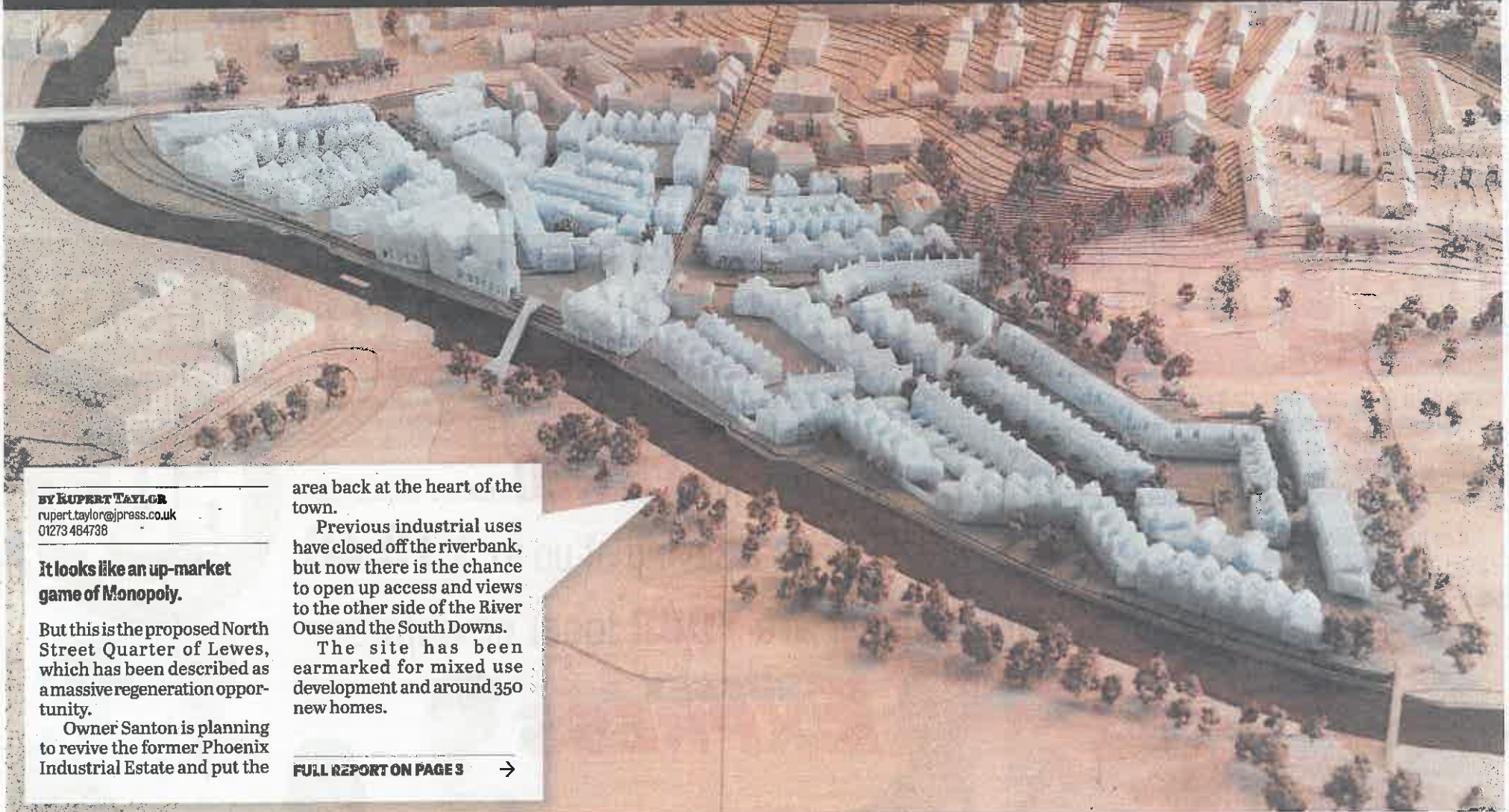


PROPOSED NORTH STREET QUARTER DEVELOPMENT DESCRIBED AS MASSIVE OPPORTUNITY FOR LEWES

# The scene of regeneration



**BY RUPERT TAYLOR**  
rupert.taylor@jpress.co.uk  
01273 484738

**It looks like an up-market game of Monopoly.**

But this is the proposed North Street Quarter of Lewes, which has been described as a massive regeneration opportunity.

Owner Santon is planning to revive the former Phoenix Industrial Estate and put the

area back at the heart of the town.

Previous industrial uses have closed off the riverbank, but now there is the chance to open up access and views to the other side of the River Ouse and the South Downs.

The site has been earmarked for mixed use development and around 350 new homes.

**FULL REPORT ON PAGE 3** →

# Bird's eye views of the North Street Quarter

BY RUPERT TAYLOR  
rupert.taylor@jpress.co.uk  
01273 484738

**A soaring bird's eye view of the future was given to members of the public in Lewes on Monday.**

They were taken down streets that currently exist only in the imagination.

Giant screens showed a three-dimensional animation of the proposed North Street Quarter during an exhibition at Southover Grange.

It's the most important development area in Lewes, embracing North Street and the former Phoenix Industrial Estate beside the River Ouse.

Particularly striking was a "town square" area facing a new pedestrian bridge spanning the river and connecting to Malling Recreation Ground.

Santon, the owner of the site, wants to revive it and "reconnect it" to the centre of the town. "The regeneration of the North Street Quarter is a great opportunity to put the area back at the heart of Lewes," said Santon. "Any proposed development must be truly sustainable - environmentally, economically and socially.

"It has to give the people in and around the town the services, jobs and housing they need. It has to be part of Lewes, in tune with Lewes, not from a standard plan."

The future of Lewes Dis-

trict as a whole is planned up to 2030. The Joint Core Strategy has been approved by both Lewes District Council and the South Downs National Park.

The North Street Quarter is part of the specific policy for Lewes town centre, with an allocation for mixed use development and around 350 homes. A further 300 homes are allocated in the town, to be found on presently unidentified sites in the county town within the plan period.

Any future plans for the North Street Quarter will need to follow the principles that have been set out in the core strategy and debate needs to

## Private developer one of UK's largest

### PROVEN

The Santon Group is one of the largest private developers in the UK. It prides itself on having a proven multi-disciplined approach and a large funding capacity. Visit [www.northstreetqtr.co.uk](http://www.northstreetqtr.co.uk)

### EXPERTISE

Santon says its expertise lies in the origination, planning, development and management of both residential and commercial properties. It has an experienced team with diverse skill sets. In particular it has the reputation for delivering regeneration projects, many of which have been mixed use.

take place around how those principles are turned into reality, ensuring the detail of the development is viable and deliverable.

Concern has been expressed locally about the volume of affordable housing the development would offer. Santon has pledged to focus on the needs of local young people and families.

It proposes shared equity housing and social housing scattered across the site rather than big blocks. There would be something for everyone, the developer said, with a design mix of units from studios to four-bedroom houses.

The consultation process has revealed the public wants local businesses that can provide long-term employment to keep young people in the town.

Santon is creating new industrial units in the nearby Malling Brooks estate to improve the mix of spaces in the town. The first workshop occupiers are hoping to move in next year.

The developer is studying the balance between independent and corporate retail outlets in the North Street Quarter, and the creation of more small spaces for art and leisure activities.

The 14.5-acre site was bought by The Santon Group for a reported £6m in March last year. There had been a long-term question mark over its future.

## Mayor's concert in aid of charity

Lewes Concert Orchestra under the baton of Ian Crae, will perform at the Town Hall on Sunday (October 13) at 2.30pm.

It's the Mayor of Lewes's charity concert.

The programme will feature Offenbach's Orpheus in the Underworld, Mozart's Clarinet Concerto in A and Beethoven's Symphony No 5.

Tickets, priced at £5, are available from the Town Hall or at the door.

Refreshments will be available and the concert is in aid of Cllr Ruth O'Keeffe's chosen charities - St Peter and James Hospice at Chichester and Pippa's Group.

## Woman accused of shop thefts

A 46-year-old woman is due to appear in court next week charged with shoplifting.

Letitia Jobson, of Foxglove Close, Ringmer, will appear at Brighton Magistrates' Court on Thursday October 17, to face three counts of theft.

The charges relate to thefts from the Cancer Research shop in Broad Street, Seaford, on April 9 and May 21, and from Scope in Clinton Place, Seaford, on May 2

## Freegle - it's all give and take

Lewes Freegle is online dating for stuff! Bring something you don't want and take away something you do.

The freegle is being held at the Westgate Chapel, 92a High Street, on Saturday, October 26, between 10am and 12noon. It's absolutely free to take part in the event and refreshments will be available.

## COMMUNITY

# Dancers herald season's old ale following packed harvest service

A Lewes church was packed for the annual Harveys Brewery Harvest Thanksgiving Service.

There was standing-room

priest of St Thomas', gave a short address about the harvest season. Readings were by one of the German visitors and by Miles Jenner, Head Brewer

sex Harmony under the direction of Lewes resident Rachel Jordan.

After the service, Harveys' Old Ale was danced in at the

## Chamber choir sings Evensong

Lewes Chamber Choir will sing Evensong at St