space	SDNP/18/05183/PRE	Pre-application enquiry
Storage area, Sig Roofing, Daveys Lane	15 dwellings and ground floor commercial unit	SDNP/19/02642/PRE	Pre-application enquiry
The Malling Business Centre, Malling Street	Proposed changes of use of existing office space to provide dwellings	SDNP/21/03967/PA30 SDNP/21/03899/PA30	Pre-application enquiry

Storage Area, Davey's Lane	Construction of mixed-use development comprising 3 new commercial units (Use Class E), 4 self-contained flats and a single family house (C3). Proposals include private amenity space for all residential units together with natural landscaping and communal green space for use by employees and residents. Secure cycle parking, car parking and refuse/recycling storage to be integrated throughout the site.	SDNP/22/04721/FUL	Planning application in progress
The Malthouse, Davey's Lane	Outline application for the demolition of existing buildings and construction of mixed-use development comprising 12 new commercial units (Use Class E) and 48 self-contained residential units (C3). Proposals include private amenity space for all residential units together with communal green space and natural landscaping. Secure cycle parking, car parking and refuse/recycling storage to be integrated throughout the site.	SDNP/22/04692/OUT	Outline planning application in progress

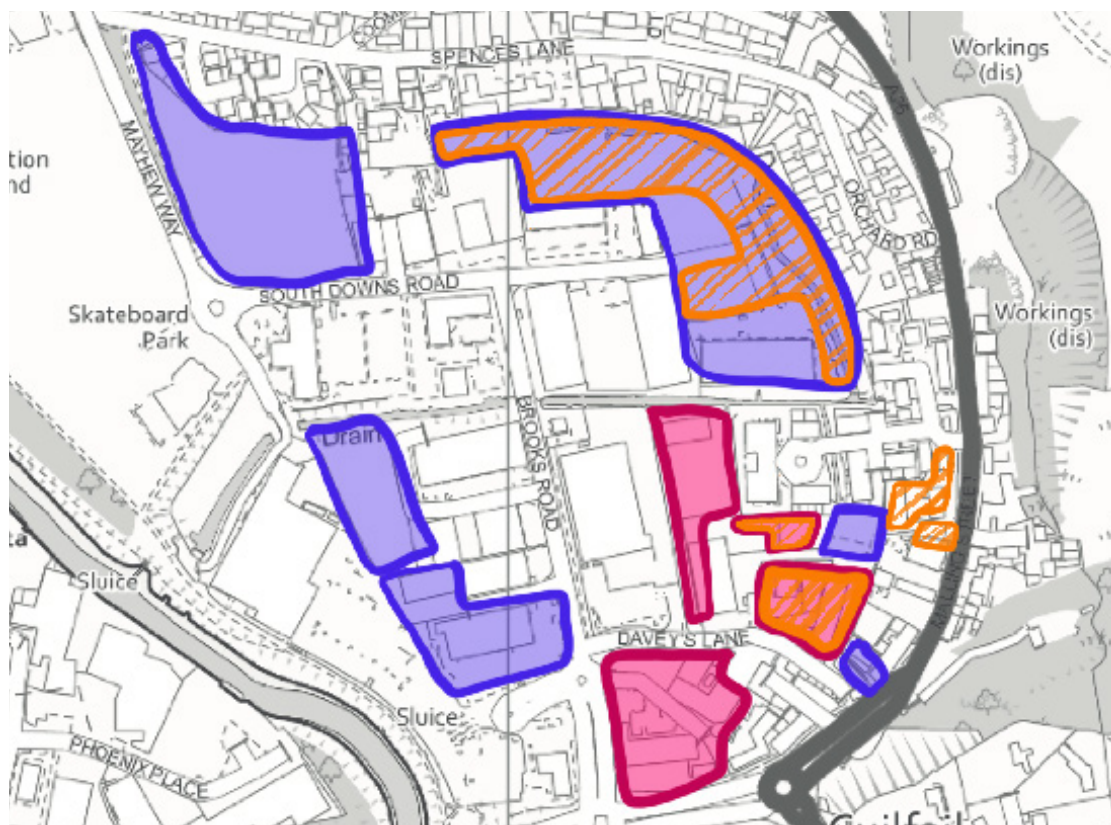


Figure 4: Map showing recent relevant planning history of the Brooks Road Planning Brief Area.
 Legend: Blue (Planning permissions), Pink (Pre-application enquiries, Orange (Ongoing planning applications/enquiries)

5 LANDSCAPE CONTEXT



All development within the National Park is expected to conserve and enhance the landscape character in the National Park. This applies equally to the rural and built-up areas of the National Park. To achieve this, development is required to take a landscape-led approach to design, which means taking an evidence-based understanding of landscape (including buildings) to inform the design, scale and layout of proposals.

This Planning Brief provides an initial high level assessment of the landscape considerations for redevelopment within the Brooks Road area. Individual development proposals will be expected to undertake their own detailed evidence gathering and analysis to support any development scheme.

LOCATION

Area is located at the eastern edge of Lewes on the River Ouse floodplain and at the edge of Mount

Caburn open downland (**See SDNP Landscape Character Assessment**)

GEOLOGY AND SOILS

- Ouse Floodplain landscape character area
- Underlying river alluvium

TOPOGRAPHY AND WATER

- The area forms part of the floodplain of the river Ouse.
- The area's context is formed by the river Ouse and the downland.
- The area itself is largely flat river plain with slightly higher ground within the west of the Planning Brief area
- Central watercourse bisecting area and smaller drainage ditches to north and south

LANDSCAPE ELEMENTS

- Settlement & Buildings: Due to the area being flood plain, it has historically never been 'settled'. The land has in recent history been used for commercial development, large-scale low-rise buildings of poor quality, which bear little relationship to other elements of landscape.
- The pattern of (historic) routes, bear a strong relationship to the contours, running between the flood plain and the Downs. No routes ever existed within this site, but today routes have largely been imposed on the landscape with little acknowledgement of the landscape and the functions it performs.
- The fieldscape remains in part, perceptible at this site. Fields are marked by 'wet fences' - and ditches remain within this landscape in varied degrees of condition and acknowledgement from existing development.

In the absence of roads and buildings (historically) this landscape is strongly characterised by the patterns of this surviving field system.

- The floodplain is typically not characterised by significant tree cover, but often trees as linear groups mark the break in contour between the floodplain and valley sides. Here trees have grown up incidentally, as land has fallen out of use, so whilst not strictly characteristic of this landscape they are likely to be important for other benefits.
- The perceptual qualities of the floodplain stem from the other elements - simple topography, open spaces and lack of significant vegetation

and the simplicity which results from it, affording views and sense of space, and relationship to the river via views and characteristic vegetation. Clearly this has all been significantly undermined here. The visual connection with the downland setting is also critical to sense of place across Lewes and particularly here, which is interrupted today by some taller buildings. The downland is also within a relatively short walking distance.

HABITATS

- Woodland and chalk grassland to the East at Lewes Downs Site of Special Scientific Interest
- Nearby areas of woodland

- Network of ditches provide wet and dry habitat
- Area is identified as habitat network enhancement zone 2 where the delivery of suitable green infrastructure can help counter the effects of habitat fragmentation.
- Lewes Railway Land Local Nature Reserve to the south is an example of floodplain habitat

PEOPLE AND WILDLIFE

- Malling Brooks area of scrubland and ditches
- Limited public access to watercourse currently
- Nearby access to Lewes Downs



Figure 5: OS 25 Inch 1841-1952, reproduced by permission of CC-BY-NC-SA overlaid aerial photography

6 APPROACH TO REDEVELOPMENT



The following sections of the planning brief address four key issues important to development proposals in the Brooks Road area. These are land use, design, climate change and movement and connectivity. These issues have been identified as important to the area through a review of policy and local evidence and through stakeholder engagement. For each key issue, challenges and opportunities are listed as well as a way forward in the form of key development principles.



Figure 6: Illustrative sketch layout of the redevelopment of the area (See appendix 2).

6.01 LAND USE

Maintaining Lewes as a working town is highly important locally and for the wider National Park. The town has a rich history of both manufacturing and creative industry and there continues to be strong demand for industrial and creative employment space in Lewes. Most of the Brooks Road area is safeguarded for employment uses and retaining and making best use of areas like Brooks Road is critical as there is little scope to create new employment areas in the National Park given the landscape constraints.

There is also an acute affordable housing need in Lewes, and with limited opportunities to expand the town beyond the existing built-up area, it is imperative to make best use of land within the town. Redevelopment in the Brooks Road area could potentially repurpose the employment provision for future needs with residential development, which could create a sensitive mix of a living and working environment.

CHALLENGES

- Neglected drainage infrastructure and flood risk
- Loss of jobs
- Reduction in job density to such an extent that the area is no longer the working core of the town
- Compatibility or otherwise of industrial / commercial activity with residential use
- Poor public realm designed around vehicle movement and little provision for walking or cycling

OPPORTUNITIES

- Central location and close proximity to Lewes High Street and the River Ouse corridor
- Good transport links both by rail (railway station within walking / cycle distance) and road (A26 heading north and A27 to south of town)
- Underutilised land (large storage and car parking areas) as well as some vacant sites
- Manufacturing tradition of Lewes with some surviving references to the brewing heritage still present in the area
- Links to nearby universities and inward investment from Brighton economic area
- Shift since the pandemic to more local working and reduction in commuting



Figures 7 and 8:
Left: Workshop in Uckermark - Thomas Kröger
Architekten
Right: Joinery near Freising - Deppisch
Architekten

WAY FORWARD AND KEY LAND USE PRINCIPLES

6.1.1 Redevelopment which provides enhanced employment floorspace will be supported. New employment floorspace should meet the needs of the town; with the following uses encouraged (identified through engagement with Lewes District Council and Lewes Town Council);

- Space for manufacturing and production
- Affordable workspace & space for start-ups
- Modern, flexible and energy efficient industrial warehouse
- Creative studios or workshops
- High-tech business space
- Enhanced heritage assets with flexible employment space

6.1.2 Given the Lewes NDP emphasis on retaining a manufacturing base, and the tradition of craft and production

in the town, the expansion of retail, trade-counter or storage and distribution uses are not generally supported. Nominal ground floor employment space provision such as parking spaces will not be acceptable.

6.1.3 Any proposed net loss in employment space will need to provide robust evidence that the existing building is no longer fit-for-purpose, complying with the requirements of SDLP Policy SD35 and Appendix 3 and Policy HC4 of the Lewes NDP;

6.1.4 Where residential use is included as part of a proposal, redevelopment will need to create a comfortable living environment, avoid conflicts with surrounding uses and amenities and maximise the provision of affordable homes including Lewes Low Cost Housing.

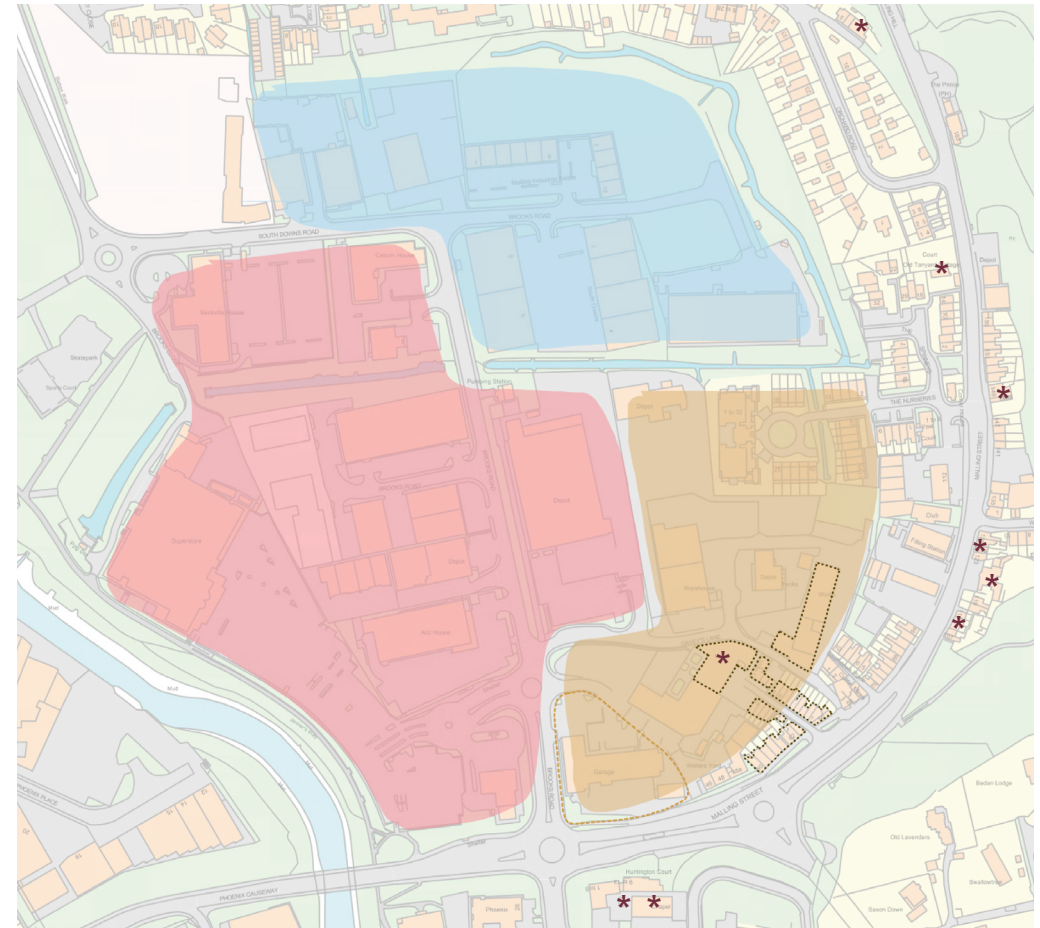


Figure 9: Map illustrating uses, gateway and historic buildings.
Legend: Blue (Core employment area) Pink (Mixed employment area including retail & distribution) Light brown (Mixed employment / residential) Black dash (historic core) Orange dash (gateway / opportunity site) Brown star (listed buildings)

6.02 DESIGN PRINCIPLES

The Brooks Road area has been developed for industrial and commercial uses, with infrastructure and highways organised around the needs of these activities. The legacy of this is an area with a poor and hostile public realm dominated by vehicles and neglected Green (includes blue) Infrastructure. This section considers the key design challenges and opportunities for the area and sets out guiding principles in regards to layout, scale & form, materials, heritage assets and the public realm.

A series of key views of the area and the surrounding downland have been identified as relevant in any visual impact assessment and must inform development proposals. **Appendix 1** identifies some key views of the area, but these are non-exhaustive.

CHALLENGES

- Water management
- Poor quality public realm for people
- Poor architectural quality, with some exceptions
- Lack of trees and vegetation
- Extensive areas of hard surfaces
- Lack of open spaces
- Relationship with and integration to existing development, in particular historic routes and buildings
- Limited space and narrow lanes
- Historic buildings (can also be an opportunity)
- Potential archaeology
- Potential land contamination

OPPORTUNITIES

- There is scope for a more efficient use of land and compact development in this sustainable location
- Car free or low levels of parking provision if connectivity to the town centre is improved
- Enhance existing and design new views of the Downs and landmarks that contribute to a sense of place
- Contemporary architectural design
- Buildings and spaces that adapt to a variety of uses and activities
- Improved sense of safety through natural surveillance
- Increase street trees for microclimate regulation, amenity, biodiversity, water management and cleaner air
- Reuse and recycle existing buildings and hardstanding materials (e.g. concrete and metal sheets)
- Subdivide large plots and create finer urban grain better reflecting the character of the Brooks and town
- Create attractive streets and open spaces. Lively streets that are safe and support people interaction.
- Repurposing water infrastructure for other benefits whilst restoring character and contributing to a positive, landscape-related sense of place.

WAY FORWARD AND KEY DESIGN PRINCIPLES

LAYOUT

6.2.1 Layout design should positively respond to the historic ditch/brooks network as a key historic and landscape element in the landscape-led approach to design. These should influence the future layout of the area and be incorporated into the Landscape Strategy and ultimately into the public realm.

6.2.2 Development proposals shall conserve and enhance existing views and vistas, including views of the Downs and sequence of views along routes (e.g. Davey's Lane). See **Appendix 1**.

6.2.3 Compact forms of development are welcome. Layouts should be efficient and avoid spaces without clear function.

SCALE AND FORM

6.2.4 In some areas there may be scope to increase density, taking into account changes in topography across the area. Nevertheless, the maximum height of buildings shall be restricted by views and sympathetic relationship with neighbouring buildings and spaces, both in terms of amenity and townscape character. Particular consideration shall be given to the views in **Appendix 1**.

6.2.5 Proposals for buildings that are adaptable to changing needs and technologies, including alternative uses, are welcome and all development will need to be adaptable to climate change impacts including flooding, extreme rainfall events and overheating.

6.2.6 The scale and mass of building will be constrained by existing views and sequence of views along routes. Therefore, new buildings and spaces between buildings

shall be designed to retain views and vistas of the Downs and key town landmarks. Opportunities to create new framed views through development shall be explored and maximised where possible which may include new landmark buildings and spaces.

ARCHITECTURAL APPEARANCE AND MATERIALS

6.2.7 Contemporary and traditional designs are supported, when complementing the existing town character and contributing to the special qualities of the area. Regardless of contemporary or traditional, designs should enhance local character and standard building types and mediocre imitations/replications will not be supported.

6.2.8 Use of high quality traditional materials found in Lewes (flint, clay tiles, red bricks, etc.) is supported.

6.2.9 Contemporary materials are supported when they integrate well in the area and have a high sustainability credential (e.g. Timber as structural and cladding material).

HERITAGE

6.2.10 Thomas Street and Davey's Lane are sensitive areas in heritage terms. The Malthouse (Davey's Lane), the Thomas Street terraces, the Old Brewery (Grade II Listed Building) (Aka Registered Offices of EO Culverwell) shall be retained.

6.2.11 The setting of Listed Buildings needs enhancement.

6.2.12 There is evidence suggesting potential World War II Allotments associated with the Dig for Victory campaign. If development takes place within the Planning Brief Area, this matter should be investigated and considered as a historic element in the landscape-led approach to design.



Figures 10, 11 and 12:
Top: Garage and vehicle workshop in Andelfingen - Lüchinger + Meyer Bauingenieure AG. Middle: Workshop Building in Mechelen - dmva. Bottom: Accordia, Cambridge - Mole Architects

PUBLIC REALM

6.2.13 High quality public realm* and open spaces shall be provided in support to all uses and should be guided by these principles:

- a)** Contribute to a diversity of open spaces that support a variety of activities and a memorable sense of place.
- b)** Support a variety of uses (business, homes) and people (workers, residents and visitors) in the vicinity.
- c)** Improve water management (water quality and quantity), and being part of the Blue Infrastructure network.
- d)** Contribute to cleaner air and tranquillity, mitigating air and noise pollution from roads and existing uses.
- e)** Contribute to rich and varied biodiversity and integrate into the Green Infrastructure network.
- f)** Open spaces should be resilient to climate change, avoiding spaces that overheat.
- g)** Spaces should be safe without the need for additional security measures.
- h)** Spaces should be accessible, fit for purpose and encourage social interaction.

*Public realm is outside spaces in private and public ownership, including car parks, turning areas, services and utility areas and spaces supporting play, recreation, sport, movement (motorised or not). The above principles should be read together with sections C.7 Public Realm and C.8 Parking & Services of the adopted Design Guide SPD (2022).

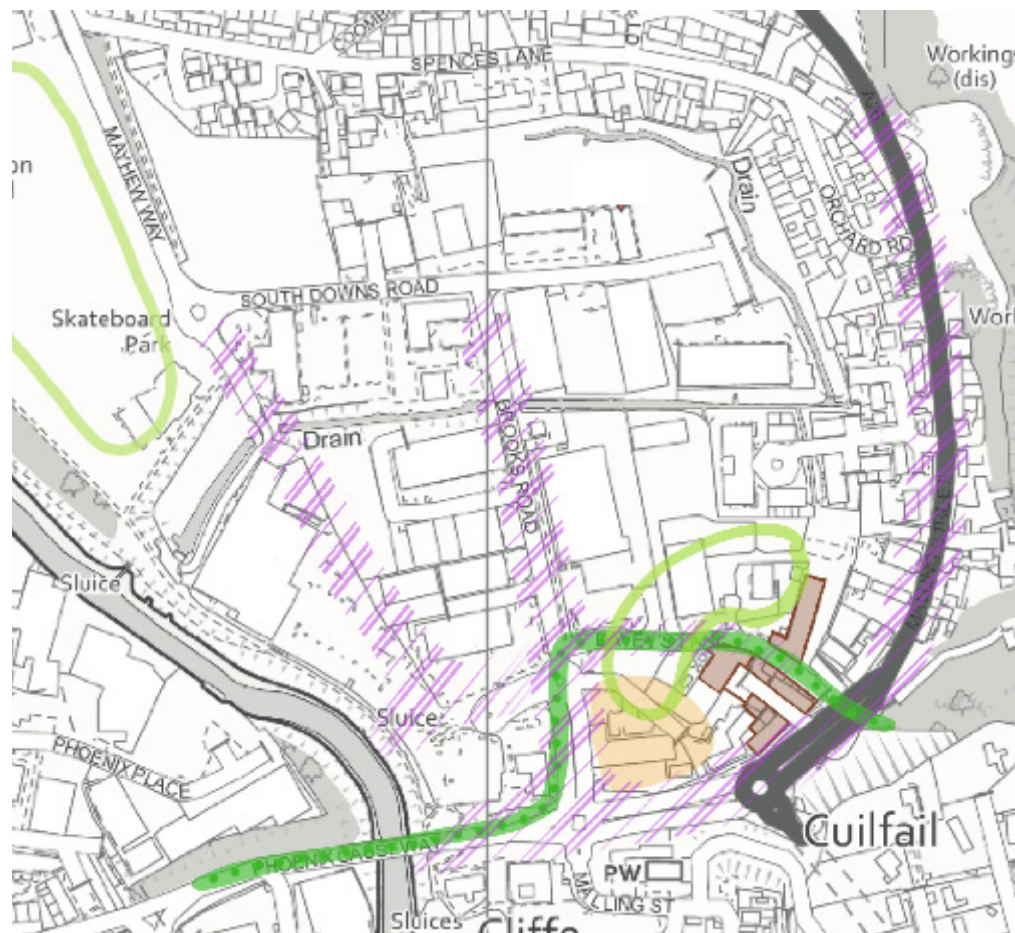


Figure 13: Map illustrating some key design principles.
Legend: Dark green (green corridor/link NDP), Light green (opportunity to enhance/create open spaces), Purple trident (key routes that would benefit from placemaking and overall public realm improvements), Light brown (gateway/key site area), Dark brown (heritage assets).

6.03 CLIMATE CHANGE

Most of the Planning Brief area falls within Flood Risk Zones 2 and 3, where there is a risk of river flooding. There are also areas of localised surface water flood risk, especially to the west of Brooks Road. The area is not currently well adapted for climate change impacts (flooding & overheating) but there are opportunities to improve resilience to climate change by enhancing the local green infrastructure, primarily the network of drainage ditches and other measures including sustainable urban drainage, tree planting and green roofs. These measures will also create improvements for biodiversity as well as a more liveable and attractive environment for people working or living in the area.

The following challenges and opportunities in regards to climate change for the area have been identified:

CHALLENGES

- The area is subdivided into plots that range in size and ownership, which to date has precluded a strategically connected network of Green and Blue Infrastructure.
- Existing watercourses are not well integrated within adjacent developments.
- Watercourses are underperforming with regards to water flow and water quality management.
- There is an excessive presence of hard surfaced areas and an absence of vegetation. There are few trees or shade available.
- Dependency on car use.

OPPORTUNITIES

- Enhance the existing central watercourse, to maximise its function to reduce flood risk, to create a green corridor opening it up to the public and provide appropriate tree planting (e.g. willow & alder).
- New Green Infrastructure (GI) joined-up with the existing GI feature along the central watercourse.
- Incorporation of green roofs and walls to complement GI networks where on-ground solutions are not possible.
- Improve GI connectivity to Malling Down area, local green spaces and the River Ouse.
- Adequately maintain and manage existing watercourse and ditch network for the multiple functions it needs to provide.
- Design drainage systems that contribute to clean surface water that discharges into the River Ouse from urban areas, including industrial sites.
- Improve connectivity for active travel and reduce car use
- Opportunity to contribute to lower carbon emissions and deliver zero carbon developments e.g. onsite renewable energy generation.
- Create spaces that can function as climate shelters and mitigate the effects of excessive heat on people.

WAY FORWARD AND KEY PRINCIPLES

6.3.1 Ground floor uses compatible with the level of flood risk with consideration also given to safe access and egress to the site during a flood event. More vulnerable uses such as dwellings are not permitted in flood zone 3 unless the Exception Test is passed. **NPPF Annex 3** sets out flood risk vulnerability classification and should be read in conjunction with Planning Practice Guidance **Table 2:** Flood risk vulnerability and flood zone 'incompatibility' (Paragraph: 079 Reference ID: 7-079-20220825).

6.3.2 Development proposals should incorporate and restore existing watercourses and ditches within the Planning Brief Area. This would include to reinstate ditches to surface and maximise

biodiversity and landscape amenity benefits.

6.3.3 SuDS systems should maximise opportunities for improving water quality.

6.3.4 Sustainable flood management that is compatible with character of the floodplain and the historic ditch network.

6.3.5 Wildlife connectivity should be ensured through the avoidance of fencing that would stop the permeability Green Infrastructure and other structural corridors (green and blue).

6.3.6 Buildings and spaces in between should be designed to adapt well to a changing climate (e.g. extreme rain events, extreme heat, etc.), through passive design and nature-based solutions.

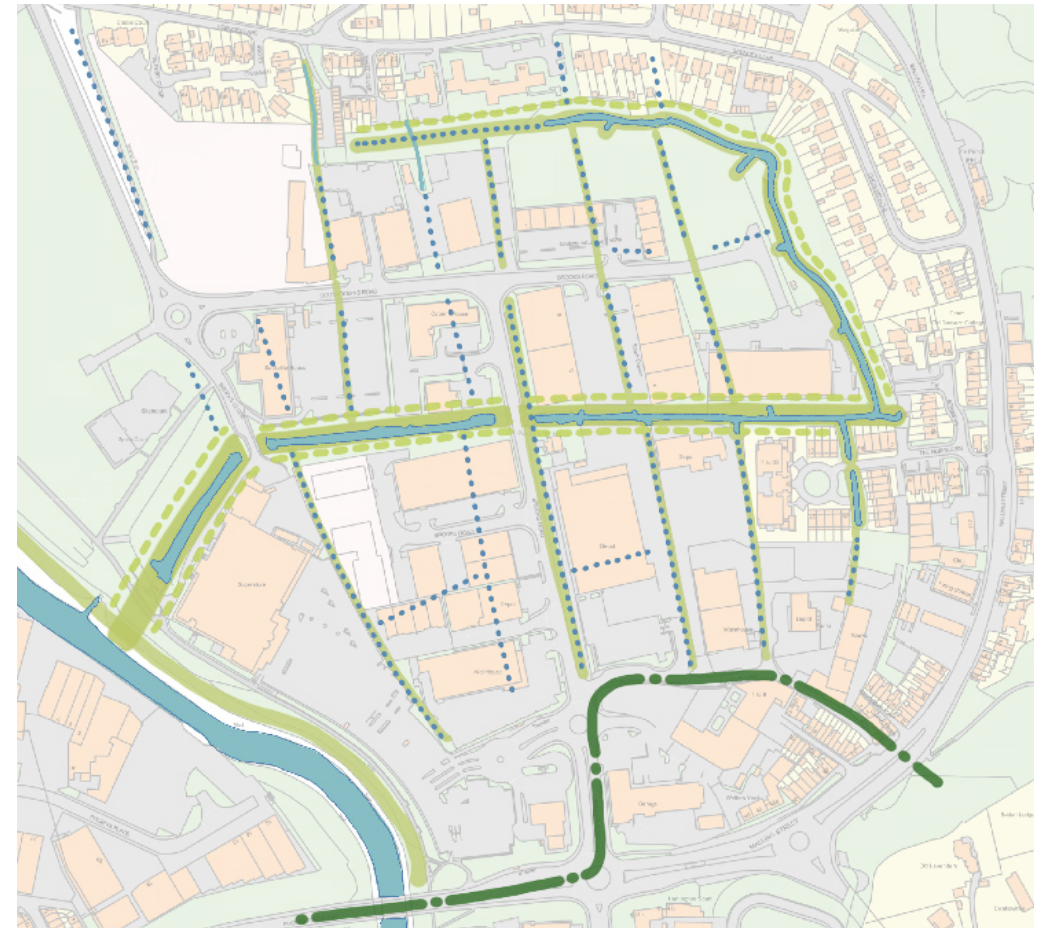


Figure 14: Map showing Green and Blue Infrastructure strategy. Legend: Dark Green (green corridor/NDP link) Light Green (existing green infrastructure to be enhance and proposed new green infrastructure) Blue dash (new blue infrastructure)

Figures 15 and 16:

Left: Camley Street Natural Park, London - Argent

Right: Existing ditch in Brooks Road Planning Brief Area

6.04 MOVEMENT AND CONNECTIVITY

The area is bisected by Brooks Road, where speed is limited to 30mph and runs north to south connecting Mayhew Way, South Downs Road and the residential areas to the north with the Phoenix Causeway. The other main highway is the A26 Road (Mallings Street), which is a busy route that forms the eastern boundary of the Planning Brief Area. Brooks Road functions as the main route for HGVs and other vehicles in and out the industrial estate. This route is also used by buses and emergency services (e.g. Sussex Police, Church Lane). Most industrial and commercial units have an adjacent car park within private ownership.

The following challenges and opportunities in regards to movement and connectivity for the area have been identified:

CHALLENGES

- Lack of permeability within the Planning Brief Area and through the East-West axis.
- Brooks Road and Mallings Street are busy roads: traffic includes HGVs, buses and emergency vehicles. This results in air and noise pollution.
- Large vehicles manoeuvring and parking space requirements.
- Existing uses currently generate high parking requirements.
- Missing pedestrian route on east side of Brooks Road
- Numerous barriers on existing pedestrian routes: steps, kerbs, crossings, vehicular accesses, etc. Pavement not adequate for push chairs, wheelchairs, etc.
- Brooks Road speed limit is 30mph, whilst most of the town is 20mph.
- Car-centric public realm and excessive presence of car parks in private ownership.
- Poor on-street parking over pavements.
- No crossings for pedestrians where there are clear desire lines.
- Existing roundabout layout which present navigation challenges for pedestrians, cyclists and vehicles.

OPPORTUNITIES

- Traffic-calming opportunities at Mallings Street, Brooks Road and Phoenix Causeway to reduce environmental and amenity impacts from traffic.
- Increase west-east and town centre non-motorised connections.
- Improve pedestrian and cycle movement along Brooks Road.
- Improve junctions and roundabouts at Tesco, Brooks Road and Phoenix Causeway, facilitating navigation and pedestrian and cycle movement.
- Remove barriers and improve accessibility for all.
- Reduce car dominance of public realm and remove on-pavement parking.
- Ringmer to Southease cycle route skirts the edge of area along Mayhew Way and the riverside path.
- Make cycle and pedestrian routes continuous and connected with the wider network.
- Facilitate active travel with safe and convenient infrastructure and facilities.
- Facilitate quick and easy access to HGVs.

WAY FORWARD AND KEY PRINCIPLES

- 6.4.1** Create a joined-up network of pedestrian routes that connect the area within the red line as well as with the surrounding town.
- 6.4.2** Create cycle and pedestrian network segregated from routes of heavy traffic (e.g. Brooks Road).
- 6.4.3** Active travel facilities integrated in all developments (e.g. secure cycle storage, showers, changing room, etc.).
- 6.4.4** Design highways for low speeds.
- 6.4.5** Provide pedestrian crossings or shared surfaces where appropriate.



Figures 17 and 18:
Left, top: Street parking on pavement
Left, bottom: Pedestrian routes with obstacles

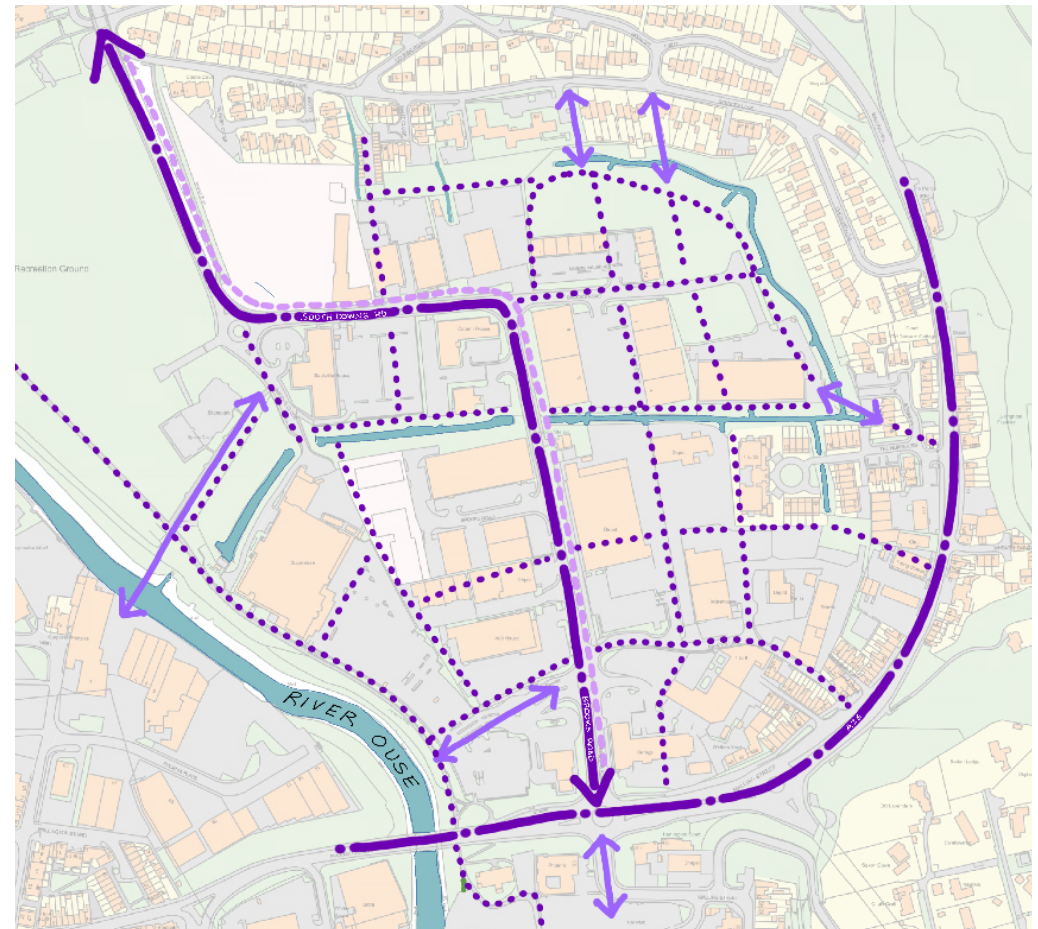


Figure 19: Map showing movement and permeability strategy.
Legend: Dark purple: spine N-S (for HGVs, including cycle and pedestrians), medium light purple arrows: opportunities for improved connectivity/permeability to surroundings. Purple dash: secondary routes to create a permeable grid along Green and Blue Infrastructure.

DEVELOPER CONTRIBUTIONS



Developer contributions will be prioritised towards the following improvements:

- Cycle lane along Mayhew Road – South Downs Road - Brooks Road route.
- Pathway and accessibility improvement along Brooks Road.
- Traffic calming schemes for Brooks Road, Malling Street and Phoenix Causeway.
- Open space contributions

CONCLUSION



The South Downs National Park Authority (SDNPA) has produced this planning brief to set out the Authority's expectations for development proposals in the Brooks Road area, Lewes. It is intended to provide guidance to potential developers and to give increased certainty to the local community and all relevant stakeholders. The Brief contains a series of development principles which should be incorporated into the earliest stages of the design process.

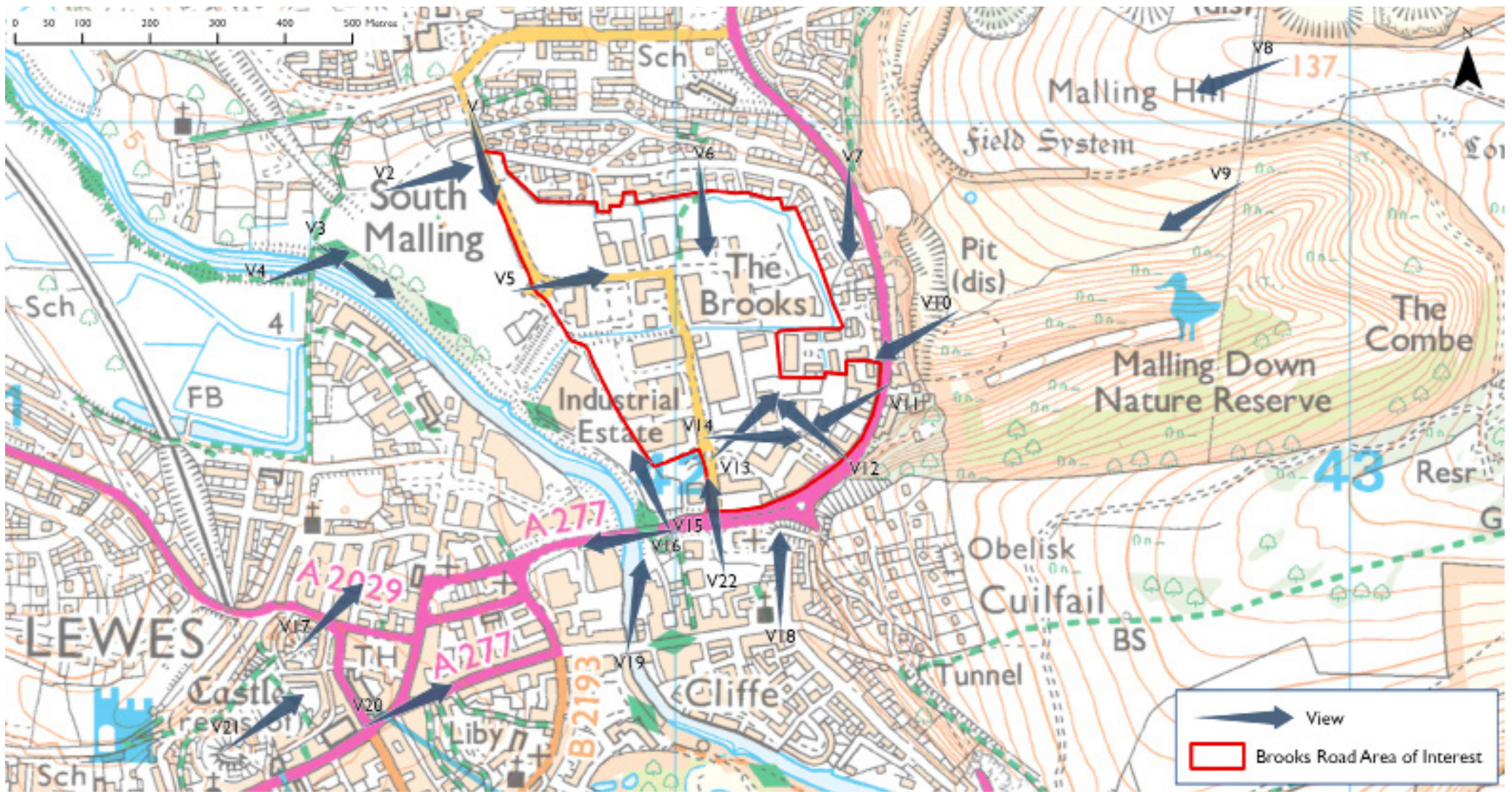
An illustrative sketch is provided in **Appendix 2**, providing an example of the key principles set out in this Brief and how they will shape the design process. This is not a final proposal, but an interpretation of how key principles in the Brief inform layout design. Additional evidence gathered at design stage would contribute to define layout and building design in a planning application.

In addition to using this document, applicants are encouraged to use the pre-application advice service from the SDNPA.

If you have any questions about this Planning Brief please contact: planningpolicy@southdowns.gov.uk

APPENDICES

APPENDIX 1: KEY VIEWS



LEGEND: Non-exhaustive list of key views in and out of the Planning Brief Area. List of views on next page.

APPENDIX 1: KEY VIEWS

View V1 – Mayhew Road towards south

View V2 – From dismantled railway, Recreation Ground towards east

View V3 – River Ouse from north to south

View V4 – From North Street Quarter and River Ouse

View V5 – From Recreation Ground to east

View V6 – From Spences Lane and high ground north of the area

View V7 – From Malling Hill Road and footpath

View V8 – From Malling Hill

View V9 – From Malling Hill towards allotments

View V10 – From Malling Hill over chalk pit edge

View V11 – Malling Street

View V12 – From Davey's Lane (east)

View V13 – From Davey's Lane (west)

View V14 – From Brooks Road out to the downs

View V15 – Ouse River east banks

View V16 – Phoenix Causeway

View V17 – Castle Gate and surroundings

View V18 – Cliffe High Street towards north

View V19 – Cliffe High Street / Ouse River bridge to the north

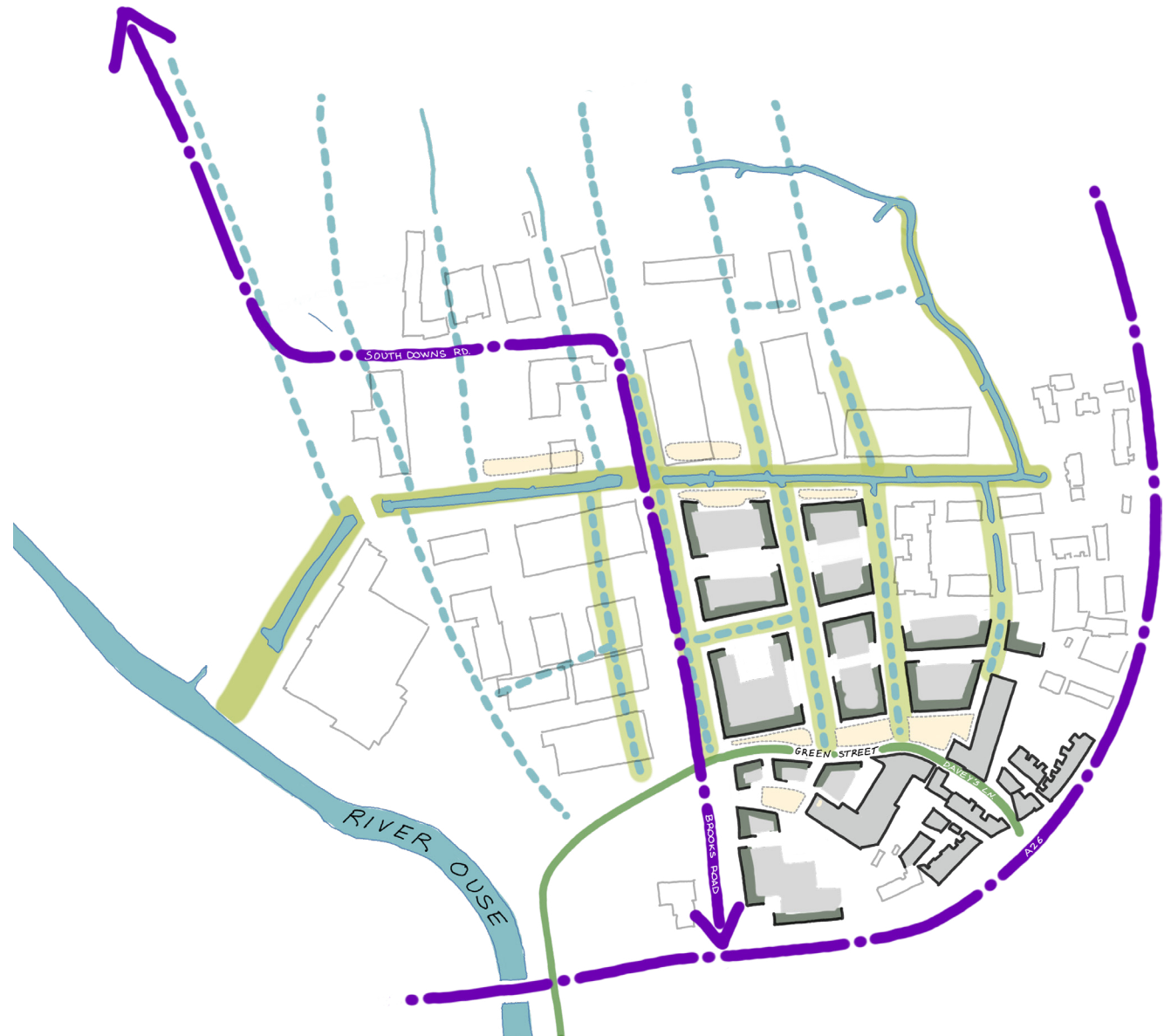
View V20 – High Street

View V21 – Lewes Castle

View V22 – From Phoenix Causeway and car park to the north

APPENDIX 2: ILLUSTRATIVE LAYOUT

This sketch provides an example illustrating some of the key principles set out in this brief and how they will shape the design process. This is not a final proposal, but an interpretation of how key principles in the Brief inform layout design. Additional evidence gathered at design stage would contribute to define layout and building design in a planning application.



LEGEND: Purple arrows: Main vehicular routes.
Light green: Existing and new Green Infrastructure.
Dashed blue lines: Blue Infrastructure, a SuDS system connected to the ditch network. Dark green: Green street with vegetation as per the LNBP. Beige: areas with potential for public realm/open space. Dark grey: Built form with active frontages facing Green and Blue Infrastructure and public realm.

APPENDIX 3: GLOSSARY

Blue Infrastructure

Networks, or features within a network which relate to water, these include rivers, streams, ponds and lakes. These are typically considered, designed and managed within the definition of GI

Exception Test

A requirement for development that is highly vulnerable and in flood zone 2 or essential infrastructure in flood zone 3a or 3b or more vulnerable in flood zone 3a. The exception test shows how flood risk will be managed in a proposed site.

Green Infrastructure (GI)

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Includes both designated and undesignated heritage assets.

Lewes Low Cost Housing

Defined in the Lewes NDP as the maximum cost affordable on the average Lewes salary whether for sale or rent.

Passive House

A very well insulated, virtually airtight building that is primarily heated by passive solar gains and internal heat gains from occupants

Public realm

Outside spaces in private and public ownership, including car parks, turning areas, services and utility areas and spaces supporting play, recreation, sport, movement (motorised or not). This definition should be read together with sections C.7 Public Realm and C.8 Parking & Services of the adopted Design Guide SPD (2022).

Sustainable Drainage Systems (SuDS)

Drainage systems designed to control surface water run off as close to where it falls and mimic natural drainage as closely as possible.

The above definitions shall be read in conjunction with the adopted Development Plan and the Design Guide SPD (2022).

BROOKS ROAD PLANNING BRIEF

OCTOBER 2022

South Downs National Park Authority

South Downs Centre

North Street

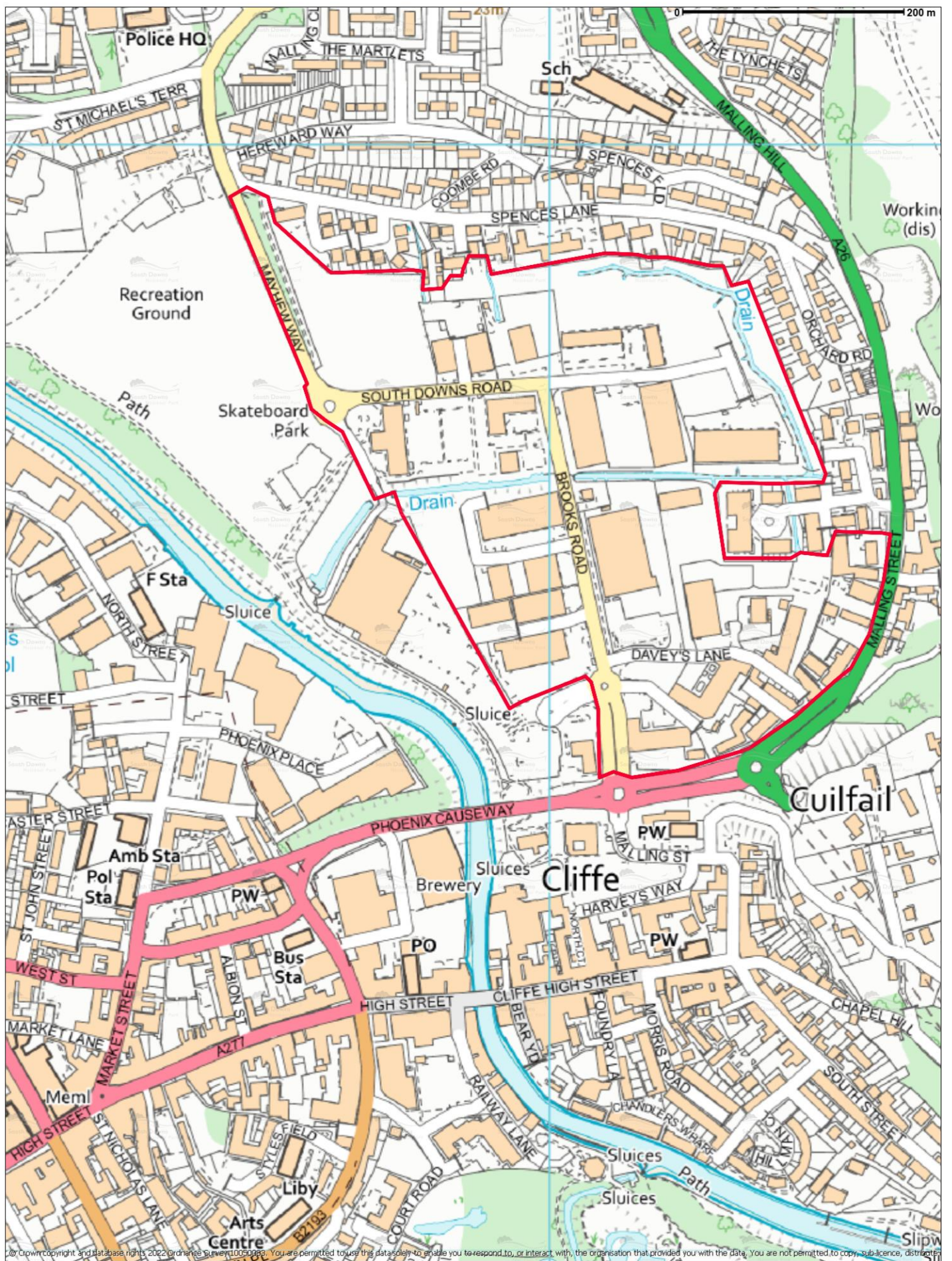
Midhurst

West Sussex

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Brooks Road Planning Brief - Area of Interest



Lewes Parking Review

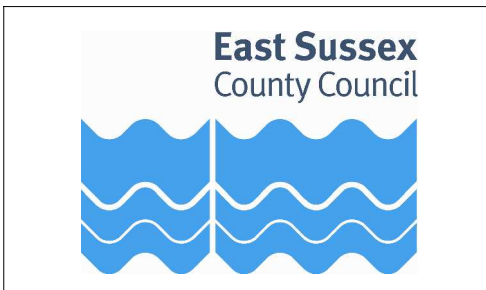
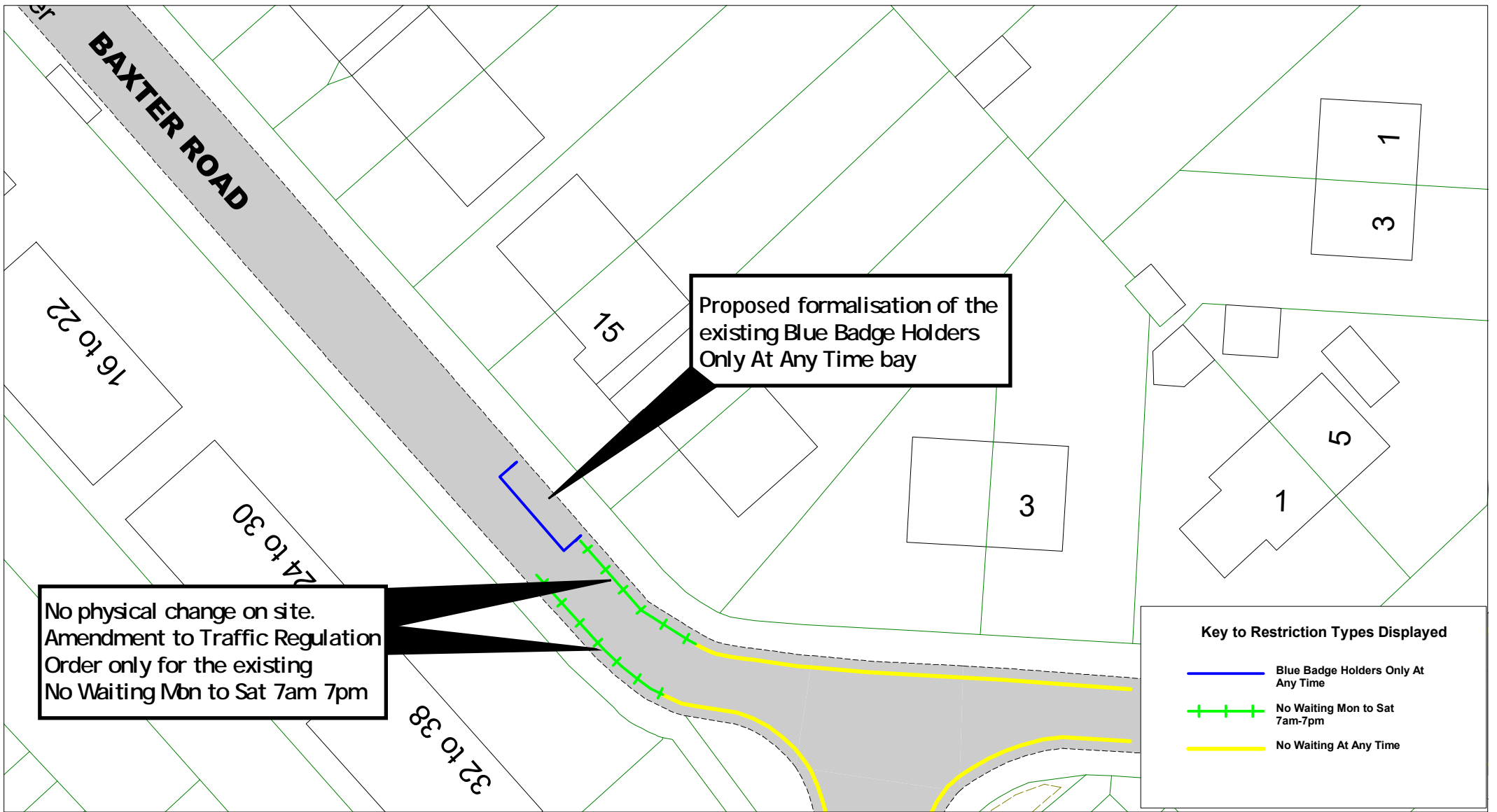
2022

Formal Consultation

Drawings



Lewes Parking Review 2022 - Formal consultation			
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	Church Street, Seaford	LW22 02F	
	College Road, Seaford	LW22 04F	
	Cooksbridge Road, Cooksbridge	LW22 03F	
	Cricketfield Road, Seaford	LW22 04F	
	Cross Way, Lewes	LW22 05F	
	Esplanade, Seaford	LW22 06F	
	Fort Road, Newhaven	LW22 08F	
	High Street, Ditchling	LW22 09F	
	Hillyfield, Lewes	LW22 10F	
	Kingsley Road, Lewes	LW22 11F	
	Lawes Avenue, Newhaven	LW22 12F	
	Marine Parade, Seaford	LW22 07F	
	Meridian Road, Lewes	LW22 13F	
	Mill Lane, South Chailey	LW22 14F	
	Mountfield Road, Lewes	LW22 15F	
	Morris Road, Lewes	LW22 16F	
	Neill's Close, Newhaven	LW22 17F	
	North Way, Lewes	LW22 05F	
	Park Avenue, Telscombe Cliffs	LW22 19F	
	St Swithun's Terrace, Lewes	LW22 20F	
	Telscombe Cliffs Way, Telscombe Cliffs	LW22 19F	
	The Martletts, South Chailey	LW22 14F	

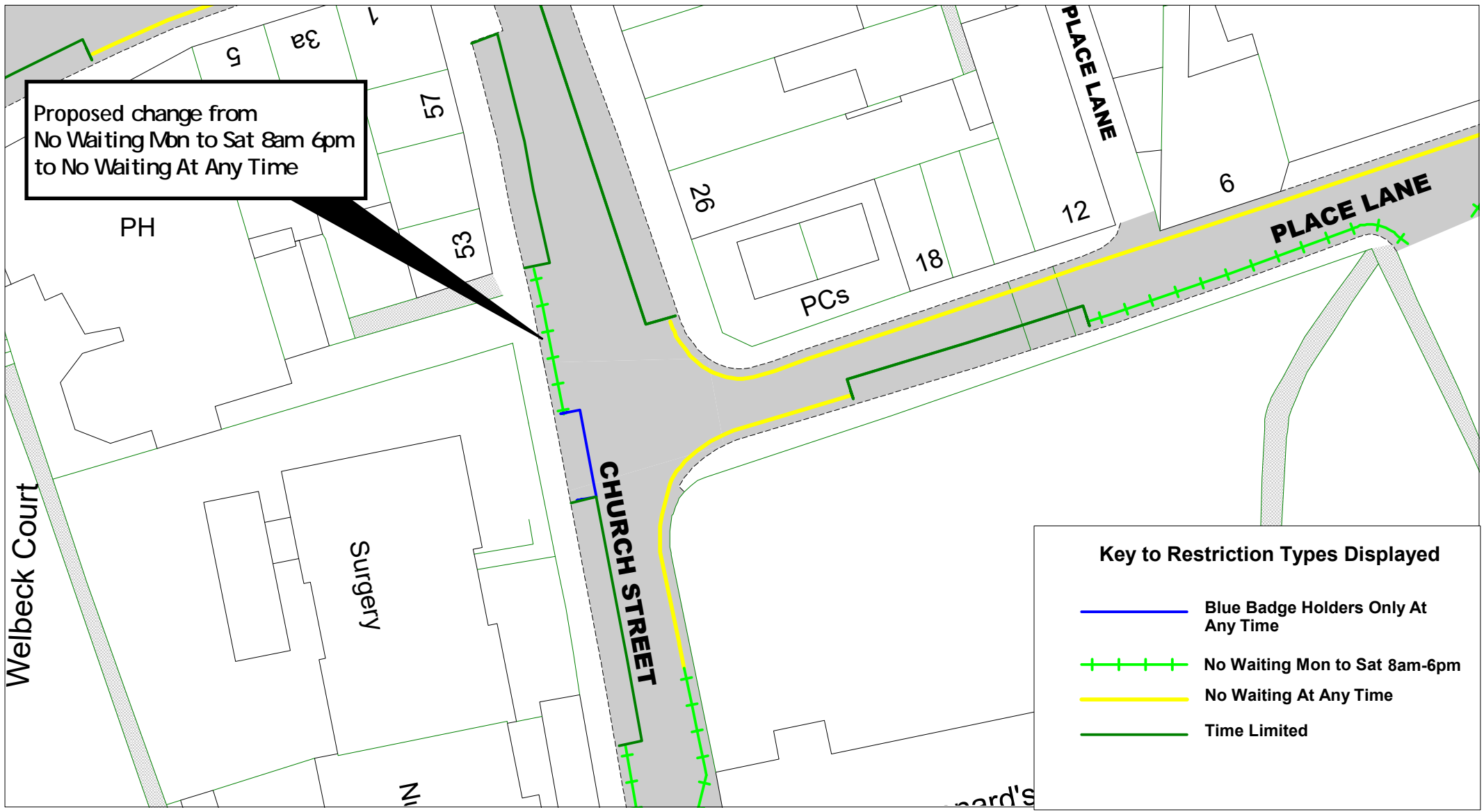


Baxter Road
Lewes

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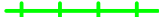
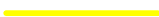

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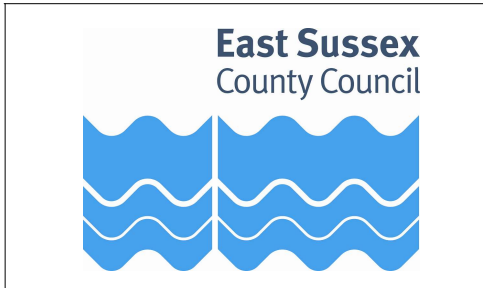
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Proposed change from
No Waiting Mon to Sat 8am 6pm
to No Waiting At Any Time

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-  Blue Badge Holders Only At Any Time
-  No Waiting Mon to Sat 8am-6pm
-  No Waiting At Any Time
-  Time Limited



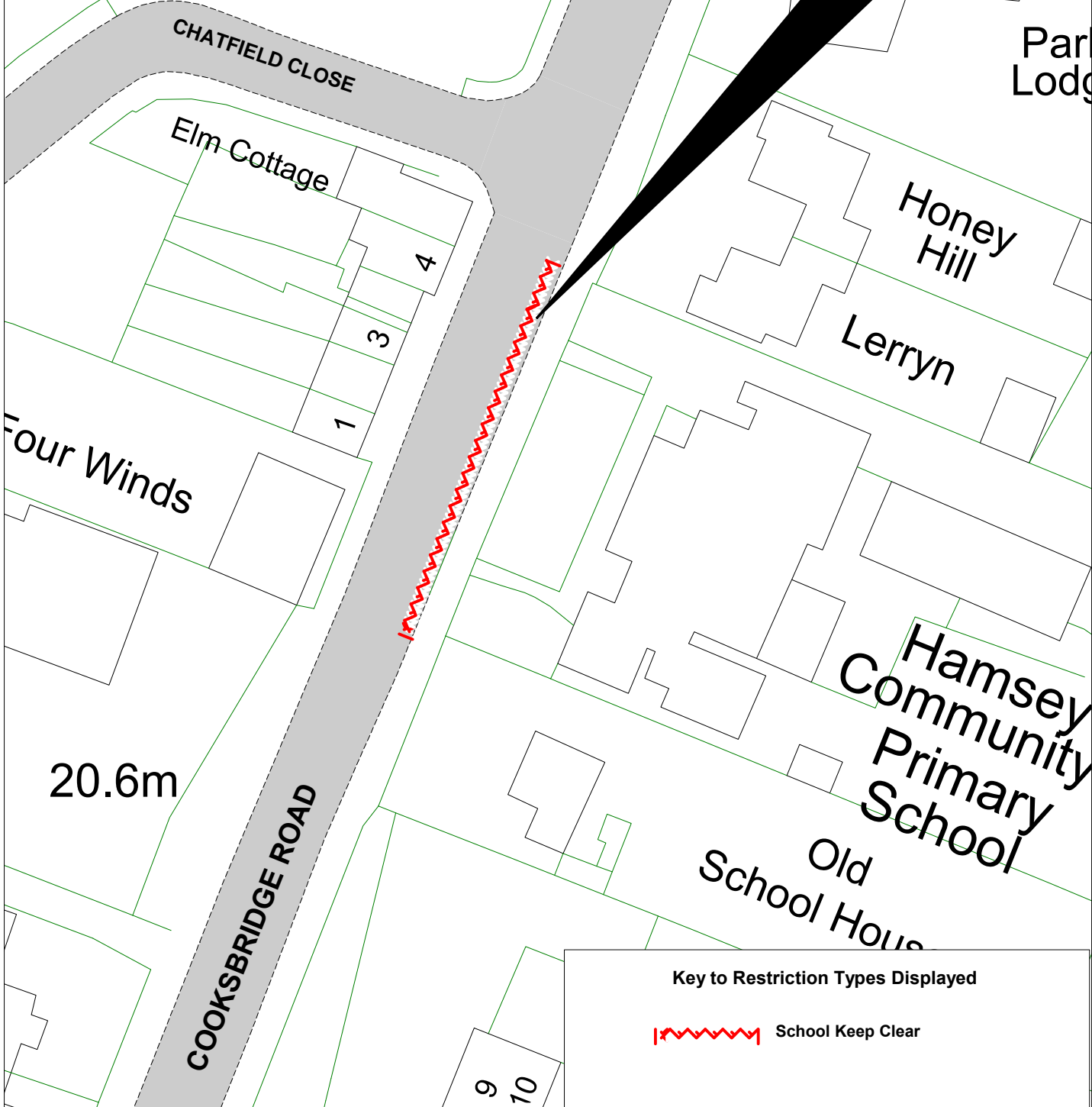
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Seaford

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Cooksbridge

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 No Stopping Mon to Fri 8 9.30am
 and 2.45 4pm Except August



Key to Restriction Types Displayed

 School Keep Clear



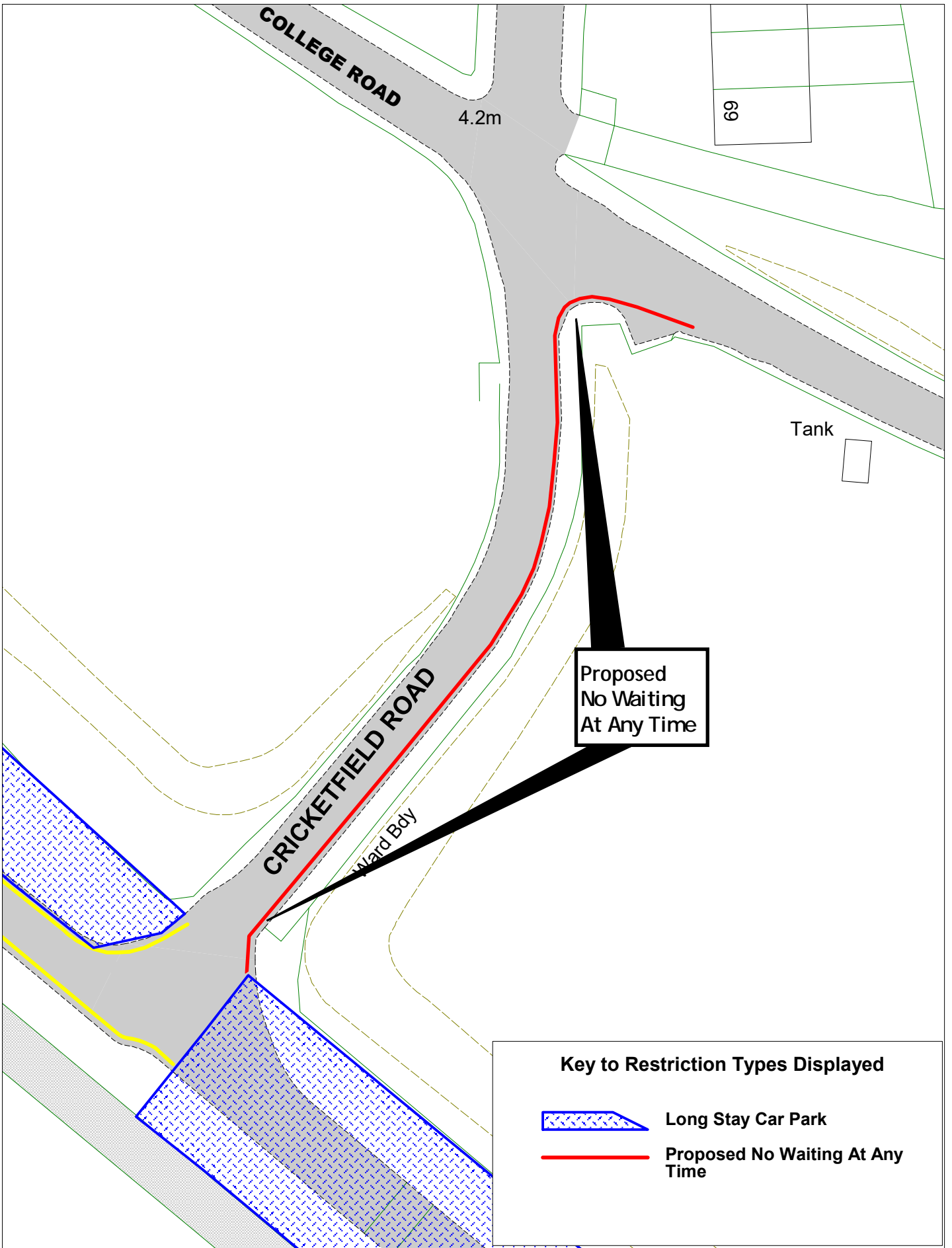
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County Council

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Cooksbridge Road
Cooksbridge

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-  Proposed No Waiting At Any Time

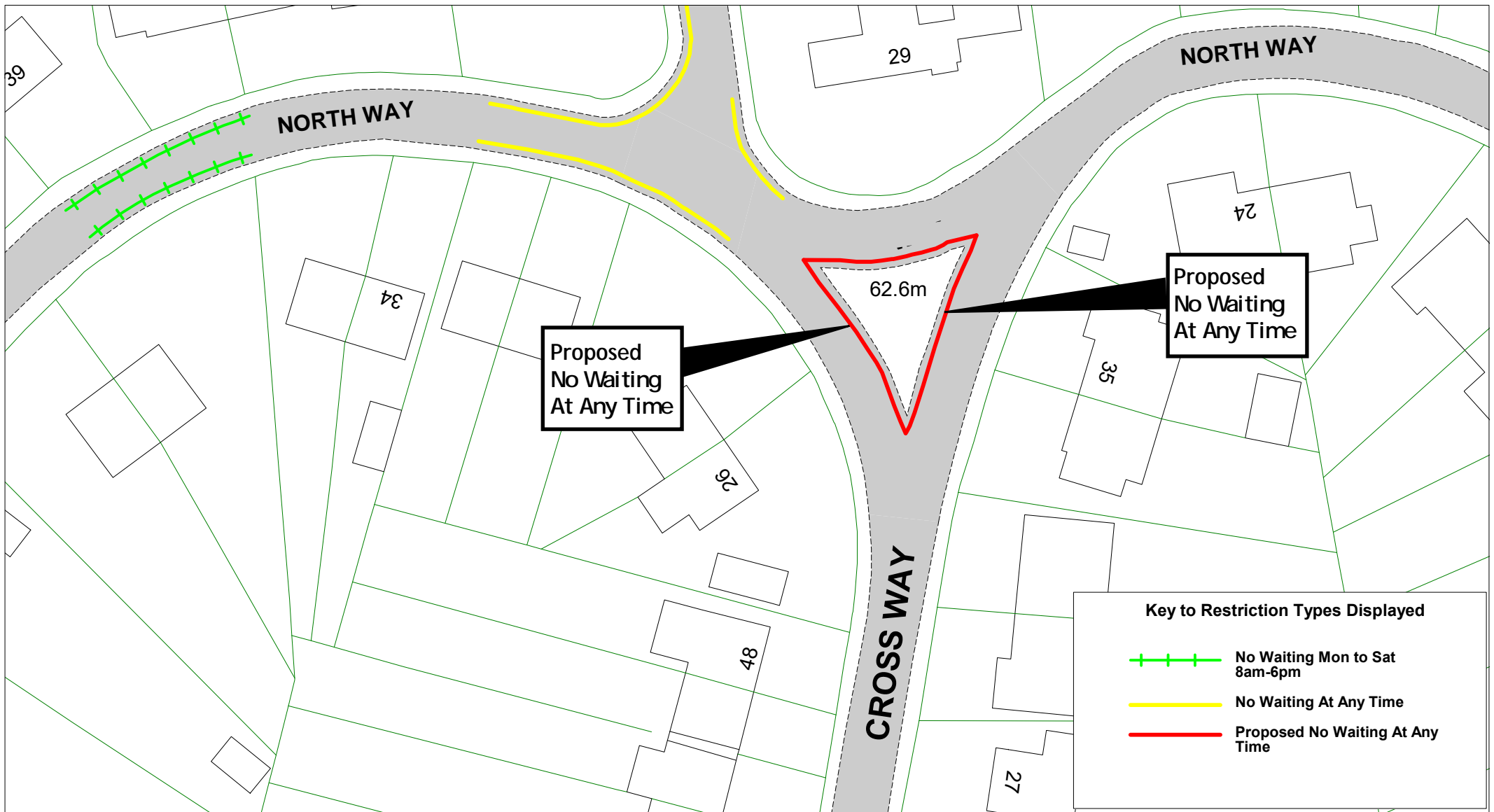


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



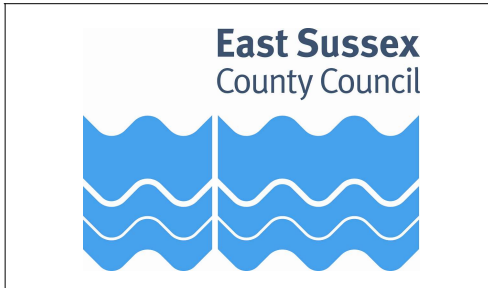
College Road and Cricketfield Road
 Seaford


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-  No Waiting At Any Time
-  Proposed No Waiting At Any Time

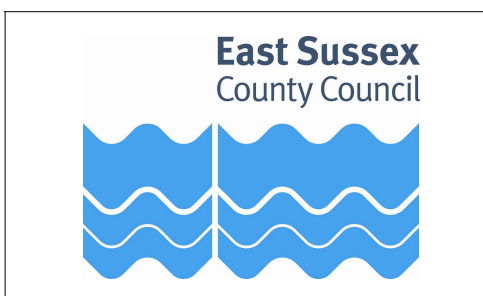
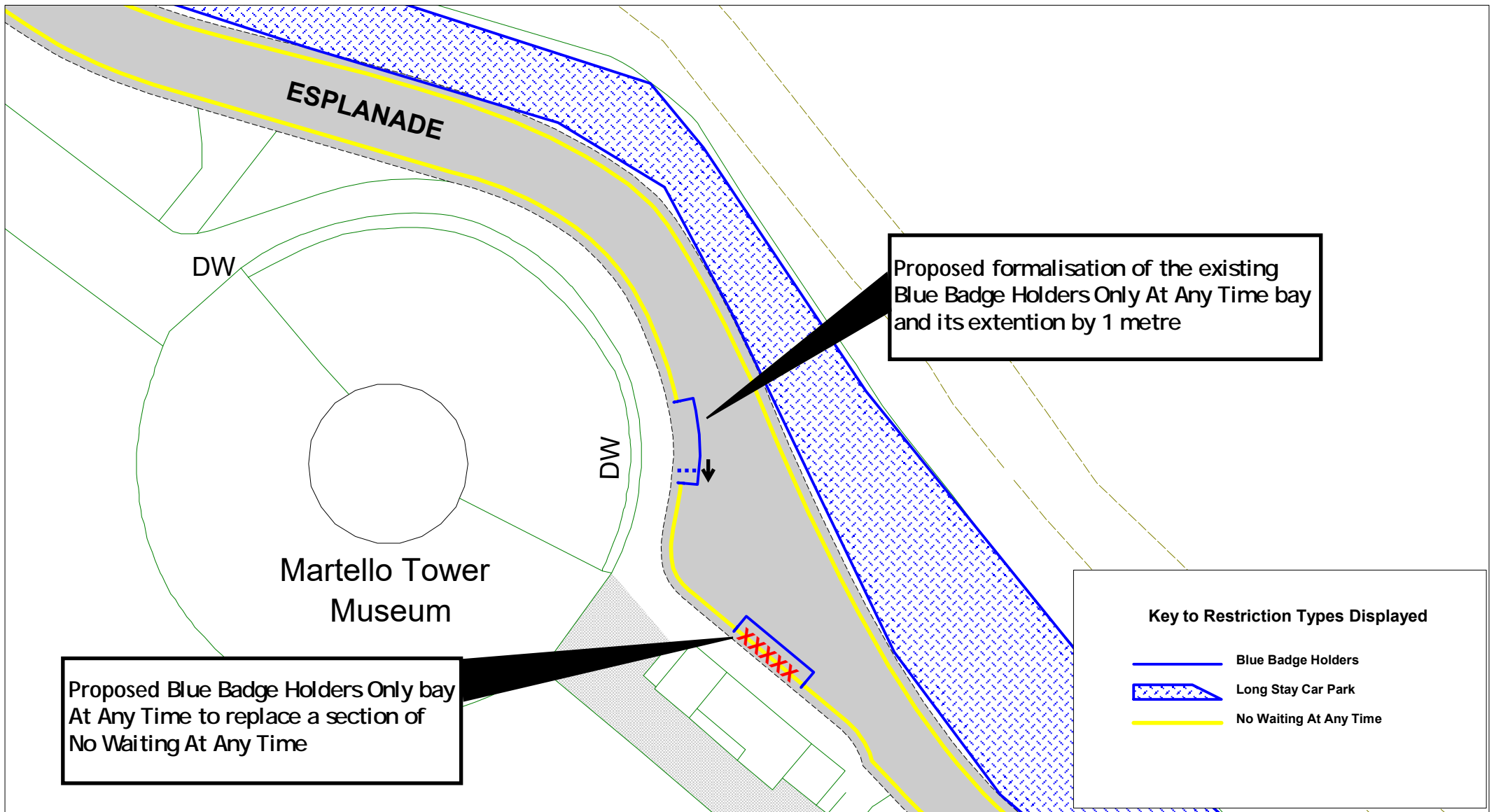




Cross Way and North Way
Lewes

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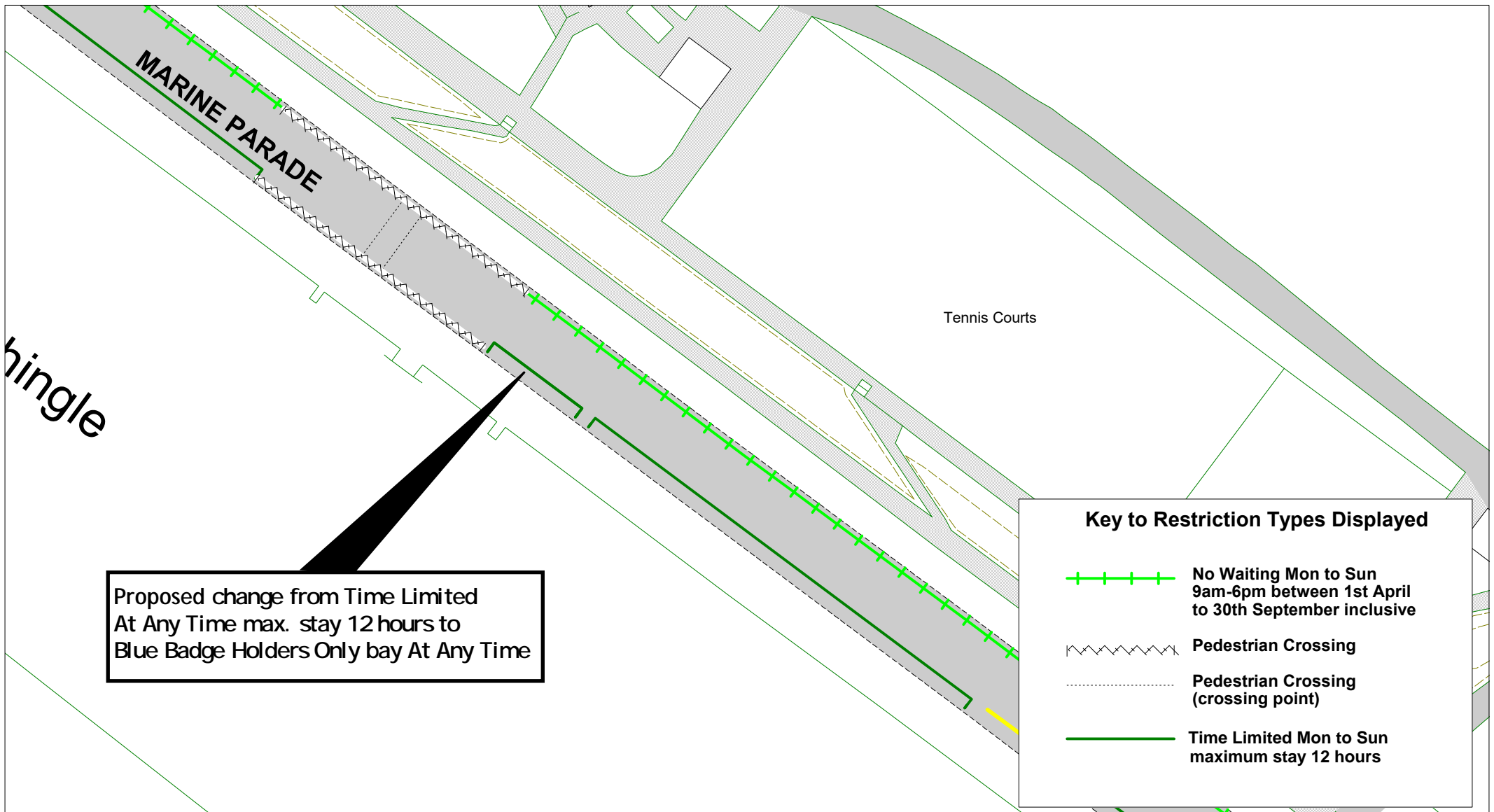


Esplanade
Seaford

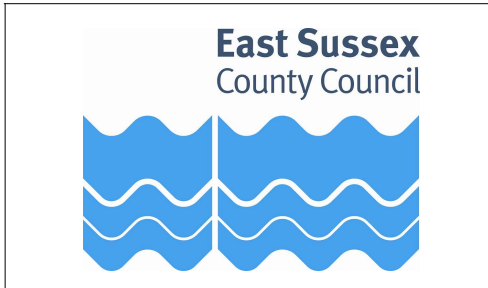
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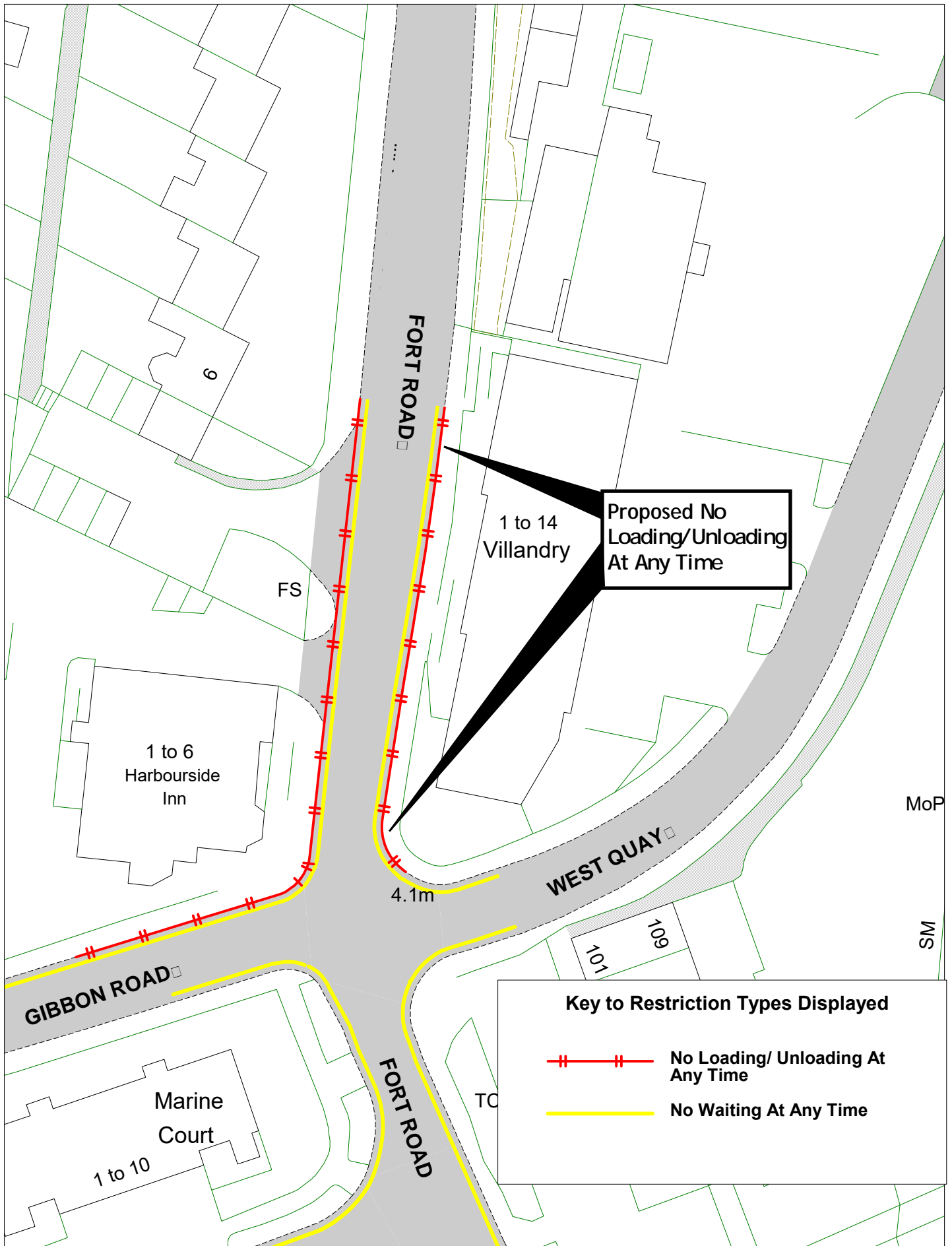
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Marine Parade
Seaford

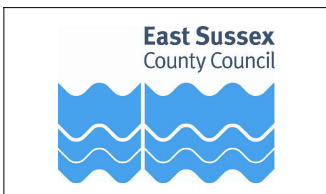
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Key to Restriction Types Displayed

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 **No Waiting At Any Time**

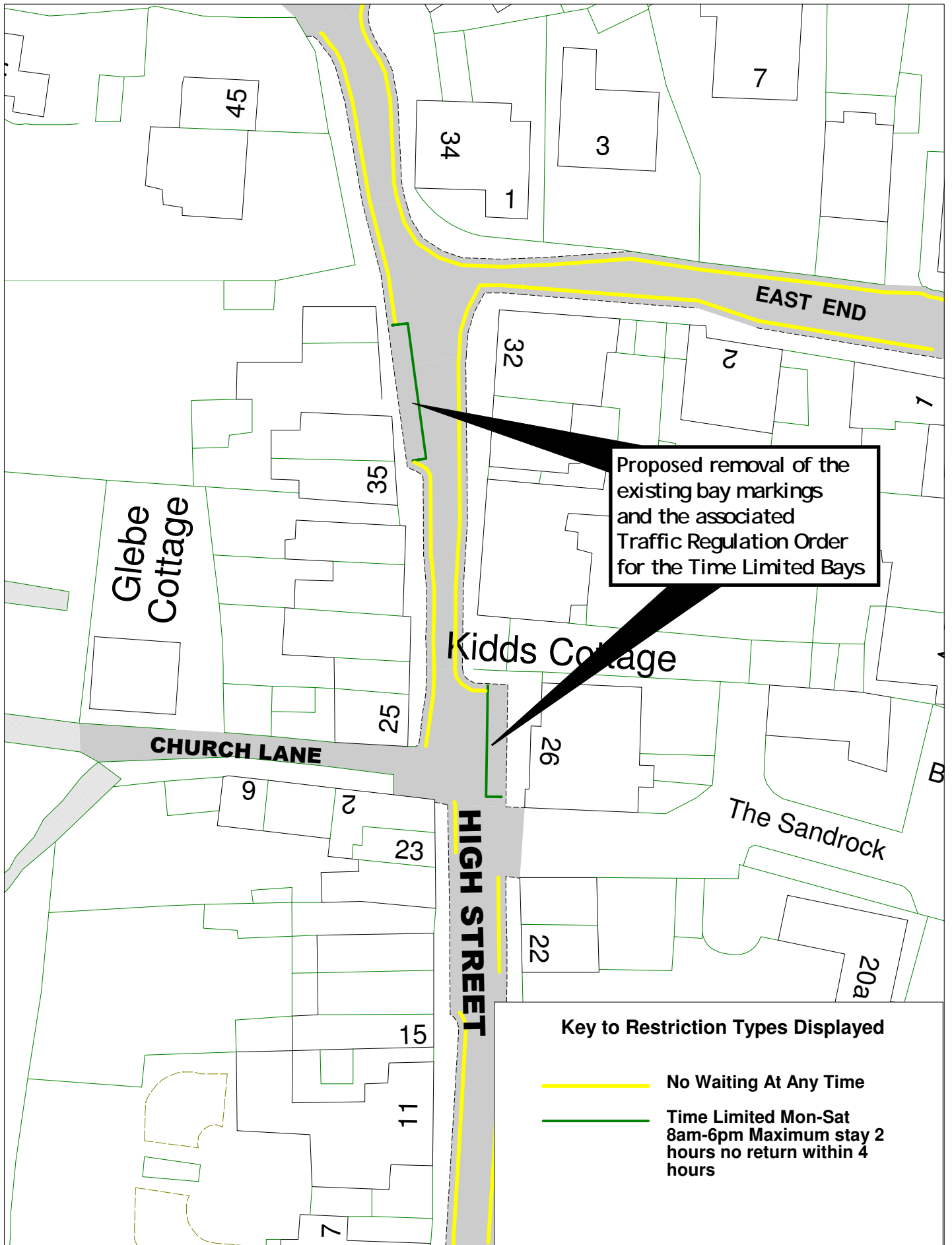


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Fort Road
 Newhaven

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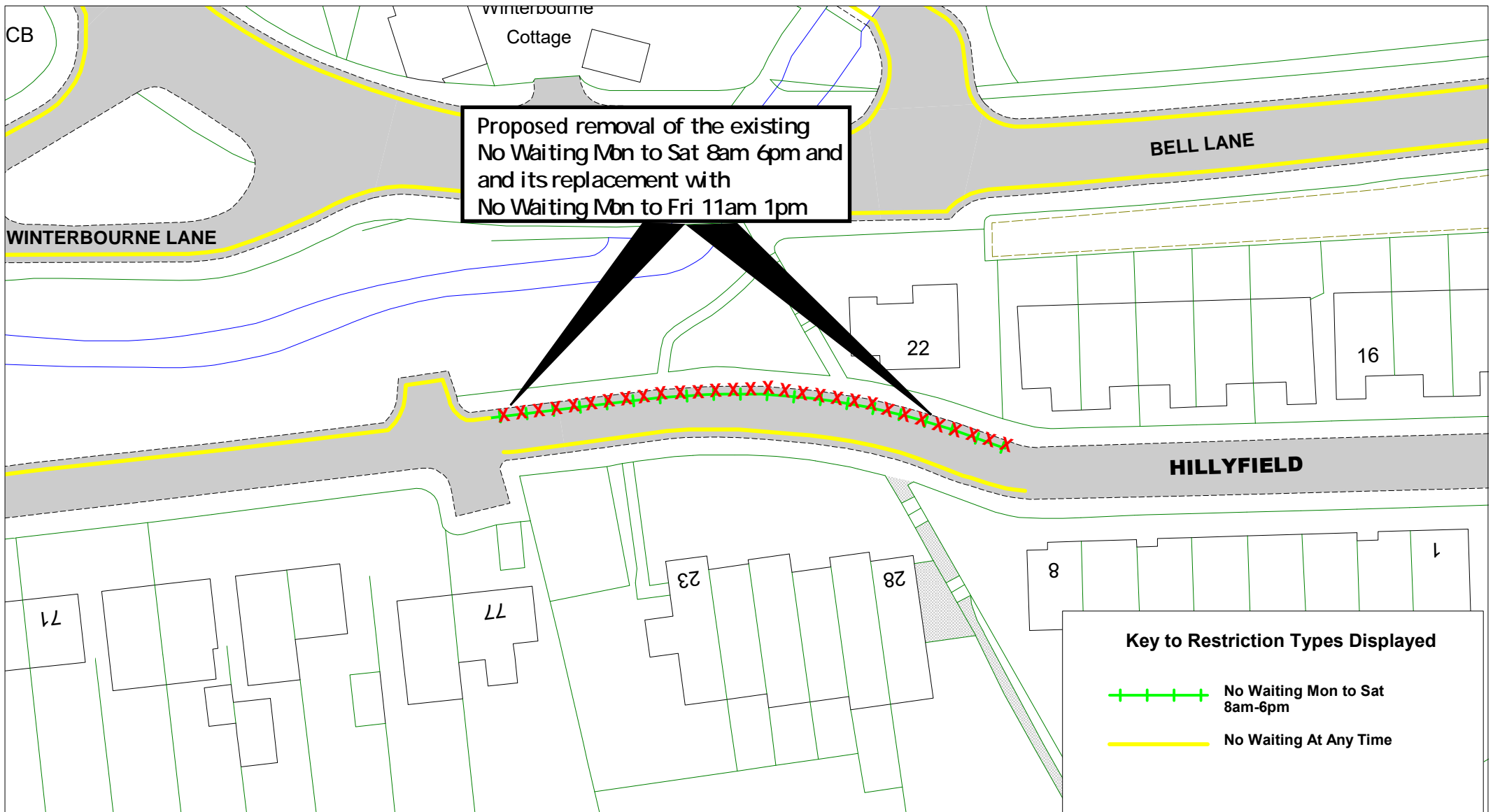


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High Street
 Ditchling

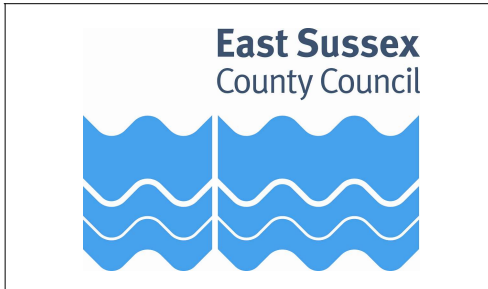
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Page 63 of 86	



Proposed removal of the existing
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and its replacement with
No Waiting Mon to Fri 11am 1pm

Key to Restriction Types Displayed

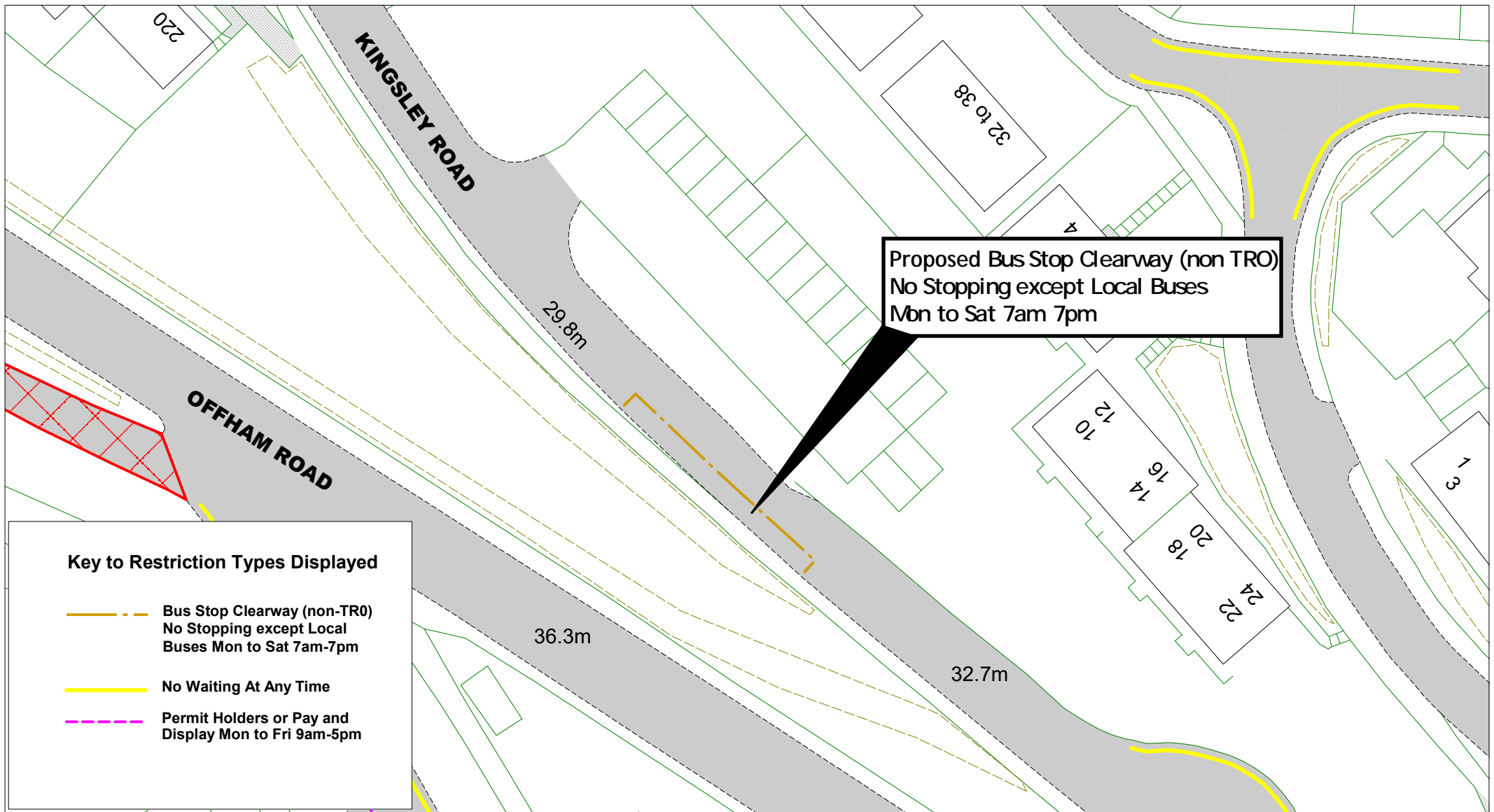
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-  No Waiting At Any Time






Hillyfield
Lewes

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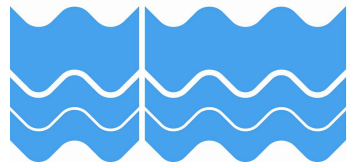
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Key to Restriction Types Displayed

-  Bus Stop Clearway (non-TRO)
No Stopping except Local Buses Mon to Sat 7am-7pm
-  No Waiting At Any Time
-  Permit Holders or Pay and Display Mon to Fri 9am-5pm

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County Council

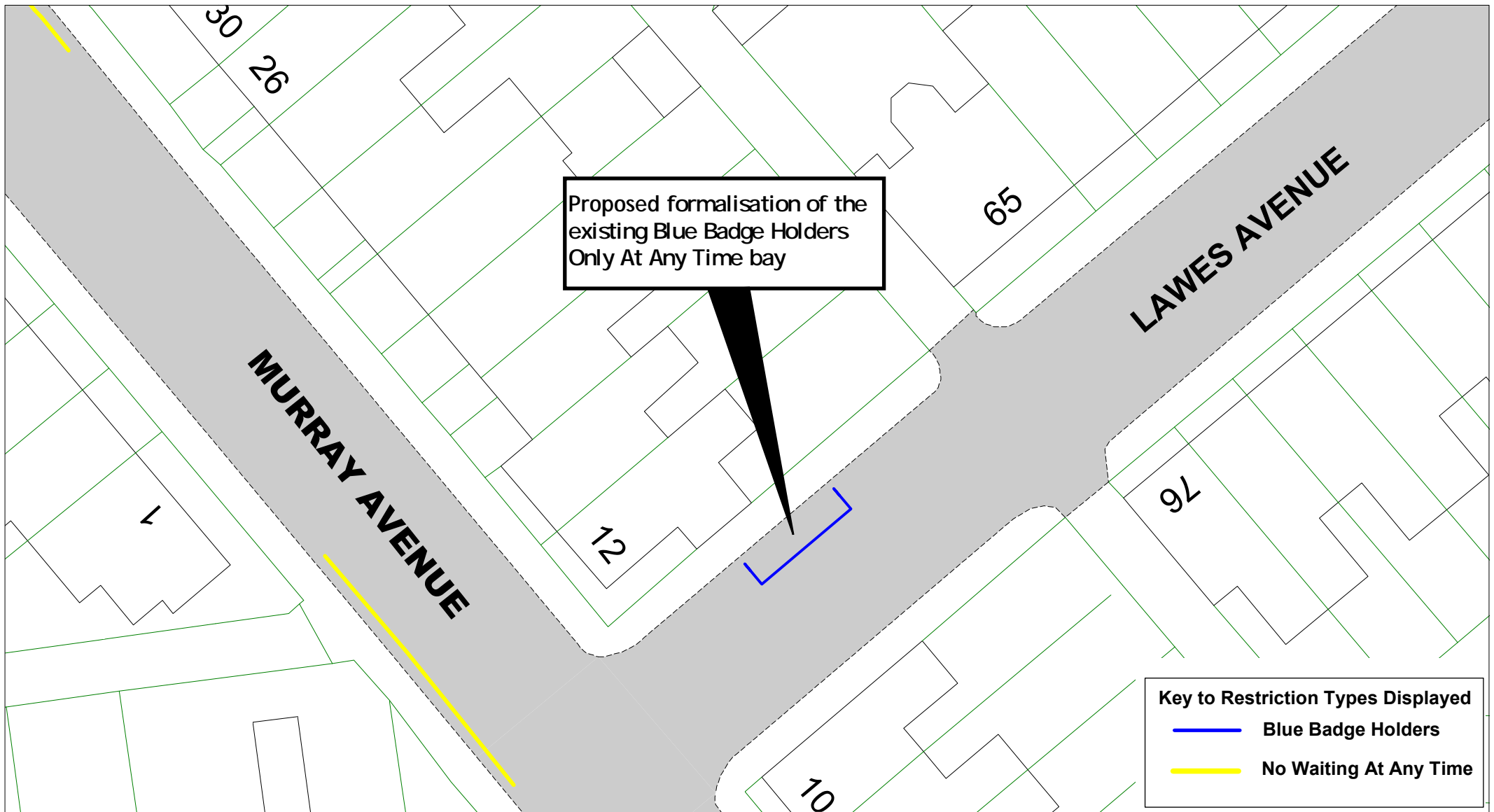


Kingsley Road
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Proposed formalisation of the existing Blue Badge Holders Only At Any Time bay

Key to Restriction Types Displayed

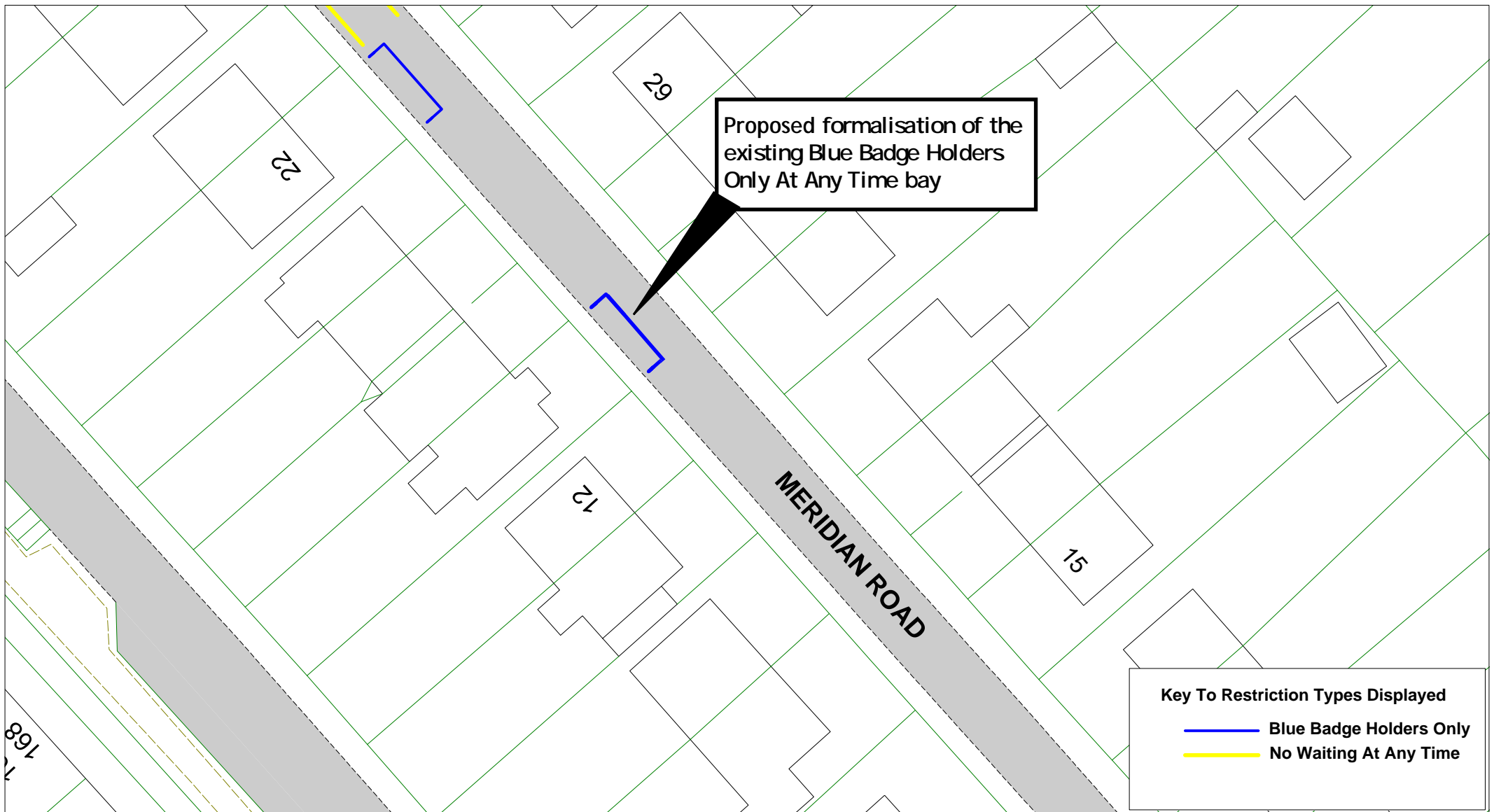
- Blue Badge Holders
- No Waiting At Any Time

East Sussex
County Council

Lawes Avenue
Newhaven

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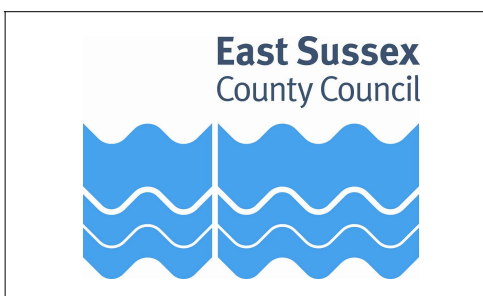
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Proposed formalisation of the existing Blue Badge Holders Only At Any Time bay

Key To Restriction Types Displayed

- Blue Badge Holders Only
- No Waiting At Any Time

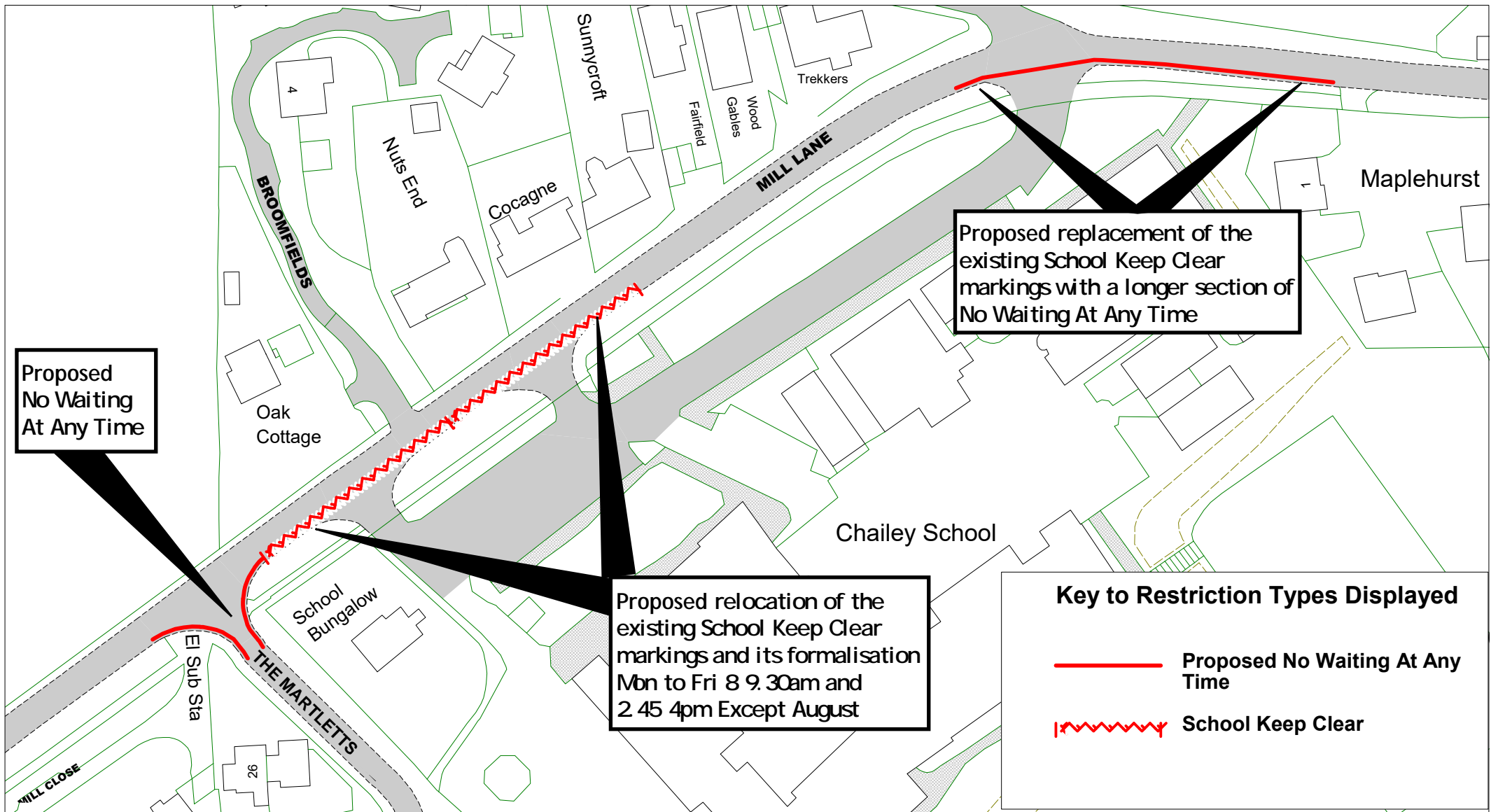


Meridian Road
Lewes

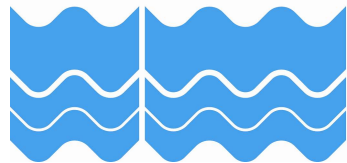


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East Sussex
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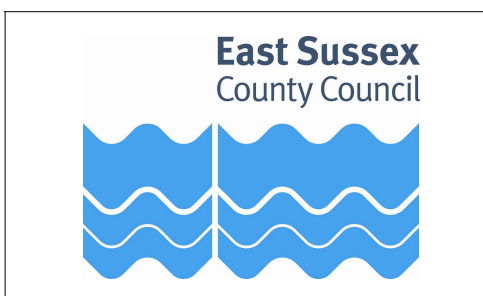
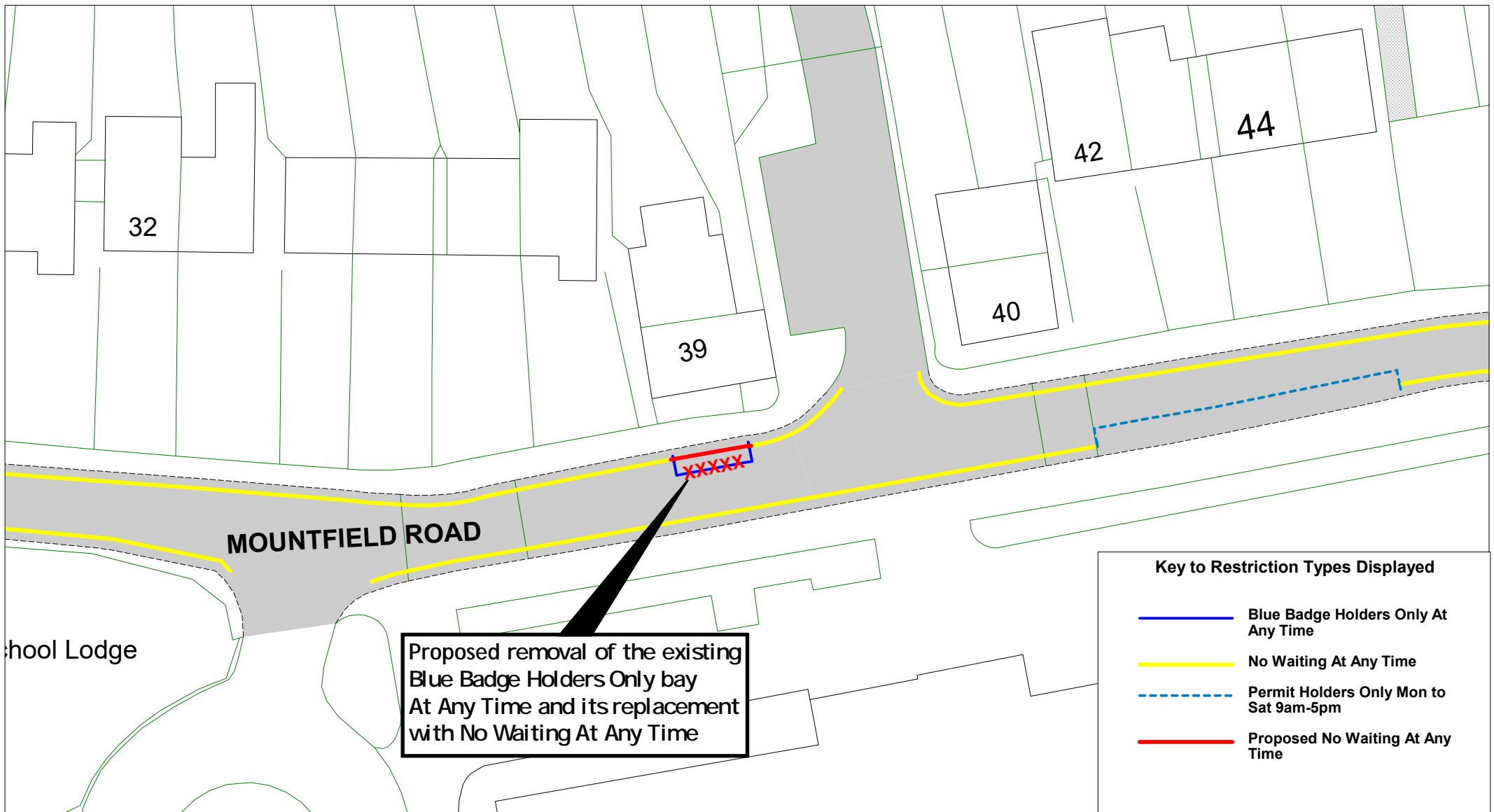



Mill Lane and The Martletts
Chailey

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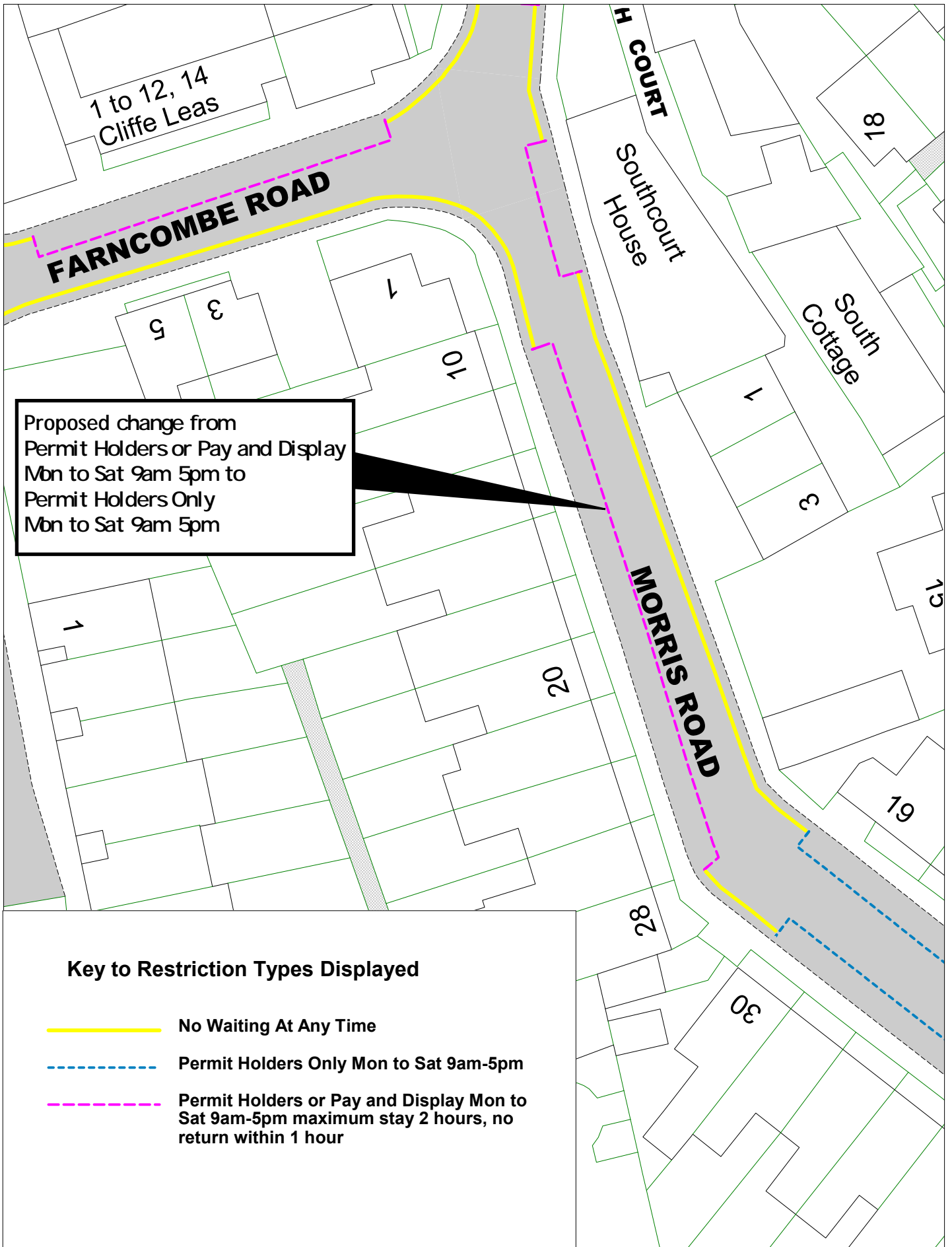
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 Mountfield Road
 Lewes

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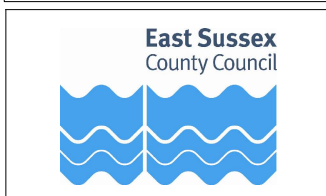
[Return to index](#)



Proposed change from
 Permit Holders or Pay and Display
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 Permit Holders Only
 Mon to Sat 9am 5pm

Key to Restriction Types Displayed

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- Permit Holders Only Mon to Sat 9am-5pm**
- Permit Holders or Pay and Display Mon to Sat 9am-5pm maximum stay 2 hours, no return within 1 hour**

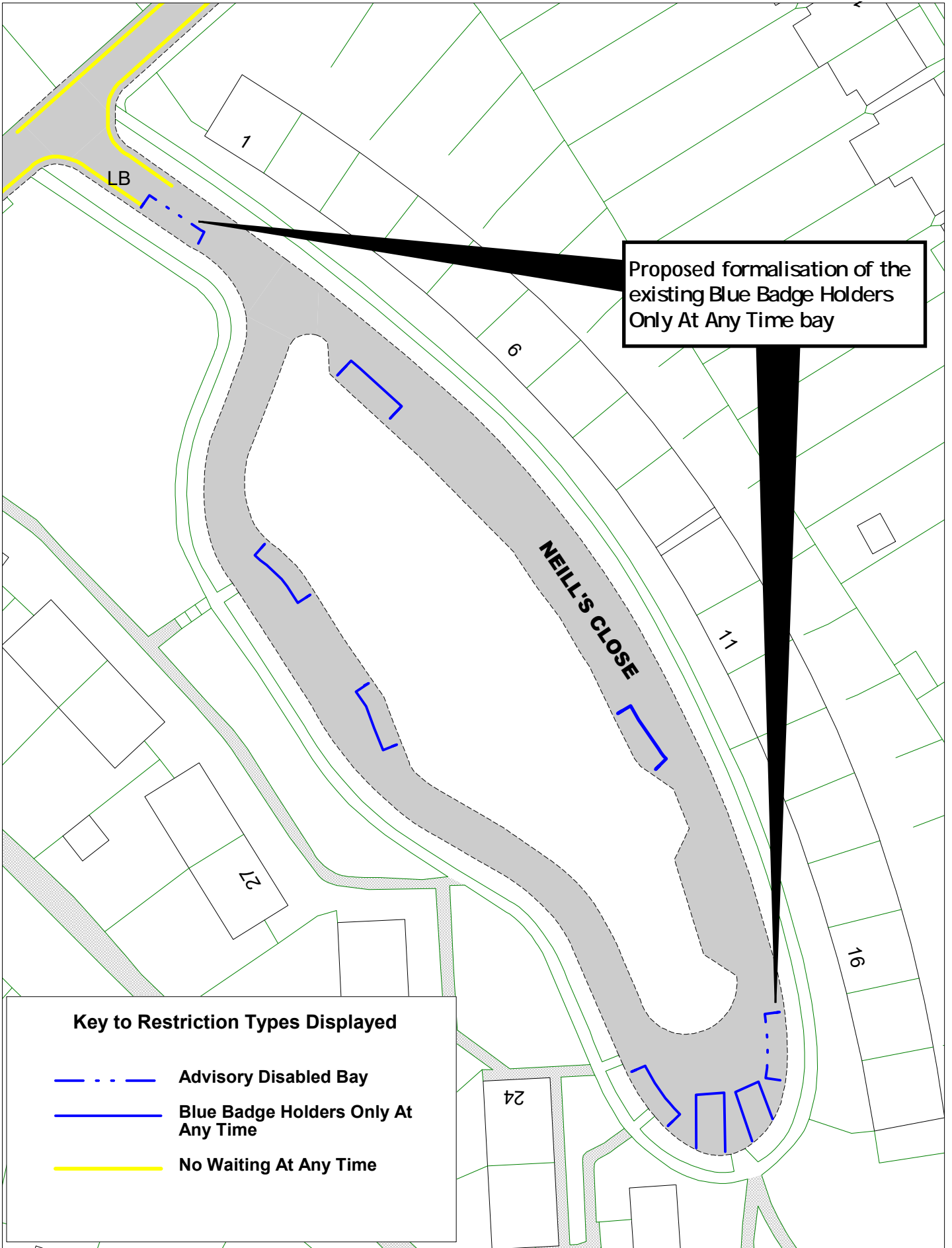


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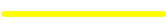
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 Lewes**

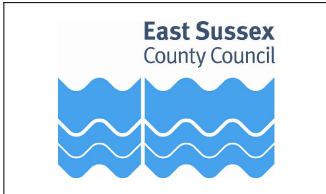
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DRAWING No.	LW22 16F
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Proposed formalisation of the existing Blue Badge Holders Only At Any Time bay

Key to Restriction Types Displayed

-  **Advisory Disabled Bay**
-  **Blue Badge Holders Only At Any Time**
-  **No Waiting At Any Time**



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**Neill's Close
 Newhaven**

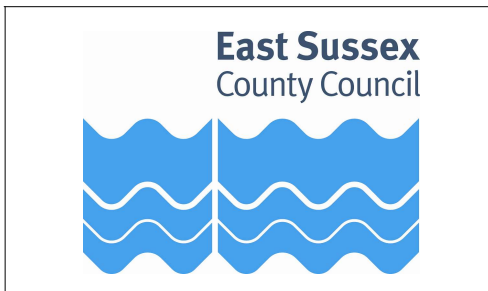
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DATE	06/04/2022
DRAWING No.	LW22 17F
DRAWN BY	
Page 71 of 86	




Key to Restriction Types Displayed

-  No Stopping on Footway or Verge
-  No Waiting At Any Time
-  Proposed No Waiting At Any Time

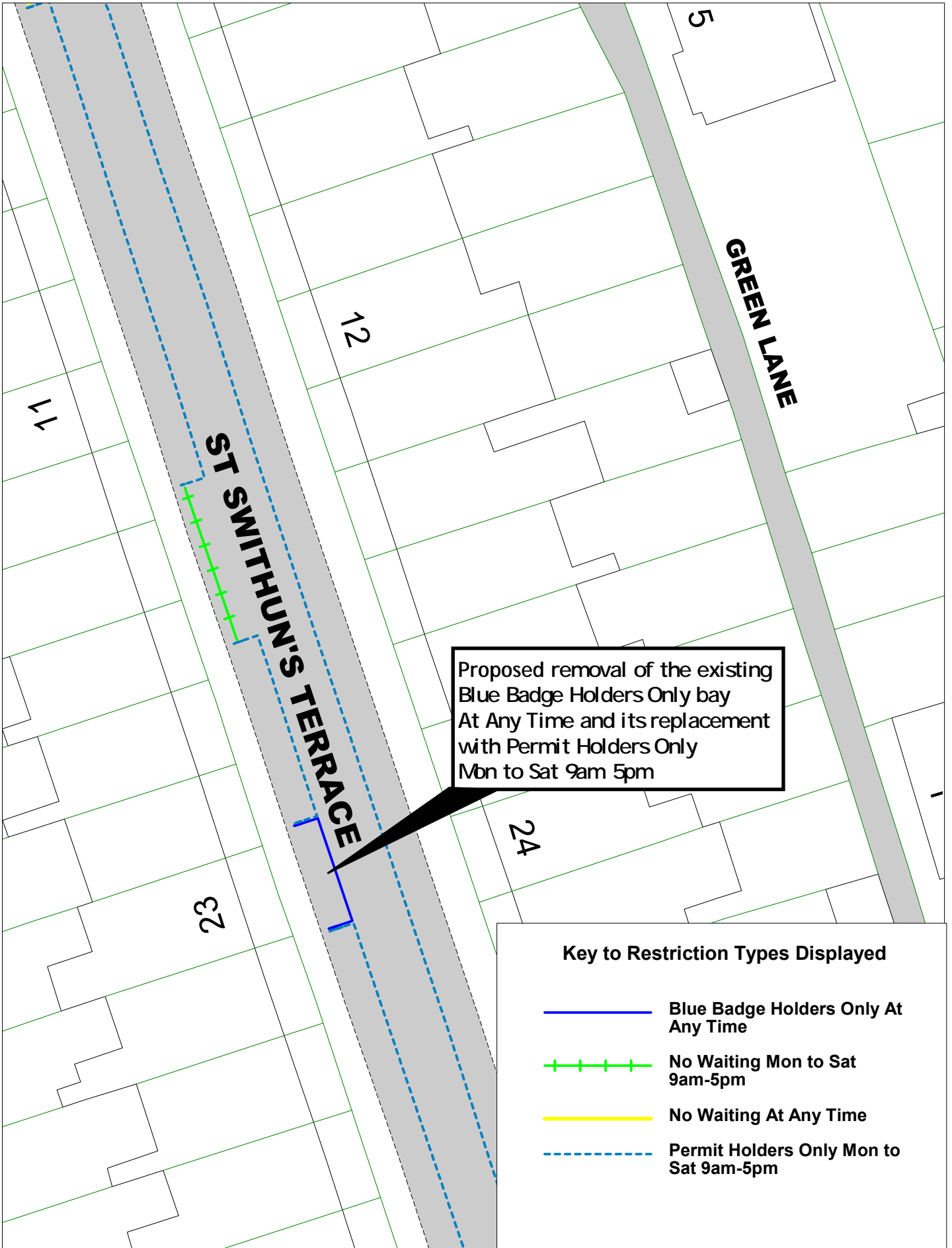
**Proposed
No Waiting
At Any Time**




 Park Avenue and Telscombe Cliffs Way
 Telscombe Cliffs

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DATE	07/04/2022
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SCALE	1 : 300
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**The East Sussex Lewes Town (Parking Places and Waiting and Loading
Restriction)Traffic Regulation Order 2014
Amendment No * 202***

Statement of Reasons

- In order to maintain access, to prevent obstruction and to maintain visibility at junctions, it is necessary to propose new or to make changes to existing No Waiting and No Waiting At Any Time and adjacent restrictions in the following roads:
Cross Way, Mountfield Road and North Way.
- In order to prevent obstructive parking by commuters it is proposed to change the times of the No Waiting restrictions in the following road:
Hillyfield.
- In order to increase parking provision for permit holders in zone C it is proposed to replace a section of existing Permit Holder or Pay and Display bay with Permit Holder only bay in the following road:
Morris Road.
- In order to increase parking provision for permit holders in zone D it is proposed to remove a redundant disabled bay and replace it with Permit Holders Only bay in the following road:
- **St Swithun's Terrace.**
- In order to make existing advisory bays enforceable and to remove bays no longer needed, changes to Disabled Persons Parking Places and adjacent restrictions are proposed in the following roads:
Baxter Road, Meridian Road, Mountfield Road and St Swithuns.

Further changes have been proposed which will ratify some of the provisions in the Traffic Regulation Order and which will have no physical change on site.

EAST SUSSEX COUNTY COUNCIL
ROAD TRAFFIC REGULATION ACT 1984

**The East Sussex Lewes Town (Parking Places and Waiting and Loading
Restriction)Traffic Regulation Order 2014
Amendment No * 202***

Notice is hereby given that East Sussex County Council propose to make the above Order under the relevant sections of the Road Traffic Regulation Act 1984, as amended, along with all other enabling powers which will introduce new or revise the existing parking, waiting and loading restrictions along the following lengths of roads:-

Changes to **Prohibition of Waiting At Any Time** in the following roads:
Cross Way, Mountfield Road and North Way.

Changes to **Prohibition of Waiting, 8am-6pm Monday to Saturday** in the following road:
Hillyfield.

Changes to **Permit Holder or Pay and Display Parking Places, Monday to Saturday, 9am-5pm** in the following road:
Morris Road.

Changes to **Permit Holder Only Parking Places, Monday to Saturday, 9am-5pm** in the following roads:
Morris Road and St Swithun's Terrace.

The introduction of **Prohibition of Waiting, 11am-1pm Monday to Friday** in the following road:
Hillyfield.

The introduction of and changes to **Disabled Persons Parking Places At Any Time** in the following roads:
Baxter Road, Meridian Road and Mountfield Road.

A copy of the draft Order and statements of the Council's reasons for proposing the Order may be examined in Reception, East Sussex County Council, County Hall, Lewes on Monday to Friday between 9am and 4pm and at Lewes Library, Styles Field, Friars Walk, Lewes, BN7 2LZ, Monday 10am - 2pm, Tuesday, Friday and Saturday 10am - 5pm and Thursday 10am - 6pm.

Any person wishing to make an objection or other representation concerning this proposal must do so in writing, together with the grounds on which it is made, to Parking, East Sussex County Council, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, or by email to parking.escc@eastsussex.gov.uk or online at consultation.eastsussex.gov.uk/economy-transport-environment/lewes-formal-2022 by 28 October 2022 quoting ref TRO/469.
If you require further information telephone Parking Services on 01323 466244.

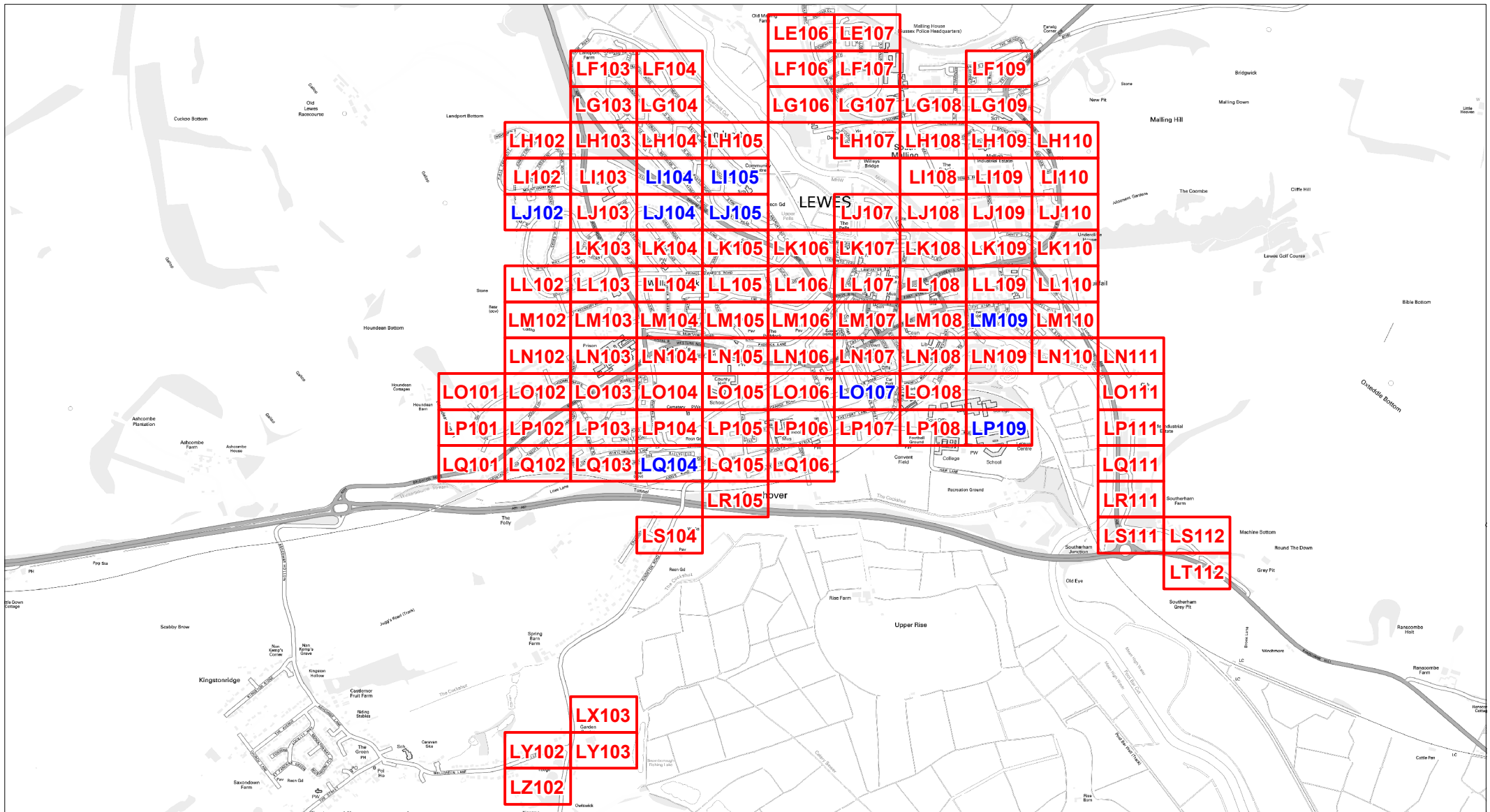
Phillip Baker, Assistant Chief Executive
Governance Services Department, County Hall, Lewes, East Sussex, BN7 1UE

7 October 2022

**The East Sussex Lewes Town (Parking Places and Waiting and Loading Restriction)
Traffic Regulation Order 2014 Amendment No * Order 202***

The Order Plans

Amendments



The East Sussex Lewes Town
(Parking Places and Waiting
and Loading Restrictions)
Traffic Regulation Order 2014
Amendment Order No * 202*

Locations of Parking and Waiting Restrictions

LR000 Existing Tile

LR000 Revised Tile

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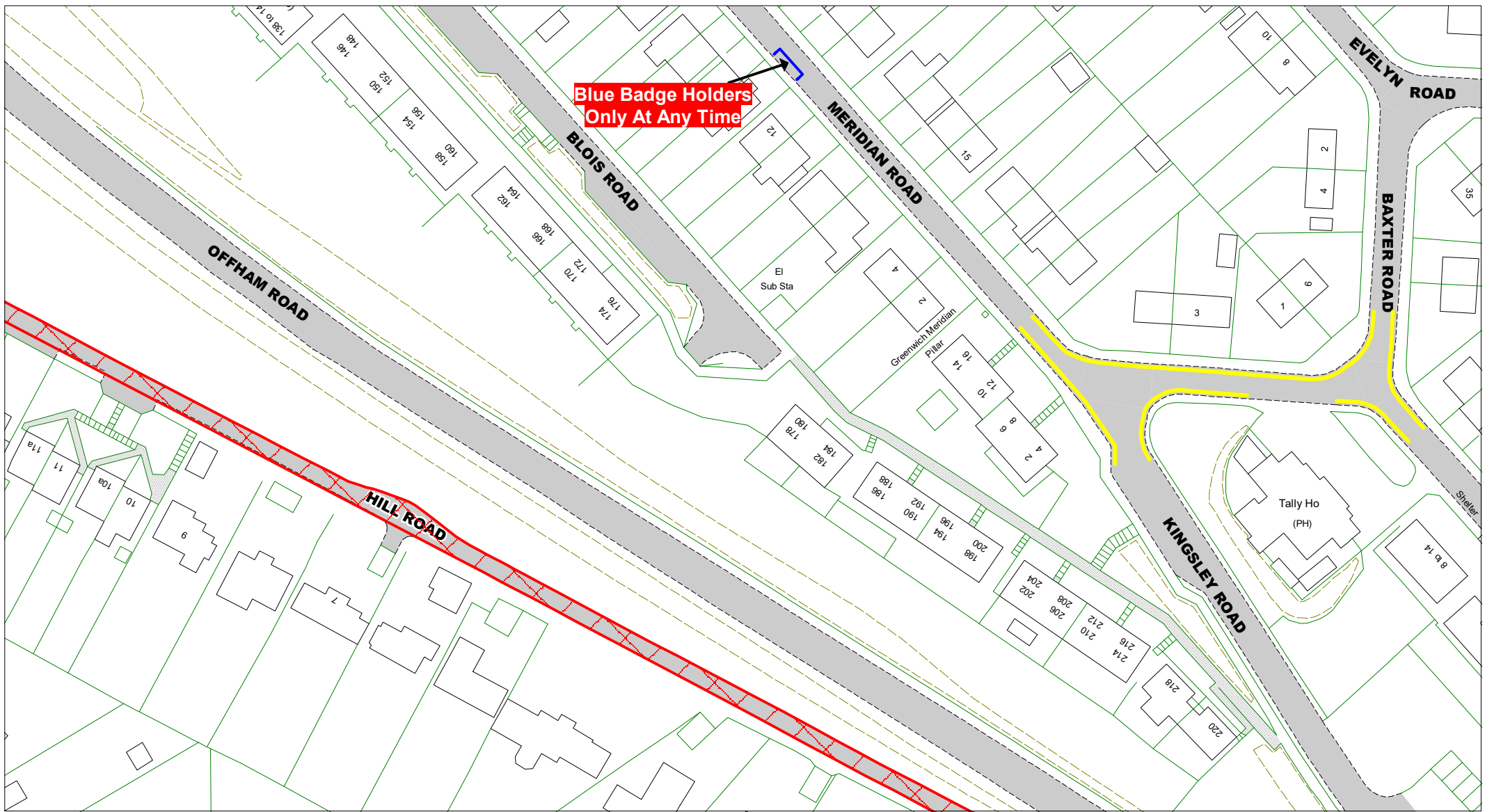


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The East Sussex Lewes Town
 (Parking Places and Waiting and
 Loading Restrictions) Traffic
 Regulation Order 2014 Amendment
 Order No.* 202*

Key to Non TRO Items

- Pedestrian Crossing (controlled area)
- Pedestrian Crossing Point
- Bus Stop/ Stand Clearway

Key to TRO Restriction Types

- No Waiting at Any Time
- No Waiting
- No Loading at Any Time
- No Loading
- Pay and Display
- Permit Holders Only
- Permit Holders or Pay and Display
- Permit Holders or Time Limited
- Limited Waiting
- Disabled Badge Holders Only
- Taxi Only
- Motorcycles Only
- Loading/ Unloading Only
- Car Club Permit Only
- No Stopping on Footway or Verge
- No Waiting Vehicles over 5 tonnes gross weight
- No Stopping On Entrance Markings
- Restricted Parking Zone No Waiting at Any Time

Key to Labels

- Proposed New or Change to Permanent TRO restriction
- Permanent TRO restriction
- Non TRO item
- Proposed New or Change to Non TRO item
- Proposed No Waiting At Any Time
- Proposed removal of No Waiting At Any Time

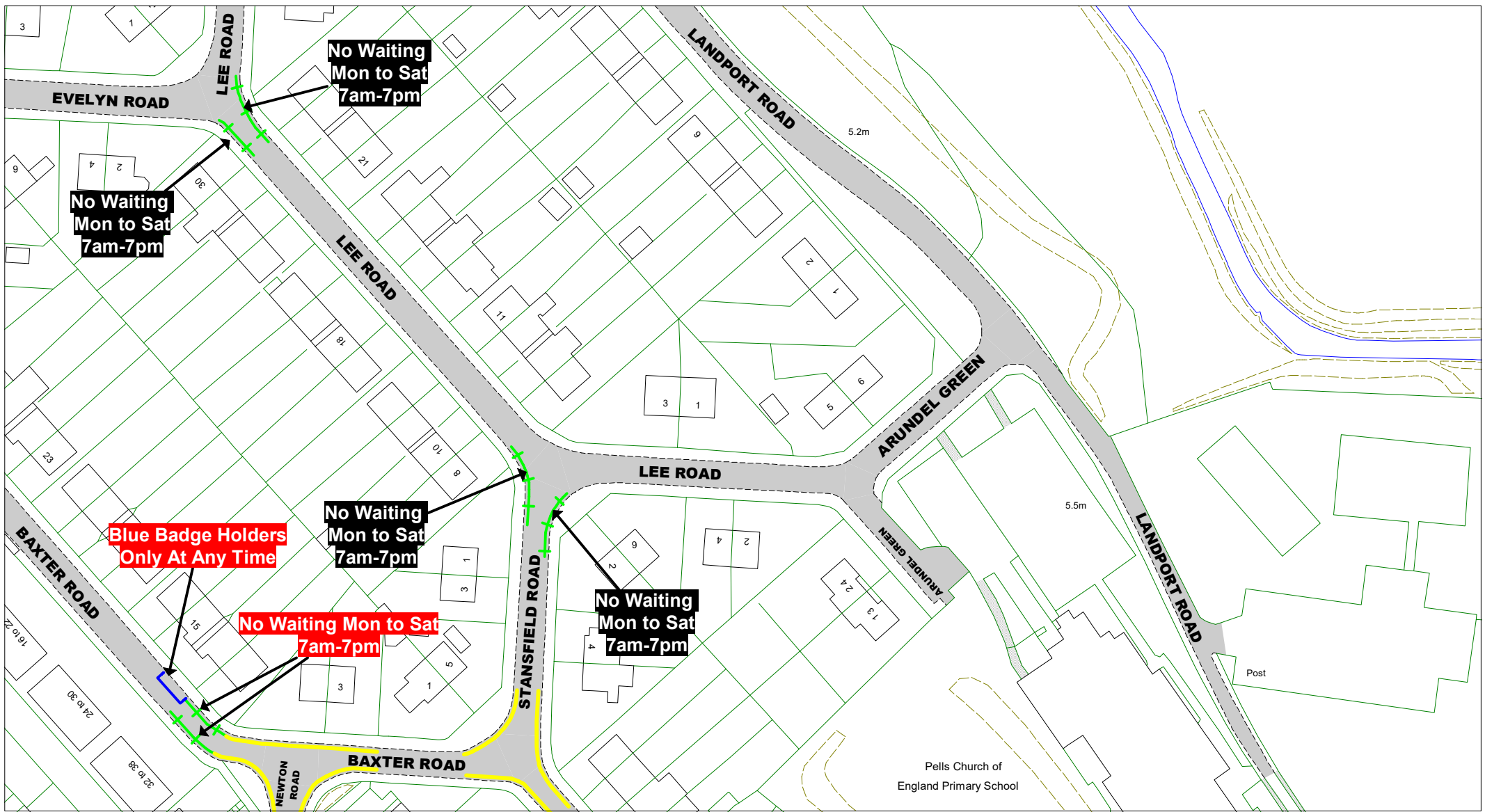
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- LI103
- LI105
- LJ104



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 DATE 21/09/2022

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The East Sussex Lewes Town
 (Parking Places and Waiting and
 Loading Restrictions) Traffic
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 Order No.* 202*

Key to Non TRO Items

- Pedestrian Crossing (controlled area)
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	No Waiting at Any Time		Taxi Only
	No Waiting		Motorcycles Only
	No Loading at Any Time		Loading/ Unloading Only
	No Loading		Car Club Permit Only
	Pay and Display		No Stopping on Footway or Verge
	Permit Holders Only		No Waiting Vehicles over 5 tonnes gross weight
	Permit Holders or Pay and Display		No Stopping On Entrance Markings
	Permit Holders or Time Limited		Restricted Parking Zone
	Limited Waiting		No Waiting at Any Time
	Disabled Badge Holders Only		

Key to Labels

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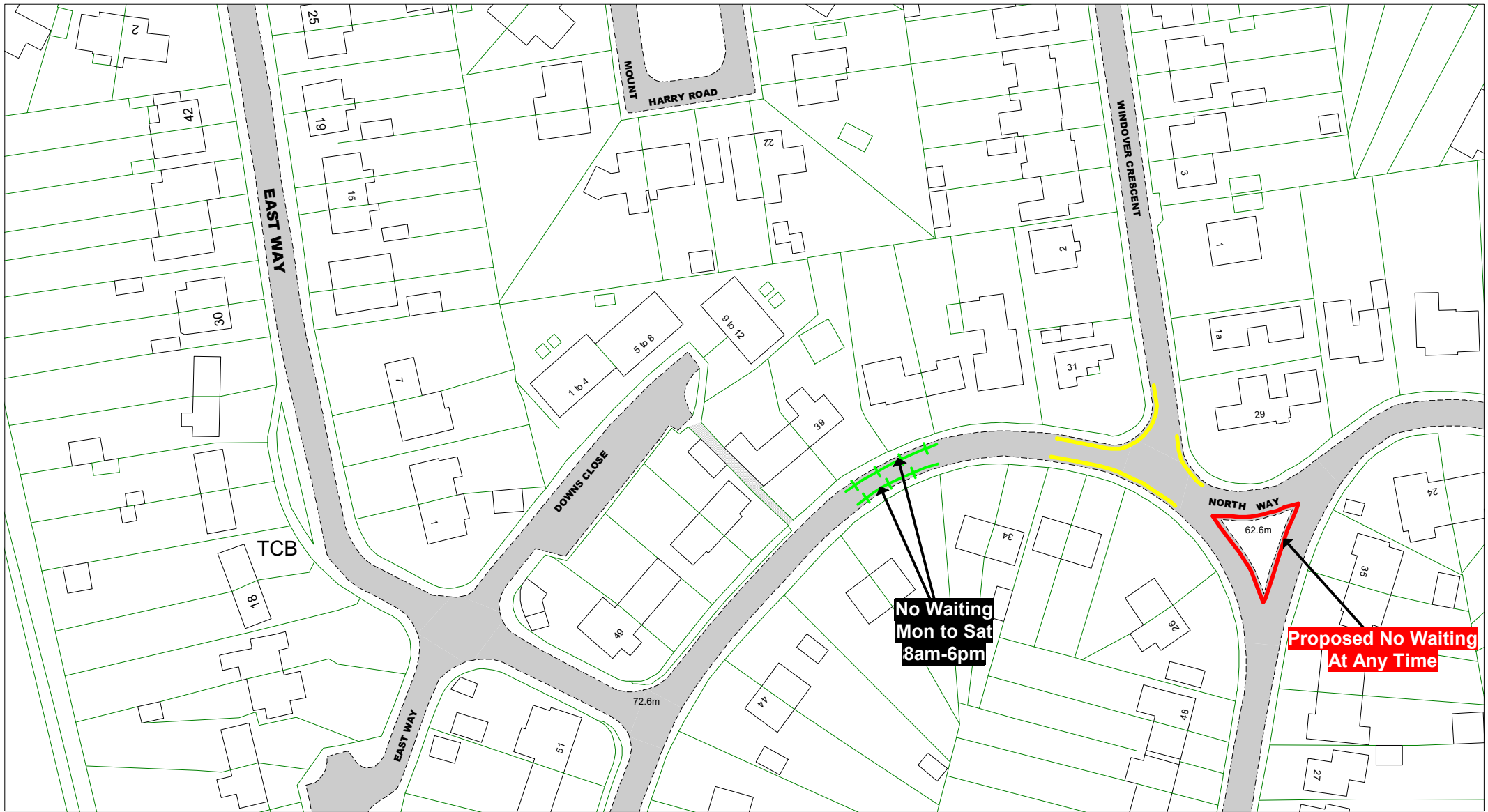
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North arrow (N, S, E, W)

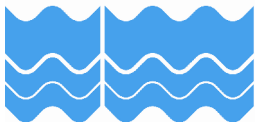
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The East Sussex Lewes Town
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Adjacent Map Tile

L102

LJ103



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The East Sussex Lewes Town
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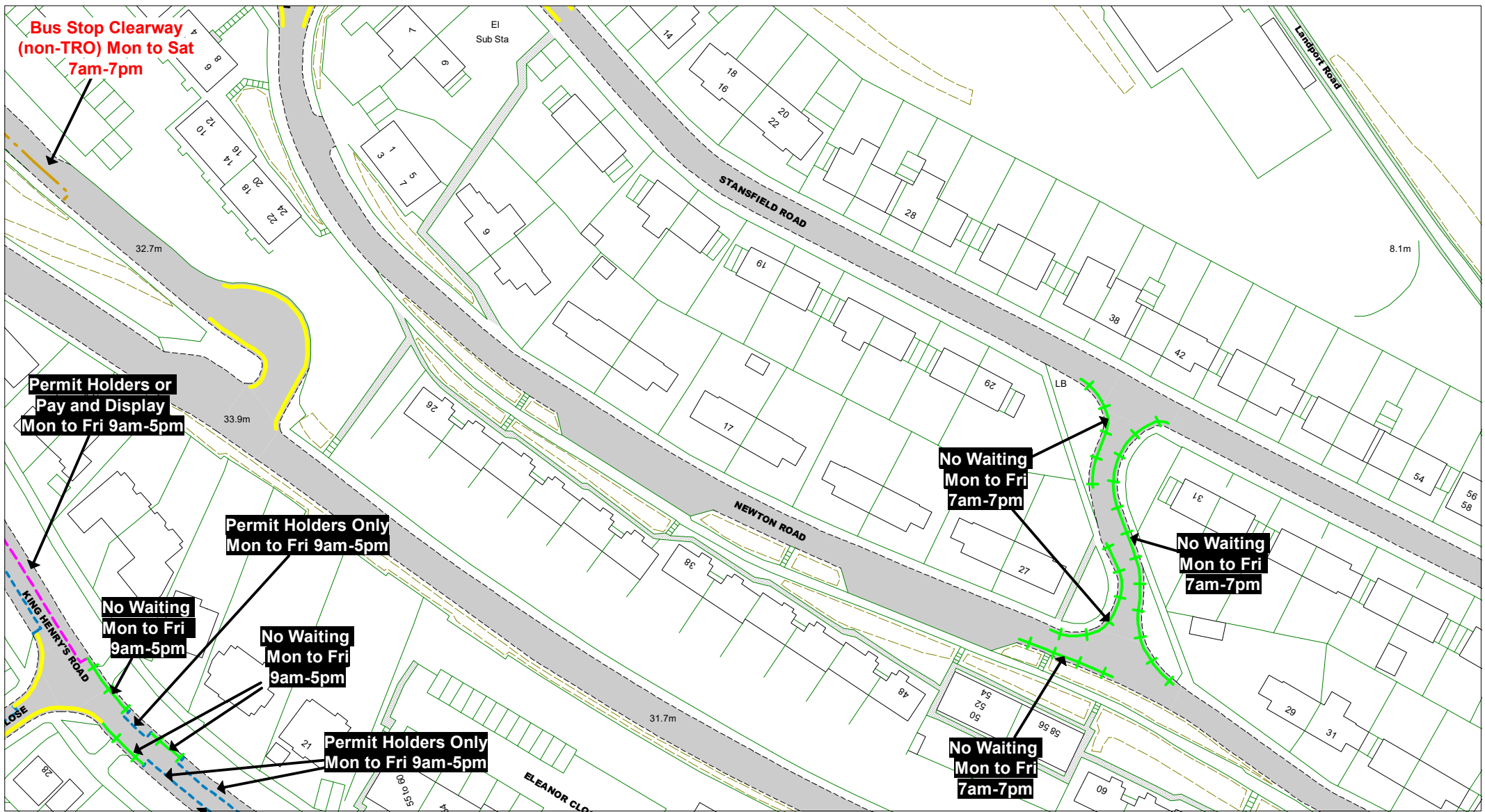
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- LK104

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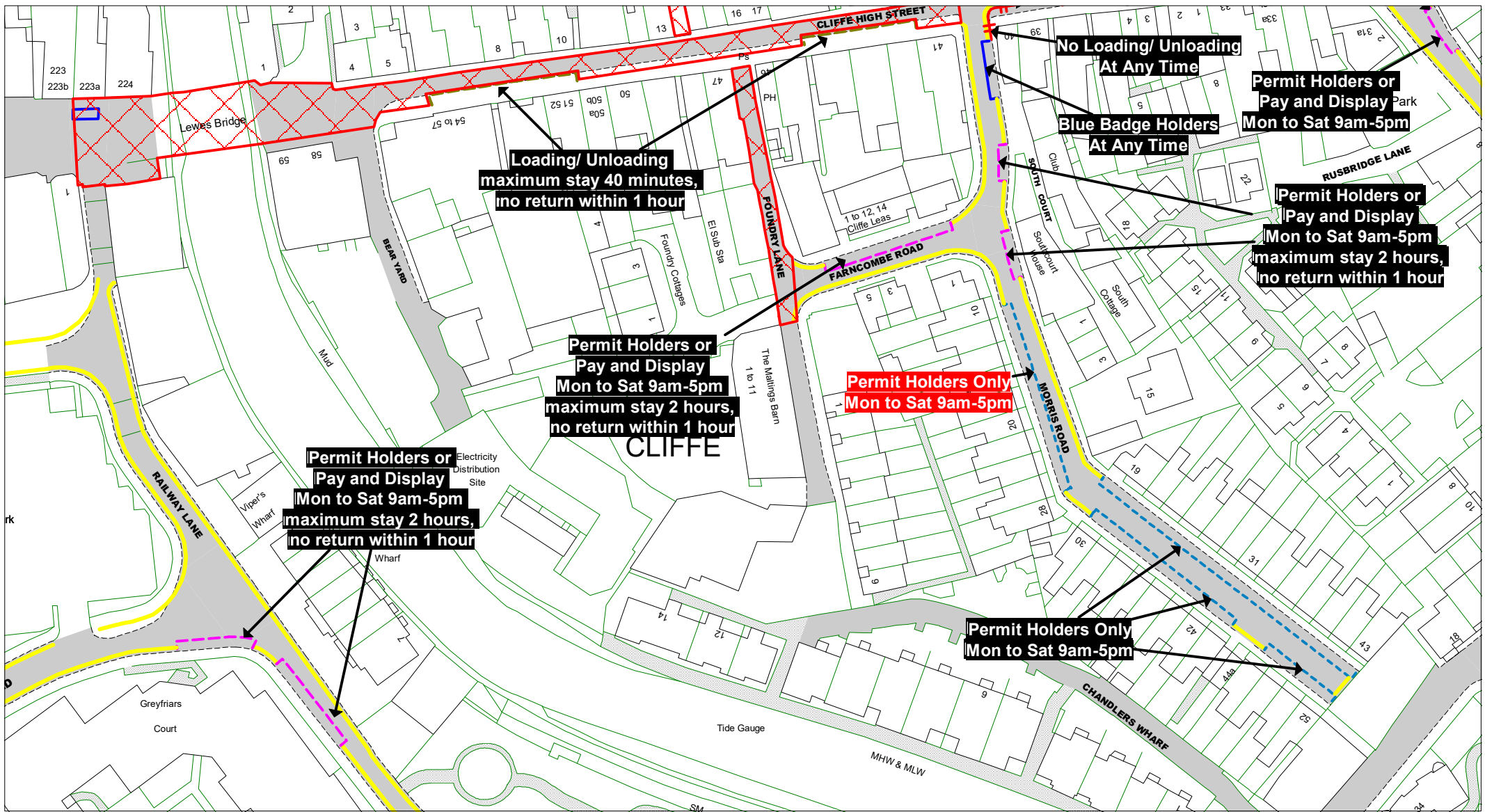
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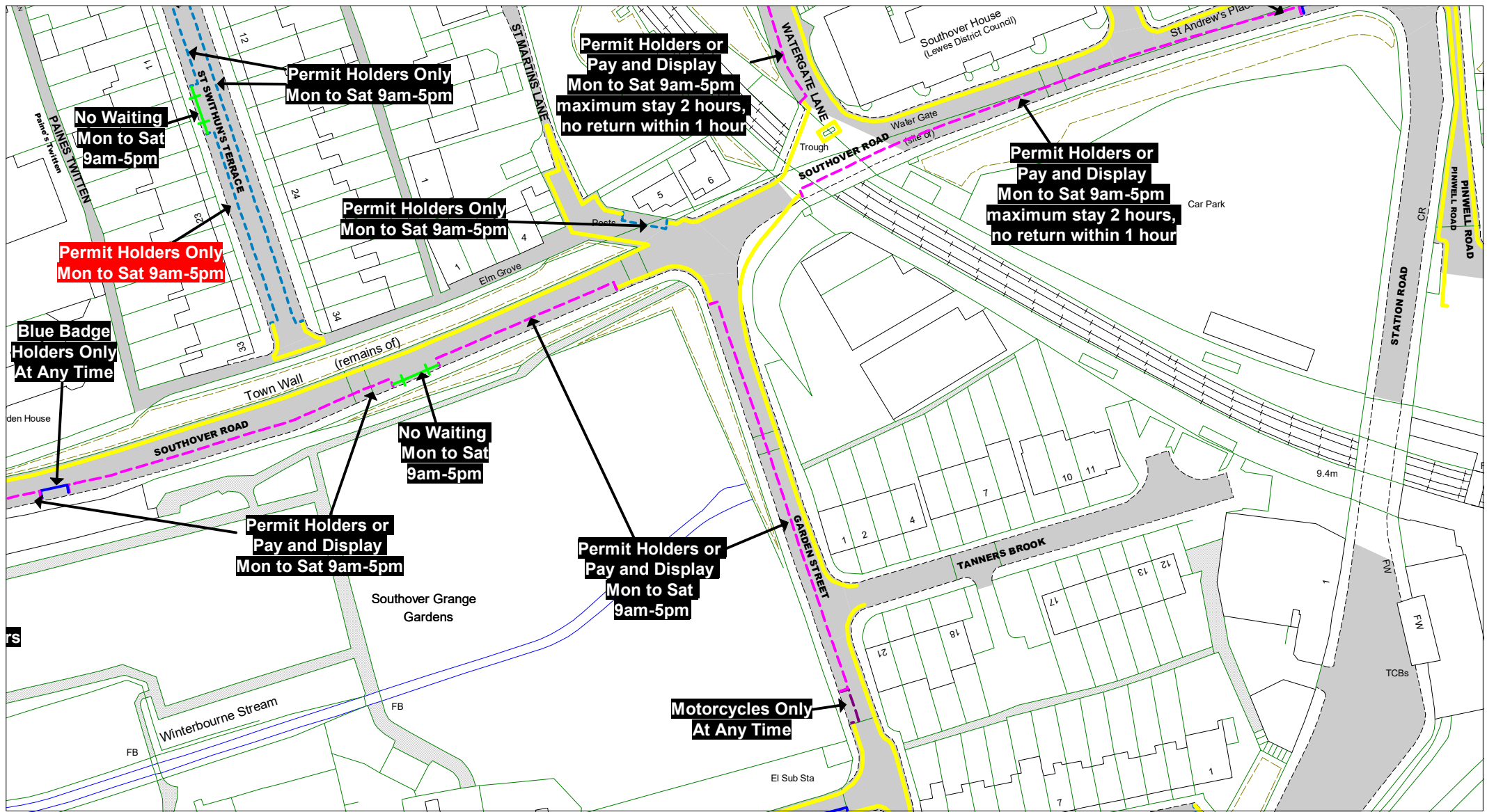
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- LM108
- LM110
- LN109



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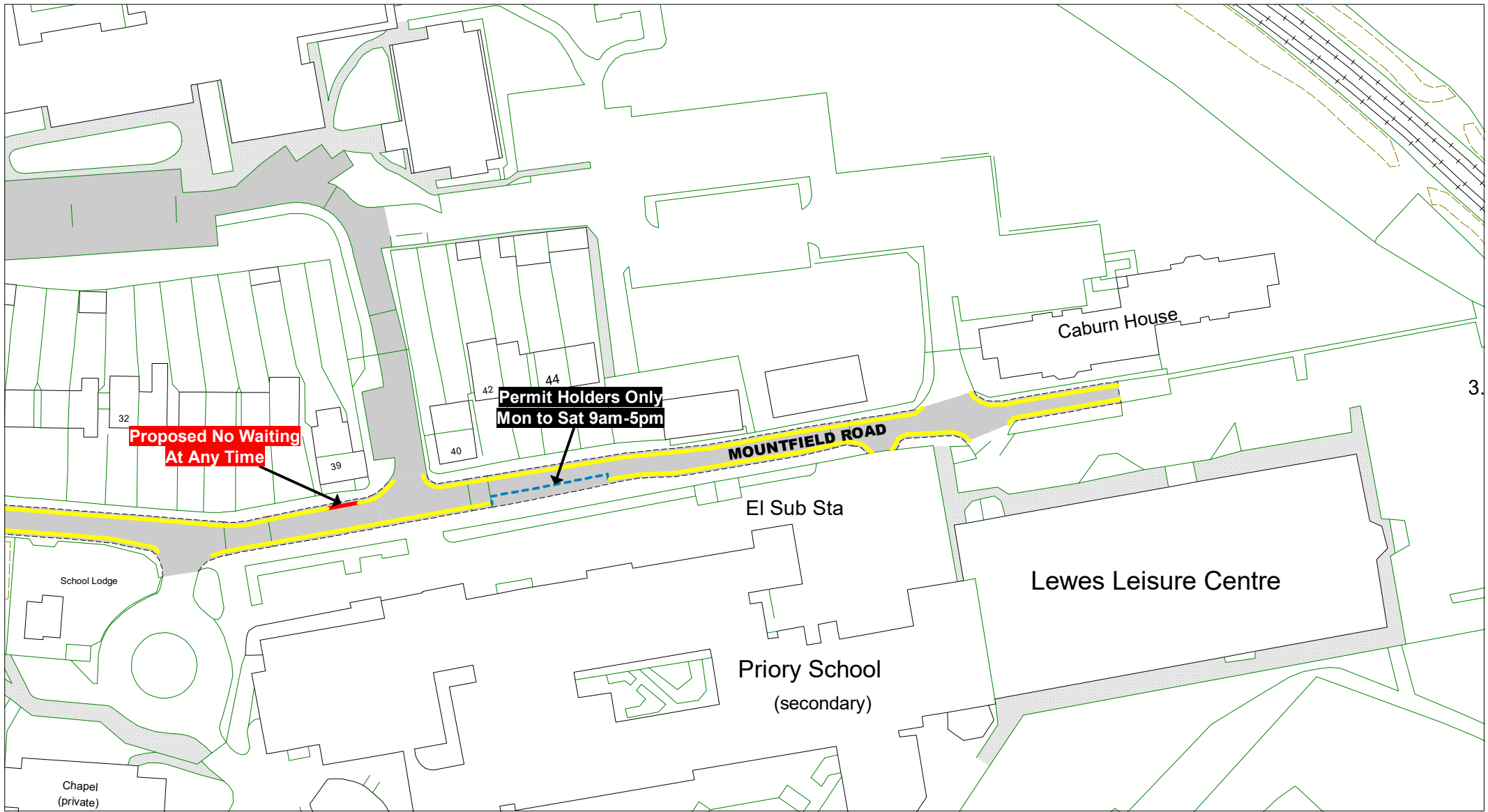
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- LO108 ▶
- ▼ LP107



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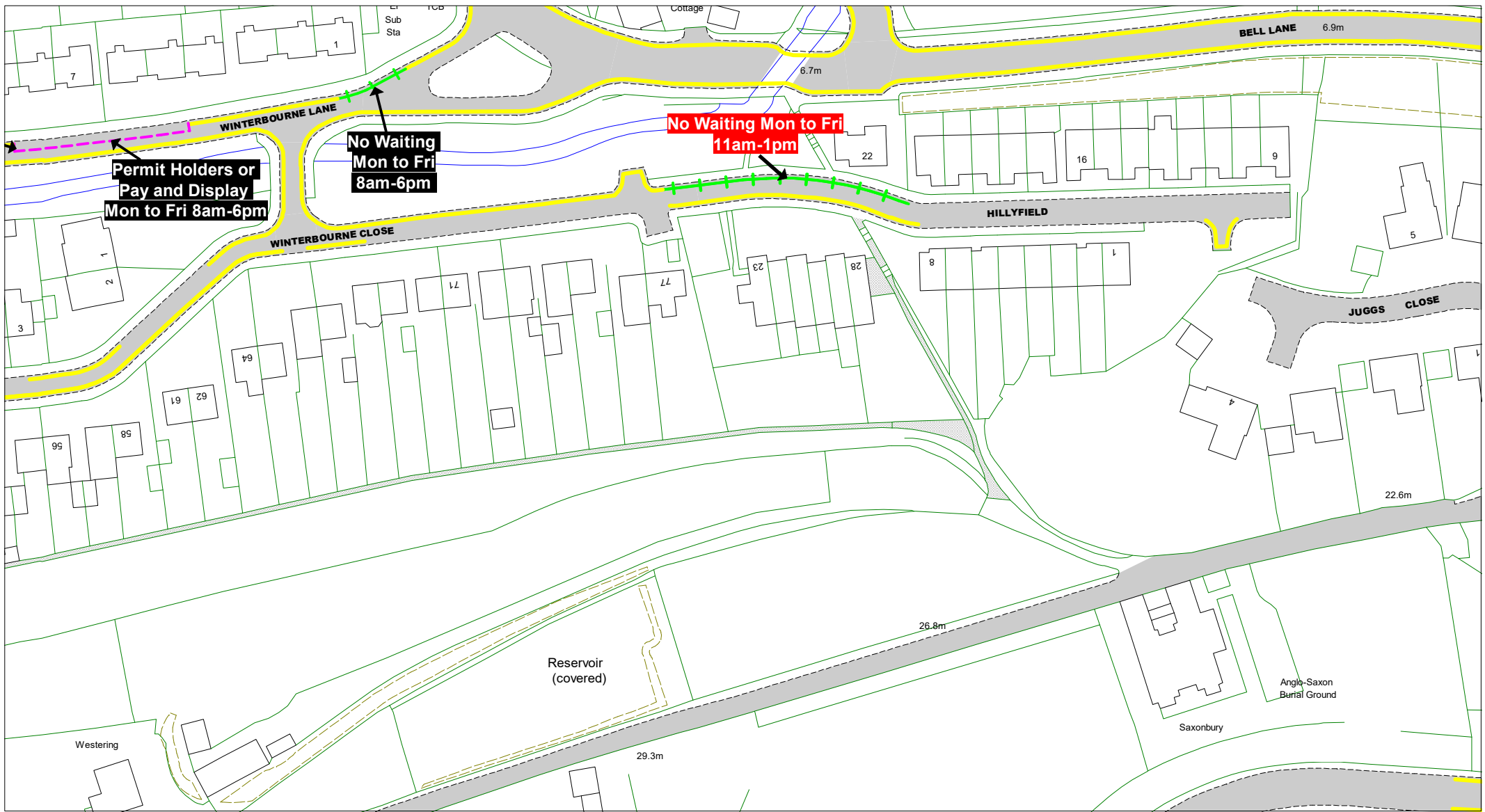
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The East Sussex Lewes Town
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Adjacent Map Tile

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LP104
 ◀ **LQ103**
LQ105 ▶
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