

Appendix 1 – Extract from adopted Lewes District Local Plan (2003)

Railway Quay

NH21 Planning permission will be granted for port related uses at Railway Quay. However, in the event of Railway Quay becoming surplus to the direct operational requirements of the Port, the land will be allocated for mixed development to include the following uses:

- (a) Residential development at a target minimum of 200 units plus any of the following uses***
- (b) Business (Use Class B1), or***
- (c) Leisure (Use Class D2), or***
- (d) Food and drink (Use Class A3), or***
- (e) Factory outlet centre***

Subject to compliance with the following criteria:

- i) the design, character and layout of any scheme should respect the maritime character of the site***
- ii) sensitive re-use is made of existing listed buildings***
- iii) compliance with all appropriate District wide policies.***
- iv) new development must include an appropriate standard of flood protection (including safe access to the site) and provision for future maintenance.***

Planning permission will not be granted for general retailing at Railway Quay.

All proposals will need to demonstrate satisfactorily that there will be no adverse impact on;

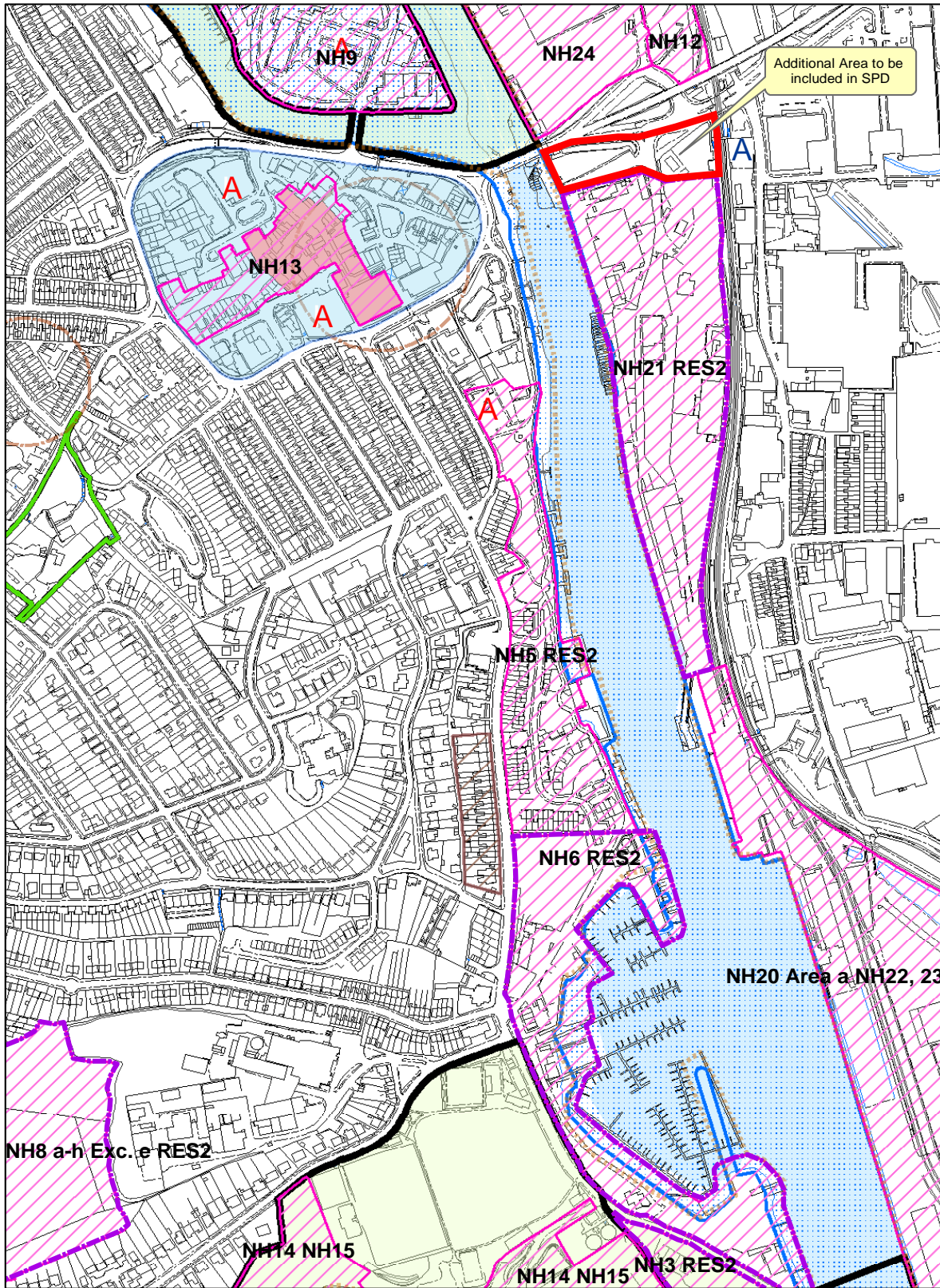
- (v) the operation of the remaining port,***
- (vi) vehicular/cycle/pedestrian access to the remaining port area and***
- (vii) the surrounding highway network.***

12.85 In the event of the expansion of the Port (see Policy NH20) or consolidation of existing uses, then it is likely that Railway Quay will become surplus to the direct operational requirements of the Port the site would be appropriate for a mixed development and uses should include a mix of residential, and any of the following uses: business, leisure, food and drink and factory outlet centre. General retailing would, however, not be acceptable on the site as it would have an adverse impact upon the vitality and viability of Newhaven Town Centre. Appropriate conditions would be attached to any planning permission for a factory outlet centre to ensure that the use did not revert to general retailing. It is considered that a target minimum of 200 units could be accommodated within the site between 2001-2011 with around 50 units providing affordable homes for local needs.

12.86 The development should take full advantage of the attractive waterfront setting and the two listed buildings which are within the site. Also within, and out the site, there should be a high standard of pedestrian and cycle links including easy, safe and convenient access to the town centre and railway station.

12.87 Railway Quay currently provides important operational land and access for part of the Port. Any development proposals will need to be accompanied by a statement demonstrating that the proposals will not prejudice the operation of the port through the loss of operational land, parking access etc. Proposals would not be permitted which would have unacceptable traffic impact on local roads in the Eastside area.

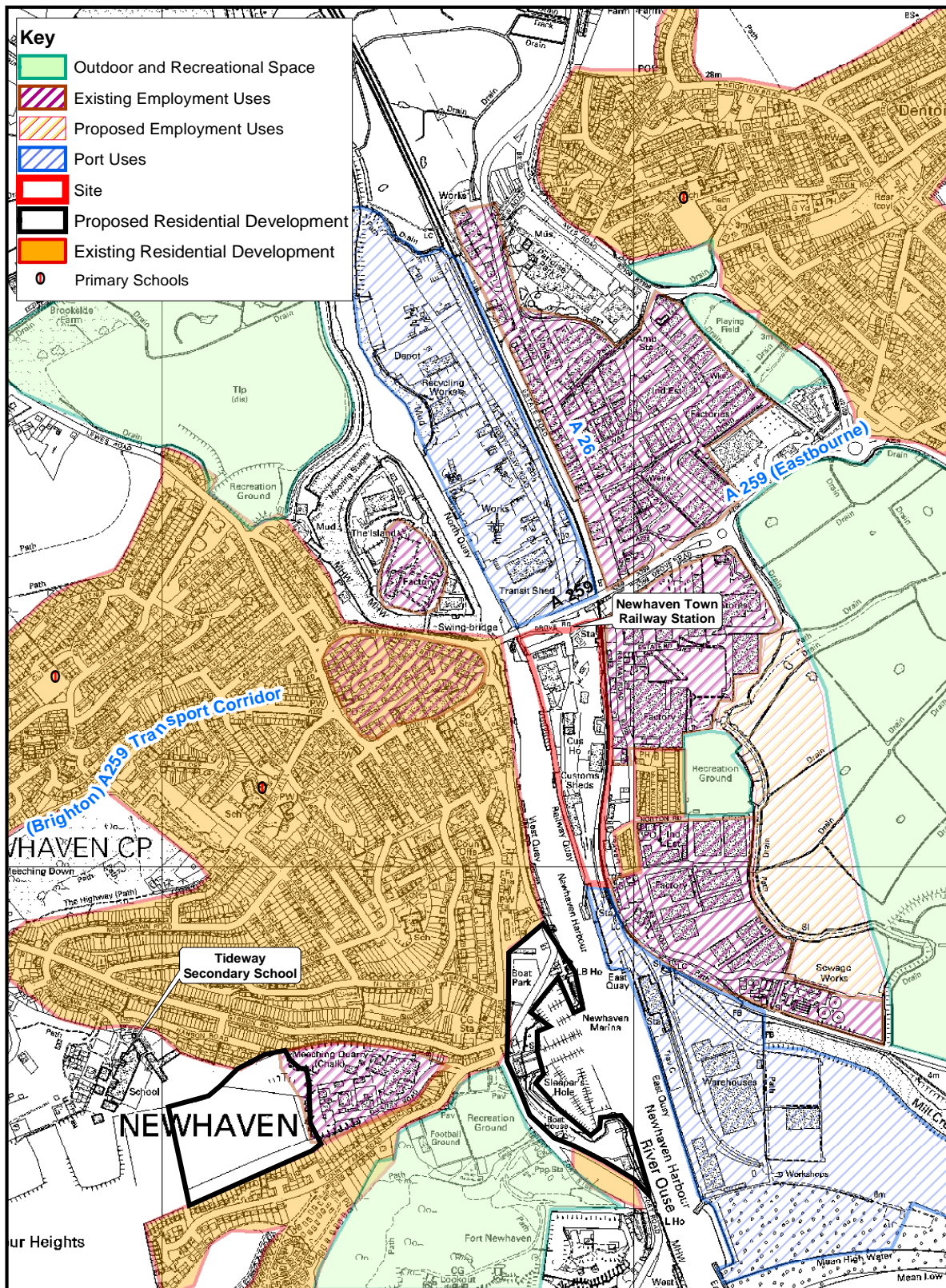
12.88 The site is currently at risk to flooding and, therefore, any development should provide adequate flood defence measures, and associated maintenance, in accordance with current planning guidance. Safe access should also be provided.



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Annex 2
Extract from Newhaven Proposals Map





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Appendix 3
Railway Quay Local Facilities, Public Transport Network and Land Uses

