

FILE NOTE

North Street area, Lewes

Technical Group: Meeting No. 13

LDC Offices, Southover House, Lewes

Thursday March 13, 2008

Present:

- Lindsay Frost (LF) - Director of Planning & Environmental Services
- Clare Flowers (CF) – Planning Policy, LDC
- Chris Morris (CM) – Design & Conservation, LDC
- Mark Reynard (MR) – Legal Services, LDC
- Tim Bartlett (TB) – Environmental Services, LDC

- Alan Cook (AC) – ESCC Highways

- Jenny Exley (JE) – Jenny Exley Associates, Chartered Landscape Architects to Angel Property

- Julia Wallace (JW) – ATLAS (Advisory Team on Large Applications)
- Kelvin Hinton (KH) – ATLAS (Advisory Team on Large Applications)

	Action
<p>1 Apologies for absence</p> <ul style="list-style-type: none">• Paul Hoppen (PH) – Assistant Director (Strategy & Regeneration), LDC• Andrew Hill (AH) – Development Services, LDC• Matthew Bird (MB) – Sustainable Development, LDC• Grant Moffatt (GM) – Environment Agency• Graham Steaggles (GS) – English Heritage• Claire Warwick (CW), ESCC Highways• Charles Style (CS), John Jolley (JJ) – Angel Property• Michael Gray (MG), Guinness Trust• Phil Griffiths (PG), Affinity Sutton Housing• Jennifer Ross (JR), Tibbalds, planning advisers to Angel Property	
<p>2 Notes of last meeting held on 31 January 2008 were agreed as a correct record, except for reference to Jenny Exley’s position, which should read “Chartered Landscape Architects to Angel Property”. LF will correct the notes accordingly.</p>	LF

3 Towards a Planning Vision for North Street

(a) Strategic Flood Risk Assessment (SFRA)

- LF said that he and CF had met Grant Moffatt on 11 March to discuss the Environment Agency's feedback on the draft SFRA. The Agency's officers had identified the following issues which will need further work before they are able to endorse it:-
 - **Data used for flood risk modelling:** the EA did not provide some higher resolution data to LDC's consultants. LDC are checking whether the modelling can be re-run to use the better quality data.
 - **Flood zones:** national guidance on whether brownfield sites in the floodplain are classified as Zone 3A or 3B. This should be clarified in the forthcoming PPS 25 Companion Guide, expected from Government in April 2008.
 - **Breach analysis for North Street, Lewes and Eastside, Newhaven – FD2320:-** The SFRA needs to take account of the role of transverse flood defences to protect against overland flows from open floodplain to the north on both these sites. This will affect the modelling of flood paths, velocities and depths and the assessment of danger levels mapped in the SFRA.
 - **Verification of the model against a known flood event with an identified return period:-** this will test the degree to which the model reflects reality and identify any areas of modelling requiring further work. The obvious comparison is with the October 2000 event.

CF will take up the above matters with LDC's consultants, Faber Maunsell, and continue liaison with the Agency, with a view to getting an endorsed SFRA as soon as possible. She will also take up technical issues raised by other parties, including Angel Property in their letter of 7 February 2008.

CF

(b) Progress on position statements

(i) Access

- AC reported that he had taken up the issues on the Space Syntax Study identified at the last Technical Group meeting on 31 January. AC now understands that Angel are not now likely to pursue a secondary pedestrian route across the proposed Phoenix Place junction, and that the route along North Street to the upper part of the town was not perceived by Space

<ul style="list-style-type: none"> ○ Syntax to be a primary pedestrian route. ○ ESCC Highways officers have arranged a meeting with LDC officers, Owen Williams (Angel's transport consultants), Phlorum (Angel's environmental consultants) and JE on Friday 14 March. AC has seen little evidence of progress on the testing of key junctions, spreading out from Phoenix Causeway onto the wider network, and hopes that the presence of Jon Harris, Owen Williams' senior traffic modeller, at the meeting, will give a clearer picture. AC agreed to prepare a full written record of the meeting on March 14, specifying current progress, further work remaining to be done, and timescales and responsibilities for carrying it through. ○ JE said that she is working closely with Owen Williams' engineers as there is an important overlap between traffic engineering and design of the public realm in any new development. LF drew JE's attention to a new publication by the Commission for Architecture and the Built Environment (CABE) called "Civilised Streets", which should help in this work. LF to provide copy to JE. ○ TB referred to continuing need to pull together work on access/traffic engineering with work on improving air quality in Lewes Town Centre (see 3(b)(iv) – environmental standards below). 	<p style="text-align: center;">AC</p> <p style="text-align: center;">LF</p>
<p>(ii) Design & Conservation</p> <ul style="list-style-type: none"> • JE has sent a CD-ROM with "work in progress" on contextual analysis of the town of Lewes generally, and the North Street site in particular, to LDC officers and to GS. LDC officers are working their way through the material and will provide comments back to JE. CM to co-ordinate. • LF again reiterated the importance of contextual analysis informing the development of planning objectives for the area and, from there, specific development proposals (see fuller notes to Technical Group 12 – 31 January 2008). 	<p style="text-align: center;">CM</p>
<p>(iii) Housing</p> <ul style="list-style-type: none"> • No further progress since last Technical Group meeting on 31 January 2008. 	
<p>(iv) Flood risk and environmental standards</p> <ul style="list-style-type: none"> • SFRA issues were covered earlier in Section 3. • JE reported that she was continuing to work with 	<p style="text-align: center;">LF/CF</p> <p style="text-align: center;">JE</p>

<p>Angel's flood risk consultants, Atkins, on the alignment and form of proposed transverse flood defences across the site from the riverside around the Pells and up to higher ground.</p> <ul style="list-style-type: none"> • TB raised concerns about delays to land contamination testing by Phlorum Consultants, planned for mid-February, which were cancelled at short notice. He stressed that such investigations were essential for an understanding of the pattern of any land contamination on the site and could well affect the layout and costings for development. JE will relay these concerns back to Angel. • TB said that no meeting had yet taken place to discuss the effect of traffic generation from the North Street area on air quality in Lewes Town Centre. This matter will be raised at the proposed transport meeting on March 14. TB referred to a "Beacon Council" event on "Planning and Air Quality" being run by LB Greenwich on 31 March. TB, CF and MR will attend on behalf of LDC and report back to the next meeting. • Work on the Air Quality Management Plan for Lewes town centre is continuing. A small fund is available for new initiatives and TB proposes a meeting for prospective developers in April to discuss how LDC can help them reduce the air quality impacts of new development. Angel Property will be invited to this event. <p>(v) Implementation</p> <ul style="list-style-type: none"> • MR reported that the Lewes Community Land Trust (LCLT) are seeking a meeting with LDC's Chief Executive. Further information is being sought from LCLT prior to any such meeting. • LDC planning officers are still considering the LCLT proposals tabled to them in January. Officers are currently consulting with the Environment Agency, Locate East Sussex and the Association of British Insurers on specific issues arising from the proposals. LF said that he had not seen any views on the LCLT proposals from other parties. <p>(vi) Sustainability</p> <ul style="list-style-type: none"> • JE said she had no further information on the report commissioned by Angel Property from Brian Dunlop. She will raise the issue at the Angel team meeting on March 19. LF said that LDC officers are very keen to see a draft of this report and to have the opportunity to comment upon it. 	<p>JE</p> <p>TB TB/CF/MR</p> <p>TB</p> <p>MR</p> <p>LF</p>
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<p>(vii) Commercial development</p> <ul style="list-style-type: none"> No change since meeting on 6 December 2007. The amount and type of retail development in the Angel Property proposal may have changed since the original draft report and may need updating in the light of the emerging Master Plan. <p>(viii) Strategic choices</p> <ul style="list-style-type: none"> As before (see notes to Technical Group meeting No. 9). Strategic choices will depend, to a large degree, on the conclusion of the Strategic Flood Risk Assessment, and application of the PPS 25 “sequential” and “exceptions” tests. <p>(ix) Community and Social Development</p> <ul style="list-style-type: none"> CF tabled a draft Social Infrastructure Matrix as a basis for discussion. This uses the framework suggested by Tim Chapman of ATLAS and provides an analysis of the following social infrastructure: <ul style="list-style-type: none"> Health Care Education Childcare Emergency Services Leisure, Recreation and Open Space Community and cultural facilities <p>CF highlighted two areas of provision – children’s services and allotments – not previously considered and invited comments on the draft matrix. All members of the Technical Group are invited to submit comments to CF, as a basis for further work on the matrix.</p> <p>KH and JW will take back to ATLAS, where Tim Chapman is doing research on how the social and community needs of major new residential developments evolve over time from initial occupation through to the development of mature communities. JW said that, in forming its Planning Vision, LDC may need to prioritise the social infrastructure it thinks most important for the North Street area, and for the town of Lewes.</p> <p>4 Progress on planning applications by Angel Property</p> <ul style="list-style-type: none"> LDC have completed consultations on the planning application from Angel Property for B1, B2 and B8 development and a long stay car park at Malling Brooks East, Lewes (ref: LW/07/1608). A key response has been a formal objection from the Environment Agency on grounds of flood risk. Further work will be done by Angel’s consultants, SWP, on the Flood Risk Assessment to seek to overcome the 	<p>LF</p> <p>All Technical Group members to comment</p> <p>Angel/SWP</p>
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<p>concerns raised by the Agency. LDC Environmental Health have raised concerns about handling of noise issues and TB is seeking a meeting with Angel's noise consultant, Ken Collins.</p> <ul style="list-style-type: none"> On North Street itself, JE reported that Charles Style is convening a meeting of his development team on Wednesday March 19 to review progress and identify in detail further work required in the run up to submission of a planning application. LF, AC and ATLAS representatives asked JE if she would stress to the Angel development team the importance of a realistic assessment of the outstanding work required to prepare a sound planning application. The matrix of supporting documents prepared last year is in urgent need of update and LF is happy to meet separately to review progress, identify critical tasks, interrelationships between different pieces of work and timescales. AC commented that a considerable amount of work remains to be done in calibrating the traffic model and testing development options on it. LF is also conscious that Angel would like to consider their planning application proposals in the context of the Council's Planning Vision for the site. LDC officers are still doing background work on the Vision, but EA endorsement of SFRA is the next key step and will be delayed for the reasons set out in 3(a) above. 	<p>TB</p> <p>JE</p>
<p>5 Any other business</p> <p>No matters raised.</p>	
<p>6 Matters to be referred to senior LDC councillors for further guidance</p> <ul style="list-style-type: none"> Whether LDC have any interest in relocating recycling facilities to Malling Brooks East, should planning permission be granted? (LF has done initial soundings and the view is that it is not possible to answer without knowing the terms and conditions on which any buildings would be made available). LCLT proposals (Awaiting views from consultees) Social Infrastructure Matrix and LDC priorities. 	<p>LF</p> <p>LF</p> <p>LF</p>
<p>8 Date of next meeting</p> <p>Thursday 15 May 2008, 10.00 a.m. LDC offices Southover House.</p>	

Lindsay Frost
 Director of Planning & Environmental Services
 26 March 2008