

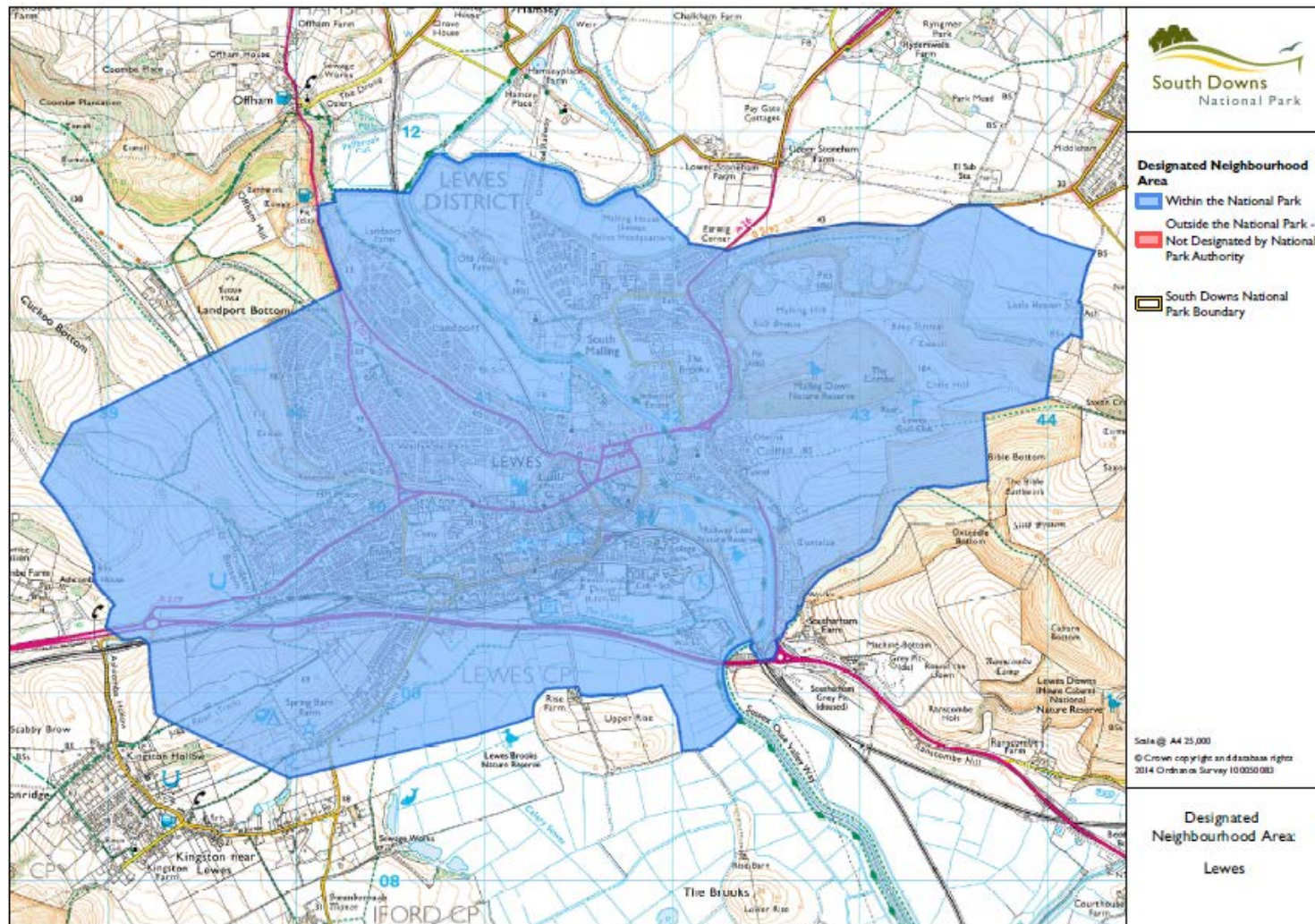
Planning Committee Meeting 12 July 2018

Agenda Item 11

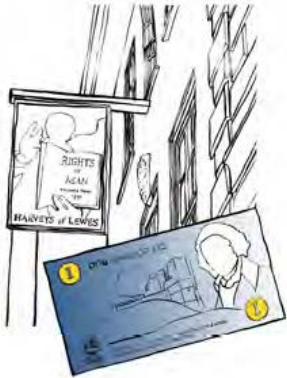
Lewes NDP



Lewes Designated Neighbourhood Area



Character of Lewes



Independence



Geography

“We wunt be druv!”



Creativity



Built Heritage

Bonfire Traditions



Natural Capital and Ecosystem Services



What are Ecosystem Services?

These are the benefits that people receive from natural capital (see Natural Capital), that make life possible, provide livelihoods and are the basis for local economies. Many benefits come for free from our natural surroundings, some we have engineered and pay for, some have entered the market. A few examples:

- Fresh water
- Food e.g. crops, fruit, fish
- Fibre and fuel e.g. timber, wool
- Water purification and waste treatment
- Air quality and production of atmospheric oxygen from photosynthesis
- Trees lock in carbon dioxide as they grow, which helps to slow climate change.
- Water regulation e.g. flood protection, timing, and scale of run-off
- Natural beauty
- Spiritual and religious value
- Creative inspiration - art, folklore, architecture
- Soil formation and nutrient cycling

Source: Table A1.1 The Millennium Ecosystem Assessment: classification of ecosystem services

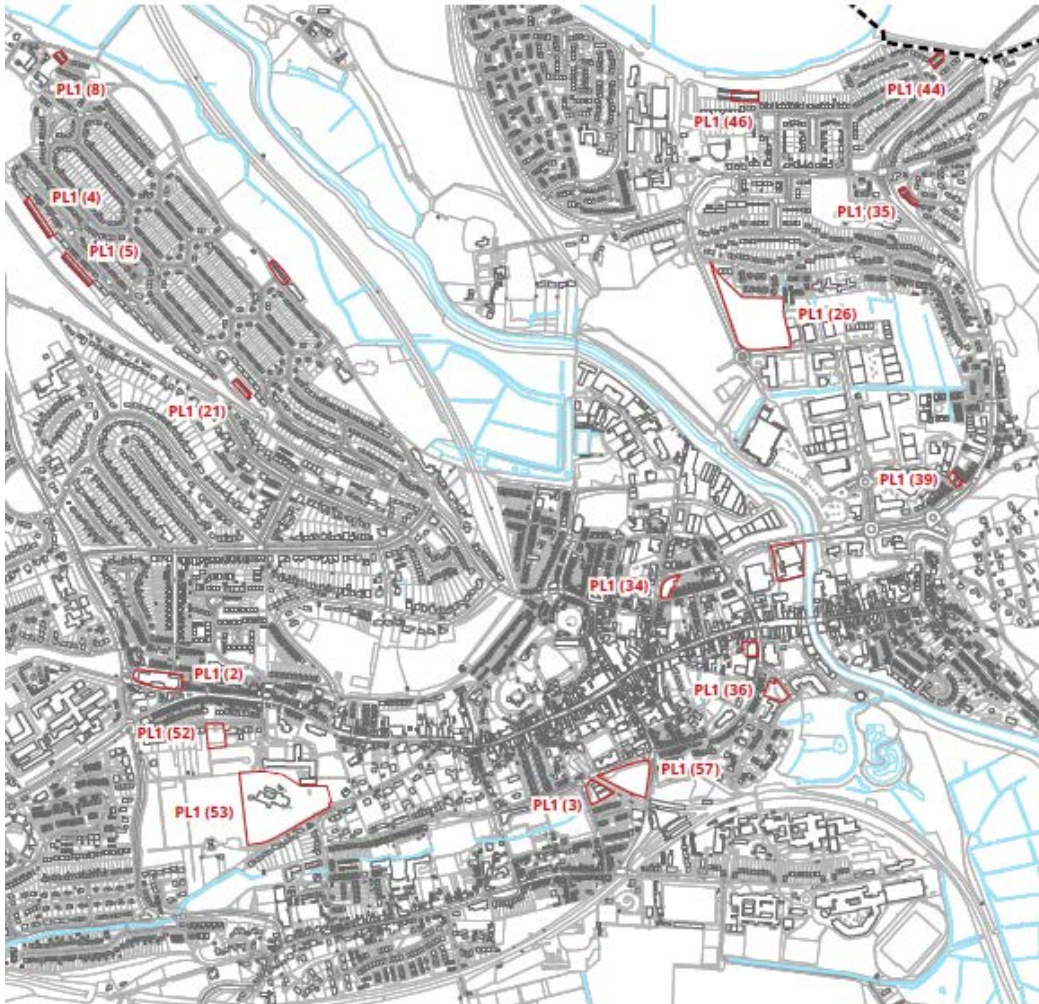
How do we build Natural Capital & Ecosystem Services?

If we want the richest most fulfilling lives we can have and security over our future, we need to allow nature to work for us, and for free – we need strong Natural Capital.

To build Natural Capital we need to increase biodiversity and look after the basics on which plants and animals thrive. We need healthy soils that can keep themselves alive and working without artificial input from people. We need places that can capture water, hold it or let it flow according to natural cycles. The soil and water provide a suitable growing environment for plants and animals to occupy and interact.

The bigger, better and more connected these 'healthy' places are, the more Natural Capital will be built, and the more benefits people will get from it. We will have more in our natural bank account and our lives and livelihoods will be more stable.

Housing Site Allocations



Policy Code	Site Description	Number of Units
PL1 (5)	Land at Astley House & Police Garage	25
PL1 (3)	Land at the Auction Rooms	11
PL1 (4)	Land at Blots Road, Garage Site North	6
PL1 (5)	Land at Blots Road, Garage Site South	6
PL1 (8)	Land at Buckwell Court, Garage Site	6
PL1 (21)	Land at Kingsley Road Garage Site	6
PL1 (26) *	Land at South Downs Road	101
PL1 (34)	Land at Little East Street Car Park, Corner of North Street & East Street	11
PL1 (39)	Land at The Lynchets Garage Site	6
PL1 (36) *	Land at Magistrates Court Car Park, Court Road	9
PL1 (39)	Land at Former Petrol Filling Station, Malling Street	5
PL1 (44)	Land at Princes Charles Road Garage Site	6
PL1 (46)	Land at Queens Road Garage Site	6
PL1 (48) *	Land at Former Ambulance Headquarters, Friars Walk	24
PL1 (51)	Land at St Anne's Crescent	12
PL1 (51)	Former St Anne's School Site	35
PL1 (57)	Lewes Railway Station Car Park	20
TOTAL		295

* denotes planning permission already granted — see subsequent pages for details

St Anne's School Site

Lewes Town Council May 2018

Policy PL1 (53) — Former St Anne's School Site

1) Redevelopment of the brownfield land for approx 35 housing units will be supported.

2) Restoration and reuse of the former rectory on site will be sought as part of a wider redevelopment.

3) Opportunity to regenerate a disused site with excellent potential to improve townscape including restoration of flint wall to the south of the site.

4) Site has good access to local facilities and services and provision should be made for easy access from the site on foot and by bicycle to these areas.

5) Development proposals must ensure future access

to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.

6) The development must ensure that groundwater sources are protected, to the satisfaction of the Environment Agency.

7) The development should sit within the woodland and be low rise. Mature trees, some with Tree Protection Orders, will be protected.

8) The site has been identified as one that may be vulnerable to flooding. Therefore, housing to be located outside localised areas of potential surface water or groundwater flood risk. Access to site and internal site access roads to be designed to be compatible with potential surface water or groundwater flood risk.

9) A transport statement will be required to be submitted with any planning application, which considers access from Rotten Row in an appropriate manner. The access arrangements onto Rotten Row and its junction with the A2077 need particular assessment.

10) Parking spaces will be calculated using the ESCC Highways Parking Guidance & Calculator.

11) A Design Brief should be prepared for this site and any development proposal should accord with the Brief. The Development Brief should cover key principles of development, layout and design, access, landscape, biodiversity and open space, views from the south as well as other issues relevant to the site such as community use and heritage enhancements.

12) Ecological assessment and mitigation required prior to development.



Aerial Photo



Site Plan

Gross site area

1.6 hectares approx.

Site address

St Anne's School, Rotten Row, Lewes, BN7 1LJ

Current land use

Former school site

Site conditions

Brownfield

Expected no. of dwellings

35 per ESCC Option 1

Other land uses to be included

Community uses

Ecosystem design response

Development will require extremely careful design in order to maintain

current ecosystem services. The site offers limited potential to improve ecosystem services. The less desirable option of off-site compensation will be considered. This site needs to be considered with regard to the emerging Lewes Surface Water Management Plan so that existing surface water issues in this area of Lewes are not exacerbated but mitigated by development.

Flood zone

The site is within Source Protection Zone 1. However, there does appear to be a surface runoff pathway in the west of the site. The potential site access is also at risk of surface water flooding. Climate change may increase this risk over the lifetime of the development. Flood risk assessment is required as part of any application for planning permission.

Local Green Spaces and Local Community Spaces



River Corridor Strategy



2/ Ample room under bridge for walkway. Must link with adjacent redevelopment site.



5/ Walkway link to Wenban Smith site already in place.



3/ Riverside walk to continue past Wenban Smith site.



6/ Historic wharf facade must be retained. Opportunity to link with railway land to south with floating vegetation mats or stepping stones.



4/ Great view of Harveys. Potential here for cafe space and activity hub.



8/ Wide path well-used by shoppers, dog walkers and cyclists.



10/ Electricity substation and Environment Agency building block the route here.

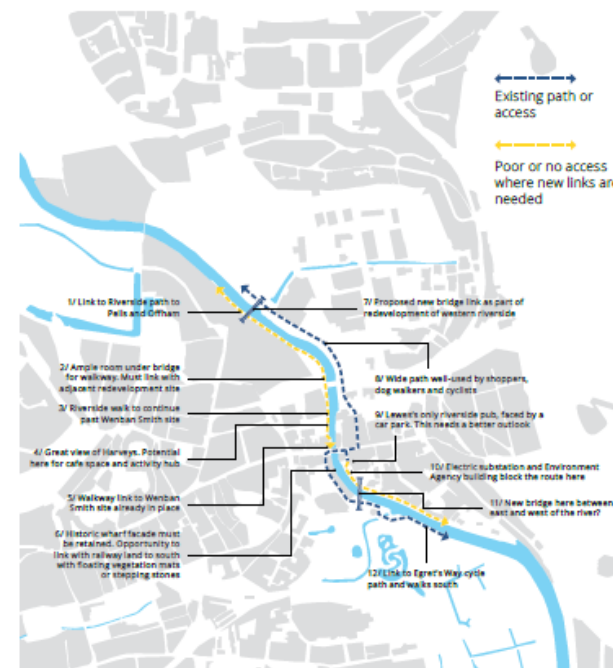


9/ Lewes's only riverside pub, faced by a car park. This needs a better outlook.

River Corridor Strategy

In support of Policy SS4

10.46 This plan shows the key issues and challenges facing the successful implementation of the river corridor policy (SS4). While parts of the river are currently accessible much is still out of reach. The photographs (left) correspond with the action points shown in the plan, below.



Recommendation

The Committee is recommended to:

Agree the Table of Comments as set out in Appendix 2 of the report which will form the SDNPA's representation to the Lewes Neighbourhood Development Plan Submission consultation.

