



- St Anne’s School. This had reduced in prospective numbers as ESCC agreed with a number they were comfortable with at the moment.
- St Anne’s Crescent was the Lewes land site where it was suggested to the County Council that the car park (which is set below the level of the street) could be decked. Plans had already been drawn up for this.
- Pells School – a very controversial site. The reason this had been included is that it could be allocated for ‘housing for local people’. This could be a supplementary document regarding affordability for housing. However, if it was accepted that this site may need to remain as a school.
- Saxonbury Lodge – This would be just for the conversion of the building and not for the use of the land around the site.
- School Hill Dr’s Surgery is owned by Lewes District Council - six units would be built within the building.
- Malling Close/opposite Police Headquarters – an open space that is not really used for anything but may be good for housing for the elderly (bungalows).
- North Street/East Street – Could be redeveloped to a similar scale as it once was a 3 storey tenements with a pitched roof.
- East Street Car Park – not sure that this land would be released. However the car park would be blocked at the top once the Santon Development goes ahead.
- Police Garages/Spital Road – May not be released for housing. Police Estates team had been contacted. Waiting for a response from the Police.
- Land at Landport/Kingsley Road Garages – It had already been agreed that this site would be released for housing.
- Land adjacent to Malling Community Centre – This would have to be decided by Full Council.
- Station Car Park – decking over the car park to provide low rise housing.

In addition there was a pre-application lodged for 41 houses on the land behind Tesco and another for the Antiques Centre in Station Street. The upper floors of the Post Office could also be used to provide housing units.

Richard explained that the group could add their own ideas on what they would like a developer to design. Local definitions and local knowledge relating to ‘low cost housing’, ‘local affordability’ ‘sustainability’ ‘design’ etc. could be added to the sites which would be helpful to Feria who would then use the 16 sites and embed them into the Draft Plan. Further housing sites suggested could follow on. It was favourable to have too many sites in the Plan in that if one was rejected another site could not automatically replace it and would have to be subjected to fresh consultation.

The next stage of the process would be the six week pre-submission ‘Regulation 14’ Consultation run by the Town Council. Between the pre-submission and inspection there would be revisions to be made based on views by the public.

**4. Overview of November Draft LNP, and Forward Plan**

Feria would convert the Draft Plan into the format that they need. The Draft would be returned to the group in two weeks. The Draft would be more effective with the housing sties (maps) and policies in it as issues in the plan could be changed into site-specific comments instead of generalisation. That will leave the group 3 weeks leading up to Christmas to finish the editing with more specific information.

A question was raised relating to green spaces; in the Neighbourhood Planning Regulations there was a mechanism to protect areas of community recreational or cultural value.

SDNPA comments on the draft – Feria would put the relevant comments from the SDNPA into the current draft. The authority would comment again when the plan was further revised. It was suggested that the group hold another workshop where group comments could be made on the draft rather than individual comments.

5.	<p><u>LNP Schedule update</u></p> <p>The Chairman showed a slide with the Forward Plan and Critical Path for the plan with milestones.</p> <ul style="list-style-type: none"> <li>• <b>Text, photos &amp; maps</b> – Revised draft had been received from Feria. Current comments rolled into text &amp; and returned by Feria. Update by Feria. Further comments and revisions (on restricted basis). Final revisions to Draft, post on website</li> <li>• <b>New Housing</b> – Continue research, meetings with landowners etc. Fresh call for sites. Research fresh sites. Prepare data sheets &amp; maps for each site (Feria)</li> <li>• <b>Public Consultation (Regulation 14)</b> – Prepare Leaflet and make mail drop (with Feria). Prepare maps, illustrations, etc (Feria). Public Consultation. Drop in event (noon-noon + one evening)</li> <li>• <b>Summarise</b> public consultation comments. Incorporate as appropriate into Final Plan. Issue to SDNPA.</li> </ul>
6.	<p><u>Any other business – Eco Systems Services</u></p> <p>The Chairman informed the group that Dr Colin Tingle who had been working on the Eco Systems approach was seriously ill and he would be sending the Group’s best wishes to him. The Chairman had a series of questions on Eco Systems that he put to the group:</p> <ol style="list-style-type: none"> <li>a) Why is Lewes the only NPlan so far to adopt the Ecosystem Approach? (Because the SDNPA told us to use this approach?)</li> <li>b) What does this Approach do extra that a reasonable environmental protection approach adopted by every other NPlan does not do?</li> <li>c) How can a lay person read through this section without quickly losing interest?</li> <li>d) What specific proposals relevant to Lewes are actually required, how will they be policed, etc?</li> </ol> <p>Cllr Catlin referred to question (a) that Lewes Town Council agreed that one of the objectives would be to insist on an Eco System approach. This decision would have to be revised by the Council if it was no longer thought appropriate. Richard Eastham confirmed that when the consultants were appointed the Eco System approach was included in the tender specification. The Town Clerk offered an anecdote regarding effects on the Pells lake of water abstraction for human consumption over the course of the 20<sup>th</sup> century, which illustrated the real impacts of an EcoSystem approach by showing the long-term effect of planning in the absence of such a context.</p> <p>Kirsten Firth informed the group that she had been speaking with Colin who was still in contact with SDNPA and other experts in the Eco Systems field as this was a new topic for Neighbourhood Planning. Neville Harrison told the group the approach is a key factor in the Local Plan and the SDNPA would support the Eco Systems approach in the Neighbourhood Plan. Richard Eastham explained that whilst the Eco Systems approach can work well on a grander scale it can struggle in a highly urbanised area.</p> <p>The Chairman had spoken to Colin several times and had suggested to him the difficulty of ‘selling’ Ecosystem or Natural Capital.</p> <p>After a long debate where several people expressed their views it was agreed that Kirsten would approach Colin and see if she could take over where Colin left off and that Kirsten would also liaise with Richard with a view to producing a simplified text.</p>
7.	<p>The next meeting of the Steering Group would be on 21<sup>st</sup> December at 7.00pm in the Council Chamber</p> <p style="text-align: right;"><i>The Meeting ended at 8.50pm</i></p>