

NOTES OF MEETING

<i>Meeting of / between:</i>	LEWES NEIGHBOURHOOD PLAN STEERING GROUP (LNPSG)	
<i>Venue:</i>	Council Chamber, Town Hall	
<i>Date:</i>	7.00pm Wednesday 21 st December 2016	
<i>Attending:</i>	<p>Cllr S Catlin Lewes Town Council/Clevedown Residents Cllr T Rowell Lewes Town Council/Travelog Cllr I Makepeace Lewes Town Council/Lewes Living Wage Neville Harrison South Downs National Park Authority (Member) Emma Amies South Downs National Park Authority Steve Brigden Town Clerk Emma Tingley Admin Support (Lewes Town Council)</p> <p><i>Community organization representatives:</i></p> <p>Houndean Residents Assc. Ian Linton (Interim Chairman) Friends of Lewes Robert Cheesman Transition Town Lewes Kirsten Firth Sussex Downs Society Elizabeth Thomas Diversity Lewes Tony Kalume Cycle Lewes Simon Giddey Nevill Residents Sarah Neels Lewes Phoenix Rising Jennifer Chibnall Kingston Road & Cranedown Residents S Roberts Lewes Liberal Democrats P Daniel</p>	
<i>1. Apologies:</i>	<p>Ruth O’Keeffe Lewes Town Council Richard Partridge Lewes Seniors Forum Vic Ient Transport Volunteer Susan Thompson Egrets Way/Cycle Lewes Rita Ellis RAID Victoria Bantock Lewes Town Taxi Group</p>	

NOTES:

2	Minutes of the meeting 17 th November 2016 were accepted.
3.	<p><u>Overview and general comments of the December Draft NPlan</u></p> <p>General review of the document Order of Sections – This would be covered by the Public Consultation. “Will” vs “Should” - The Chairman reported that he and Robert Cheesman had discussed terminology in the plan <i>i.e.</i> ‘will’ versus ‘should’. In all the policies in the plan it stated this ‘will’ be done. This could indicate that we were dictating to the Planning Authority. The Chairman had spoken with Richard from Fera and his general view was that a third word ‘must’ must not be used, and he vacillated between will and should (will is an instruction and should is an influence.) It was suggested that ‘expected to’ could be used. The Chairman asked that the group be mindful of this context when looking at and revising the comments in the document.</p> <p>What is missing? Housing Text – Liz Thomas and Sarah Neels were still working on this. It was hoped that at the beginning of the New Year this would be circulated to the group with Policies for comment.</p> <p>What needs to be reduced? History Section – several of the sections had already been reduced. It was felt that the History Section was too long and although history is important for setting the scene the document was about the future of Lewes. The Vision Statement was on page 15. It was decided to make history an appendix and use bits of this section where necessary and to have the Vision Statement at the beginning of the document. Art Pictures – put these onto one page and perhaps add to the history section.</p> <p>Delete Organisational names – remove the names from the main text and have an acknowledgement at the end of the document.</p>

Continues..

Vision Statement

Feria had revised the Vision Statement into a single paragraph. The historical aspect of Lewes needs to be in the Vision Statement. The Chairman requested some of the group to look at this. Liz Thomas and Jennifer Chibnall would volunteer to work on this with Kirsten Frith and Simon Giddey also having input.

Policy SS4 – Designations for Green Spaces

The Chairman showed the group the latest drawing from Feria showing green spaces.

Each site will need

- A reference number
- Name
- Reason for inclusion – Beauty, Green Edge*, Historic Qualities, Recreational Value, Tranquillity, Wildlife Habitat.

The Chairman had asked Richard what “green edge” meant: a green space that acts as a setting to adjacent built form. *i.e.* a piece of open countryside that softens the impact of a built area or provides an area for housing to overlook. Any spaces that are missing would need to be added. Volunteers would need to look at this. Kirsten Firth and Cllr Tony Rowell offered to work on this.

Policy HC2 – New Community Facilities

This policy had been in its draft unfinished state since July 2015 when there was a general feeling following the community workshops that Lewes needed more community facilities as a growing town. However, there had been no further work by the SG on this (*i.e.* what, where and why) – unless there is something specific to go here with good reason the Chairman suggests that this policy in its present form is dropped from the pre-submission draft.

Liz Thomas suggested that this policy had been drafted due to the threat of Community Buildings being closed on the Nevill Estate (St. Mary’s Social Centre). Cllr Catlin reported that a survey carried out by Lewes Town Partnership had been carried out and the responses were that people preferred the smaller community units within their own communities and that a larger community space was not needed in the town.

It was agreed to look at this Policy again at a future meeting.

Policy HC3 – Heritage Protection

Advice was needed from SG and SDNPA about what the neighbourhood Plan can say on this that is not already covered in national policy protection *e.g.* Listed Building, Scheduled Ancient Monuments and Conservation Areas. Lewes has a whole raft of heritage protection from a national level. What are the gaps that the neighbourhood plan needs to plug?

Robert Cheesman had offered to work on this Policy. Emma Amies had meetings in the new year with the SDNPA and Chris Morris (Design and Conservation Officer) from Lewes District Council. She would keep Robert updated on this.

Policy HC5 – Sustainable Tourism

This Policy was not raised through public consultation but as a direct request of the Steering Group. Policy justification text was needed. A question was raised as to what “Sustainable” Tourism means. It was indicated that it is tourism that is self-generating. Tony Kalume agreed to work on this Policy.

4. New Housing update

Affordable housing was 80% of the market value and the majority of people in Lewes cannot afford that. Liz Thomas and Sarah Neels were targeting land that had already been bought by the tax payer although other public bodies may not agree with this. The garage sites around the town were deliverable as people were not now renting them as they were so expensive and they are too small to house modern cars. The group agreed that Lewes Low Cost Housing would replace the term ‘affordable housing’. This term would be defined in the document. The Group had sight of a map showing housing sites spread evenly around the town.

5. Ecosystem Approach update

Kirsten Firth, Colin Tingle and others had rewritten the policies on the Ecosystem approach, condensing them and bringing policies down to a local level. One of the policies stated that we are looking for enhancements to ecosystem services and bio diversity on sites. When this is looked at on a local level and the housings sites that have been identified, most of them are brownfield land and already built on so making them more bio diverse will be relatively straightforward and can be done through the measures which are considered good design. A question was raised as to whether

	<p>statements in the policy were dogmatic and could developers be expected to follow policy rules. The policy as it stands says that ‘if you can’t improve the bio diversity on the site’ it could be done elsewhere in the town. It has been suggested at a previous meeting that a crib sheet on what the ecosystem services might be and how they might apply to each housing sites be used. This was something that still needed to be looked at. The other subject that needed to be looked at was green spaces.</p>
<p>6.</p>	<p><u>Concerns raised with SDNPA</u></p> <ul style="list-style-type: none"> • SHLAA 2016 was due to be released mid December 2016 – this had been released today 21/12/2016 – A slide was shown to the group which showed the settlement boundary. The only key things that were new to the group and had not been discussed were Springman House and the Ambulance garage parking. These sites would need to be looked at. Lloyds Bank and Springbarn Farm were new sites. Several of the sites that the SG had looked at were not in the SHLAA. • Magistrates Court Car Park – construction had already started. There was concern that this would not be included in final housing numbers. Permission was given after the cut-off date (1/4/15) so it may have to be removed. However, the Chairman did not think this would be a problem. • Sustainable Environmental Assessment – award had been placed on 20/12/2016. Could the Regulation 14 Public Consultation proceed without SEA being available? It was believed that the Consultant could have the SEA ready for the public consultation. The Chairman explained that the SEA may not necessarily need to be available on day one of the consultation. <p>The Chair then asked the group if they were able to confirm dates for the Public Consultation 13th February to 27th March 2017 and the Town Hall event 23rd & 24th February 2017 and asked volunteers who were writing new paragraphs/sections to have them ready by the 6th January 2017. A small team could then edit all the text etc. that had been collected. It would be useful to have SG meetings a week after the open day event at the Town Hall and a final meeting just before handover to SDNPA. These dates would be arranged soon.</p> <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"> • Text, photos & maps – Revised draft had been received from Feria. Current comments rolled into text & and returned by Feria. Update by Feria. Further comments and revisions (on restricted basis). Final revisions to Draft, post on website • New Housing – Continue research, meetings with landowners etc. Fresh call for sites. Research fresh sites. Prepare data sheets & maps for each site (Feria) • Public Consultation (Regulation 14) – Prepare Leaflet and make mail drop (with Feria). Prepare maps, illustrations, etc. (Feria). Public Consultation. Drop in event (noon-noon + one evening)
<p>7.</p>	<p>The next meeting of the Steering Group would be on 25th January at 7.00pm in the Council Chamber</p> <p style="text-align: right;"><i>The Meeting ended at 8.45pm</i></p>