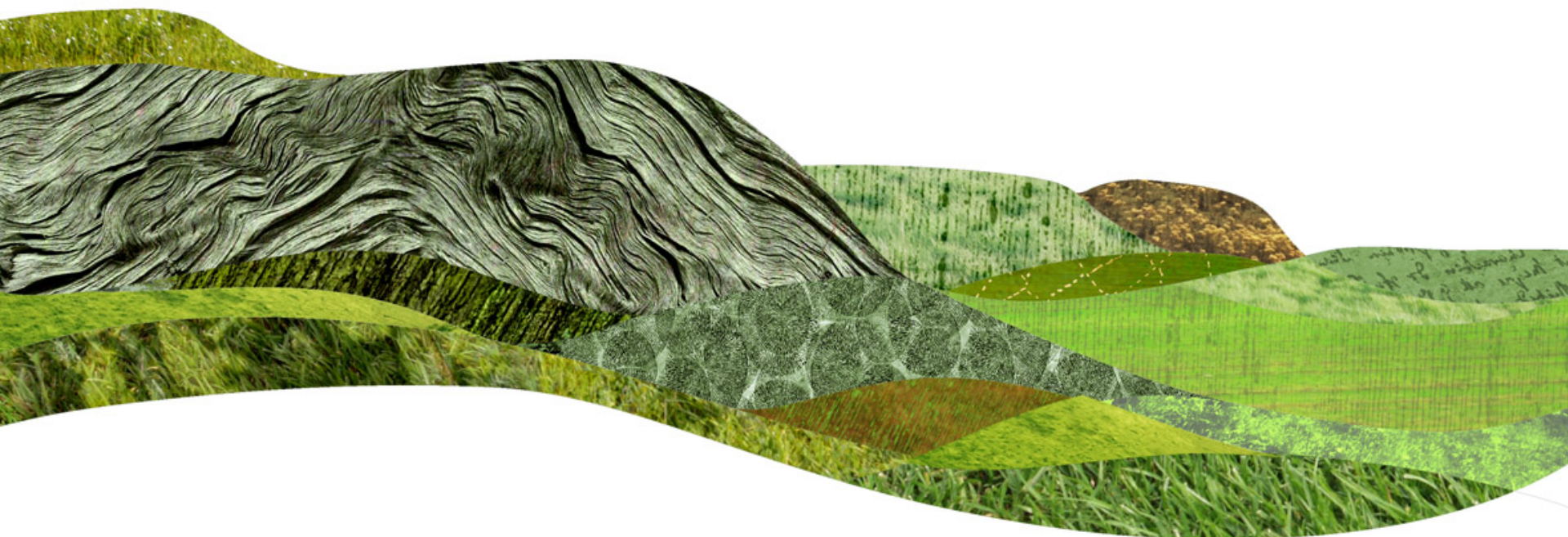


# Pressure or **Opportunity**?

## Proper Place Making; A National Park Perspective



- HISTORY and CULTURE
- PLAN MAKING
- EXAMPLES
- LESSONS





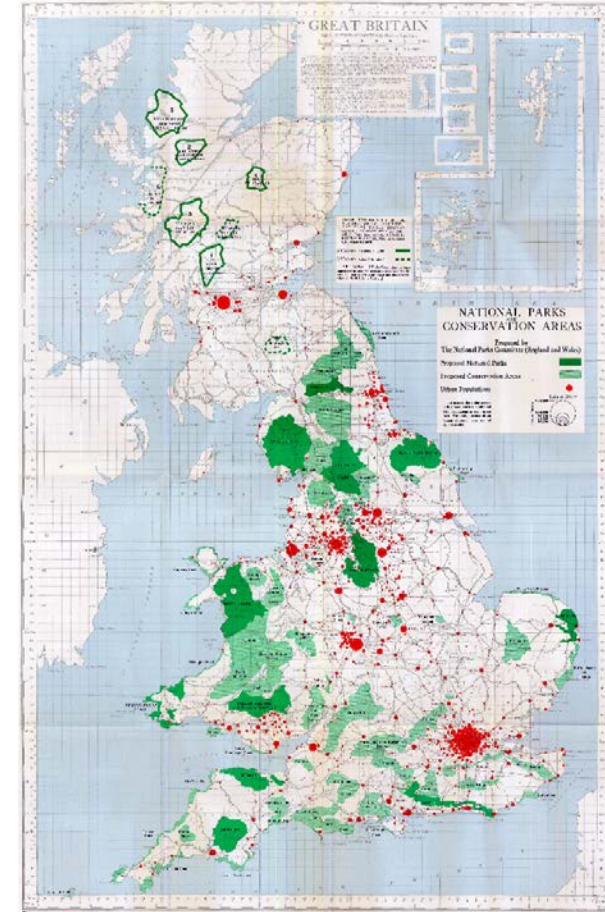
# HISTORY I - EARLY

**World War II**  
**'45 Dower**  
**'47 Hobhouse**  
**'49 National  
Park Act**



**1920s/30s**  
**Middle & Working**  
**Class 'Rights'**

**War – 'Impact'**  
**And 'Homes for Heroes'**



# HISTORY 2 - LATER

Late 80s / early 90s pressure & politics  
- *development / recreation / agriculture*  
a re-charged / new Campaign  
- *National Park debate (Broads; ESA lobby)*  
⇒ SDCB ⇒ SDJC (short-term)





# Culture 1 - Purposes and Duty of the NPA

**Purpose 1:** To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

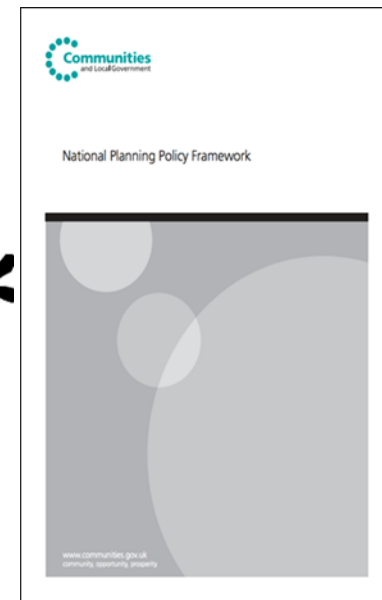
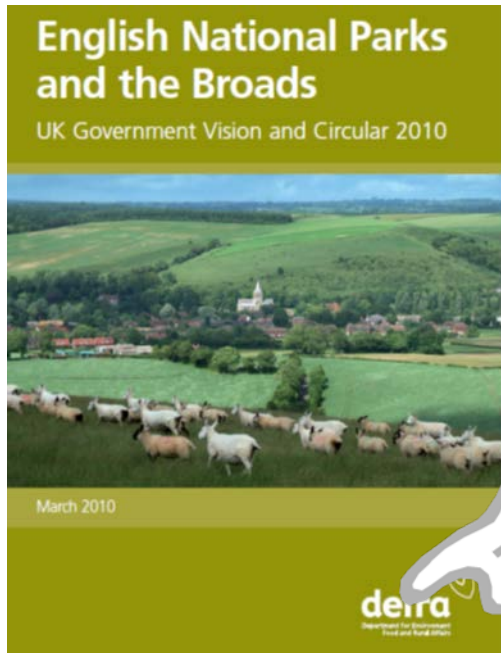
**Purpose 2:** To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public

**Duty:** To seek to foster the social and economic well-being of the local communities within the National Park in pursuit of our purposes.



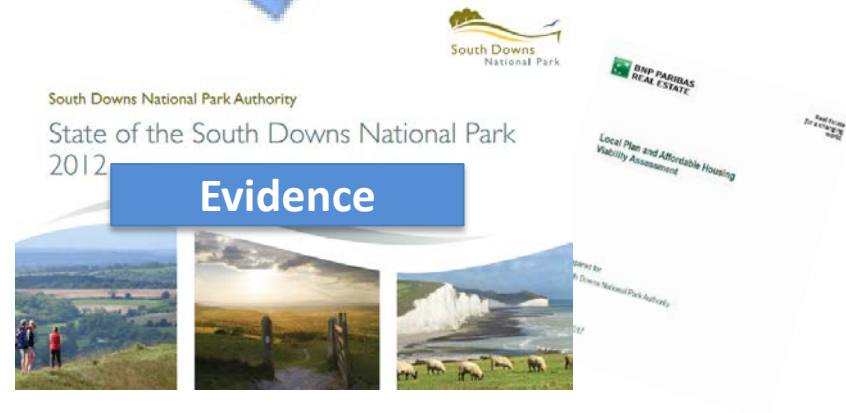
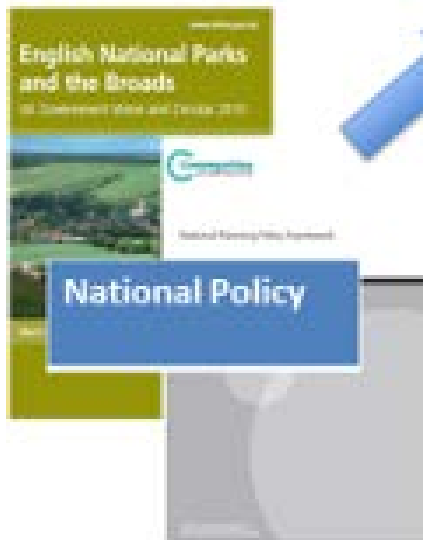
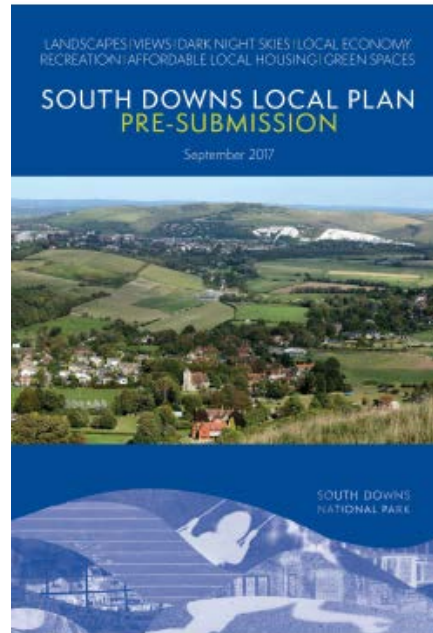
# Culture **2** – Environment Act 1995 and The Town & Country Planning Act 1990

## **A** Marriage?



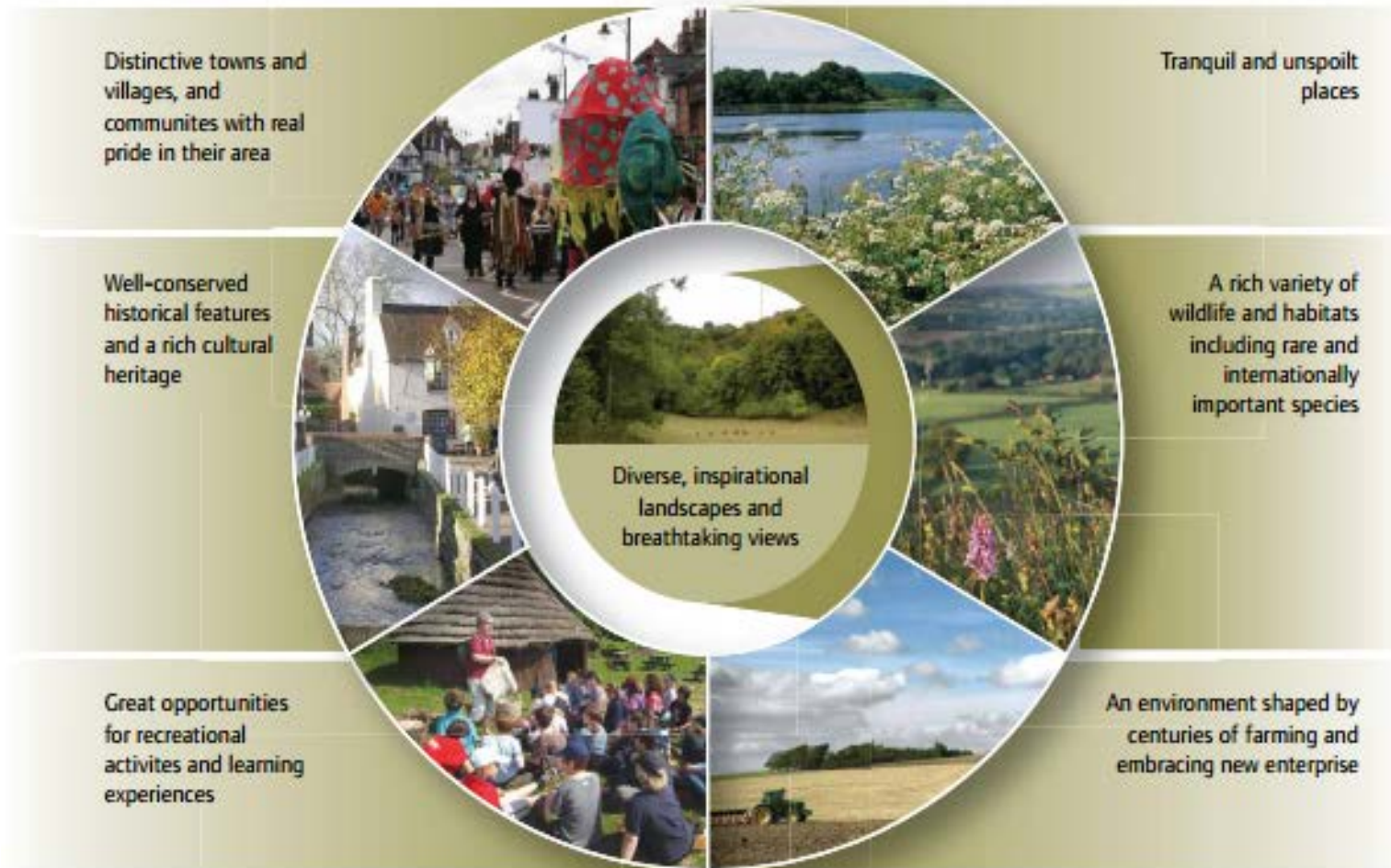
# Plan Making I

## Technical approach: Framework





# Plan Making 2 – Special Qualities



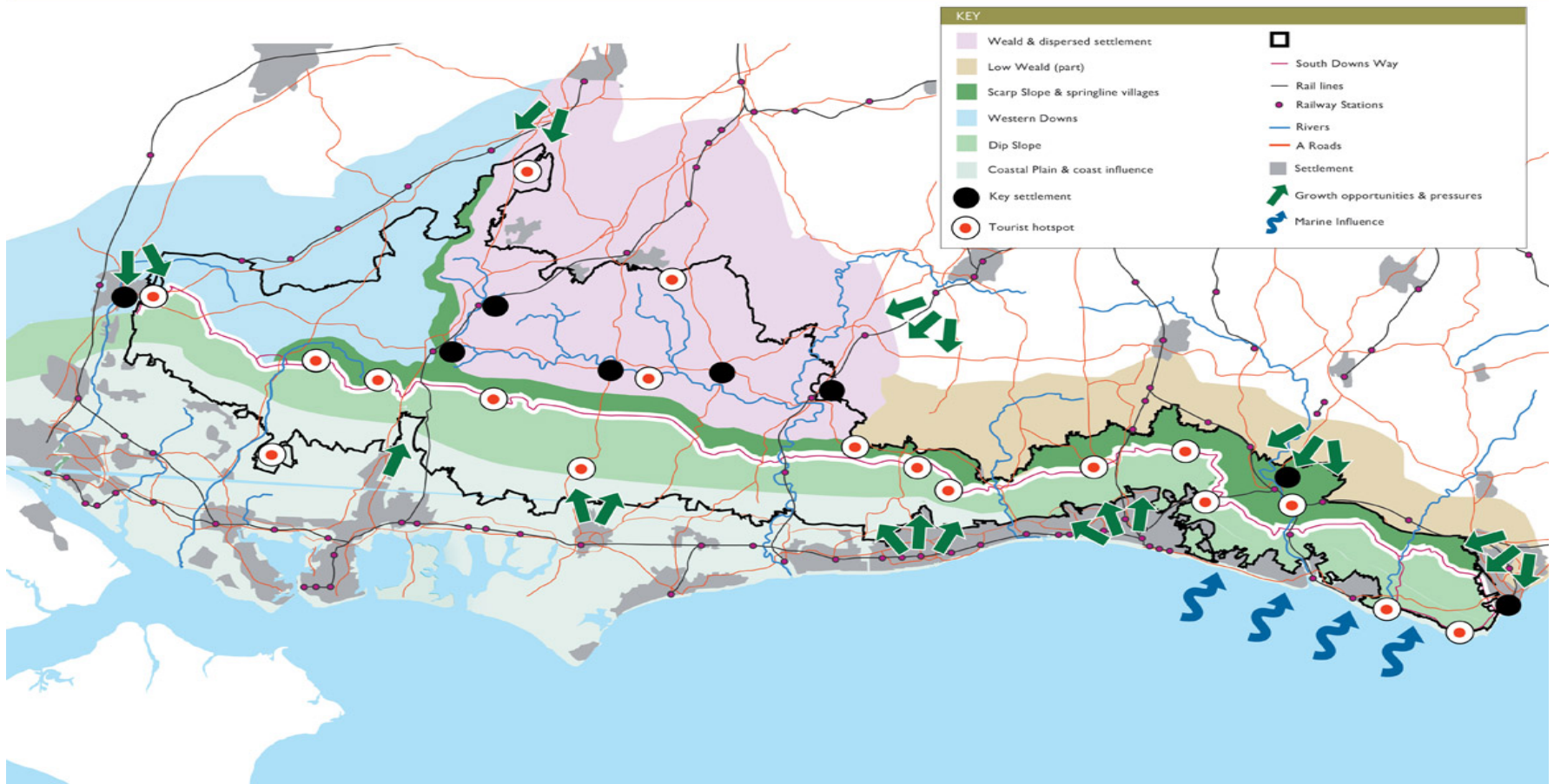


# Plan Making 3

## Spatial approach: rooted in landscape

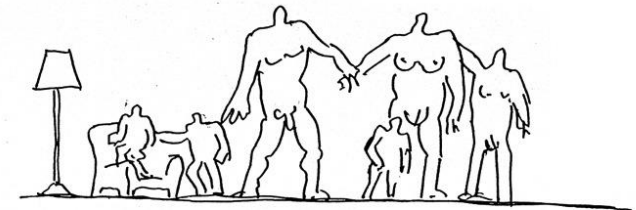
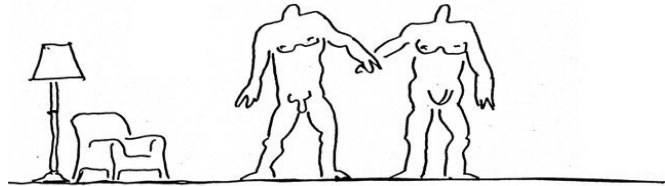
### CONCEPTUAL SPATIAL DIAGRAM

SOUTH DOWNS  
NATIONAL PARK

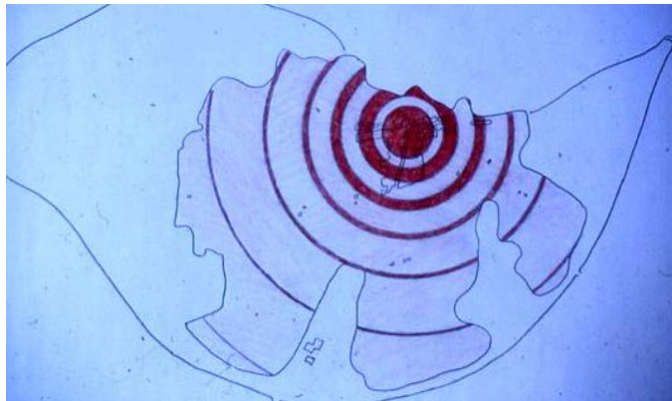


# Plan Making 4 - Place

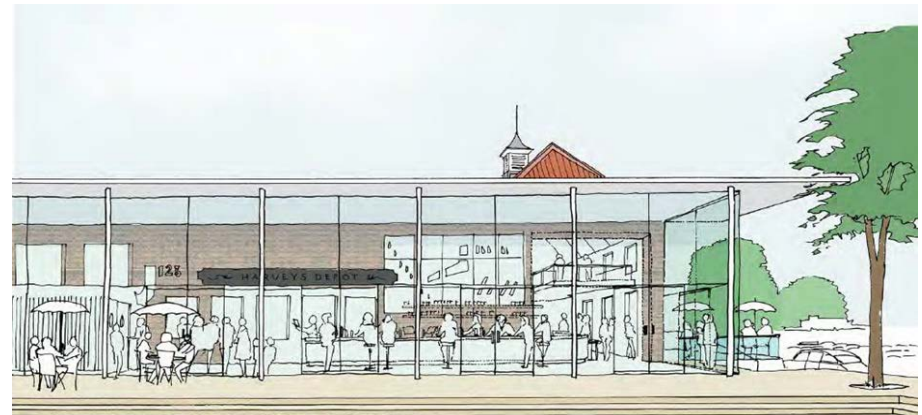
## Making with Leadership



ORGANIC FORM OF GROWTH  
MULTIPLICATION



# Example | Cinema - Lewes





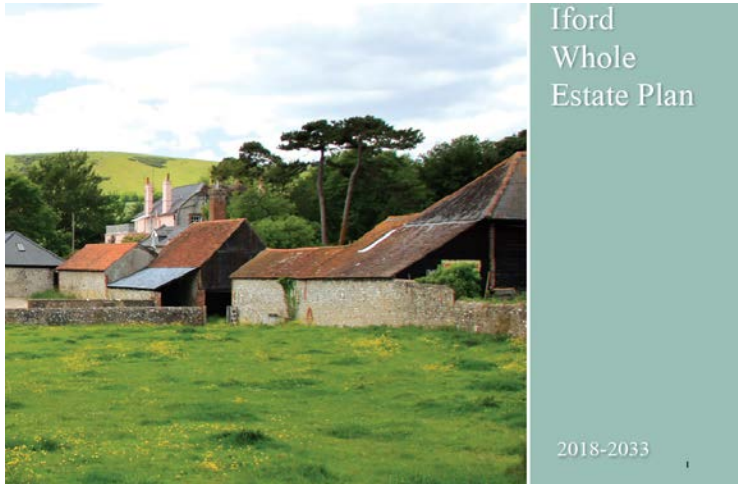
# Example 2 - Cinema Lewes



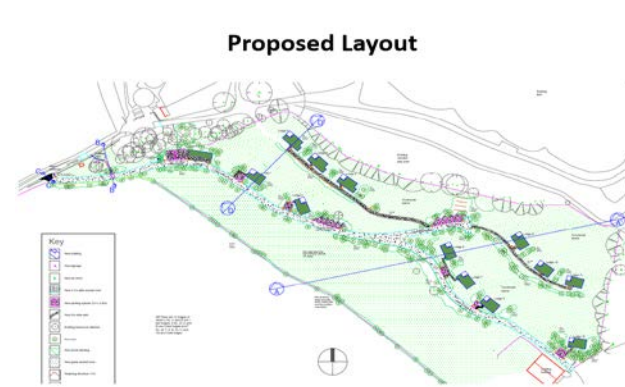
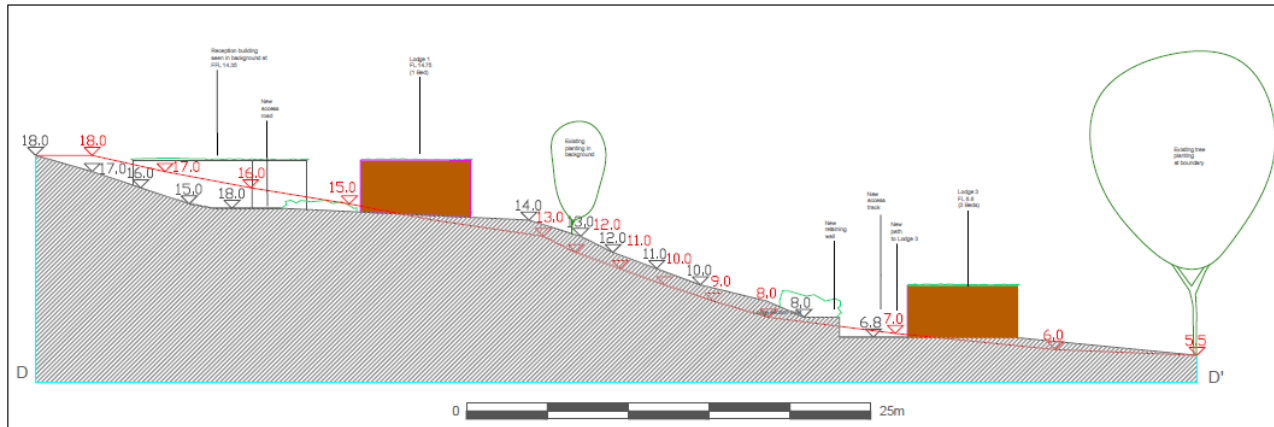


# Example 1 Iford Estate

## Location

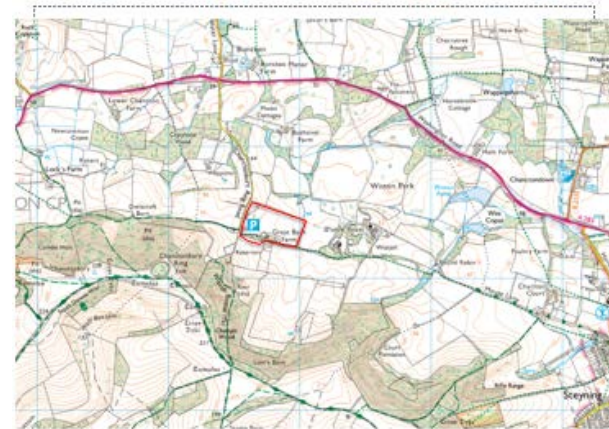


# Example **2**-Swanborough Lakes

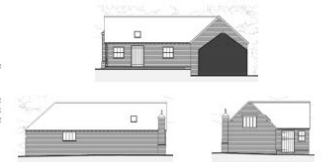




# Example 1 - Wiston Estate



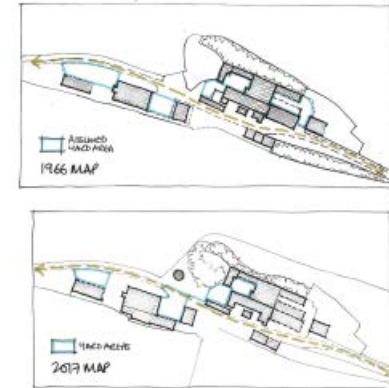
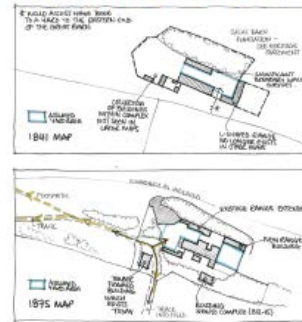
## Views



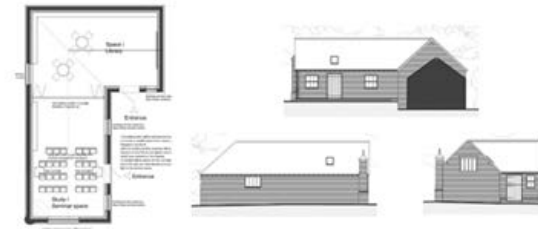
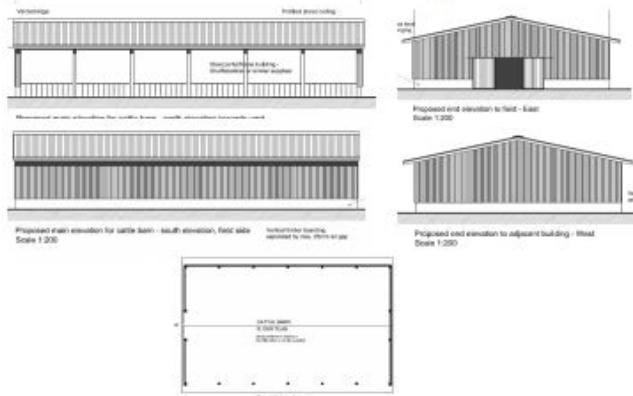
# Example 2 – Wiston Estate



## Farmstead evolution



## Animal Housing



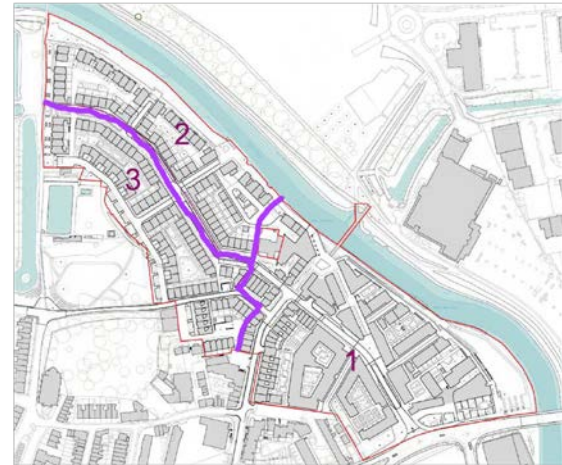


# North Street Quarter - Site

Lewes:      Application site to the right



Site – Flood in 2000

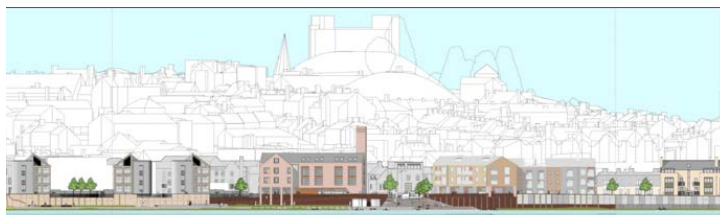




# North Street Quarter – Result!



Riverside - southern & central



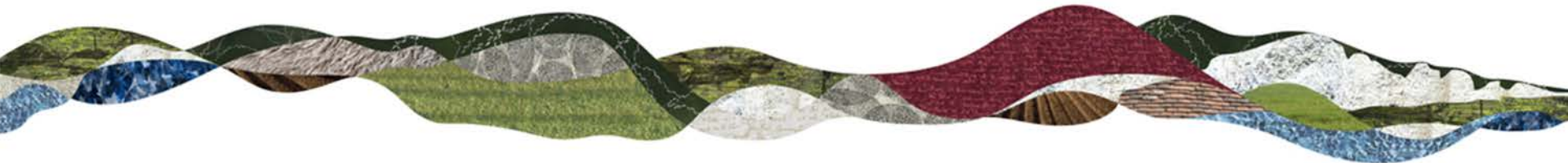
Elevation – ‘New Eastgate Street’



Top: Combined Street Elevation. Below: Expanded Segments



# Principles – **Hierarchy** and Lessons





# Alternative Diversification

## - Our Place in the Housing Market ?



- Assist in bespoke / sustainable small scale affordable housing development
- Be innovative with the use of our small S106 contribution amounts
- Work in partnership with providers
- Use our knowledge and experience to influence design and sustainability



Can we build  
affordable homes  
out of straw





# Opportunities Abound



## Thank You

