

SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL

Date of meeting:	16/12/2013
Site:	Phoenix Industrial Estate North Street Lewes
Proposal:	North Street Quarter Development, Lewes
Planning reference:	SDNP/13/05555/PRE
Panel members sitting:	Mark Penfold (Chair) Alun Jones Bill Dunster Vanessa McClune Lionel Fanshawe Nick Wates
SDNPA officers and members:	Richard Dollamore Richard Ferguson Tim Bettany-Simmons Neville Harrison
Item presented by:	Clive Wilding Phillip Naylor Justine Rattray Giles Jollands
Declarations of interest:	None

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

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

COMMENTS

It was appreciated that much work had been done but it was felt that the Panel was not invited to be party to this or to the thinking or solutions that come from it. The Panel should be enabled to understand the work that is being done and how this is informing the design. A clear and understandable set of documents should be presented that shows the understanding that has been developed in relation to the site and illustrates the design responses to this.

The Panel determined that the review session was invalid on the basis that there was not actually a proposal for the site that could be reviewed within the remit of the DRP. The Panel was frustrated by the fact that it was not being used constructively and that member's time had been wasted in this session and the two previous sessions at which this site had been presented.

The material presented was too vague for the Panel to fully engage with or make critical judgements and comments. The presentation did not present the proposed design. Information needs to be presented in a way that can be judged and this needs to include well developed proposals presented with scaled plans, sections, elevations and 3D studies of spaces. The lack of information presented to the Panel suggests that the timescales of the application should be reconsidered and that it should be reviewed when there is material to review.