

NEWS RELEASE
MARCH 2015

REGENERATION PLANS FOR LEWES NORTH STREET QUARTER SUBMITTED



A joint-planning application to regenerate the North Street and Phoenix Industrial Estate area of Lewes has been submitted to the South Downs National Park Authority by Lewes District Council and Santon North Street.

The North Street Quarter proposals, which are the result of three years of consultation with people in Lewes, include 416 new homes, 40% of them (165) affordable, vital town flood defences, new riverside public spaces and walkways, well-designed workspace, sustaining and securing long term employment.

Cllr Rob Blackman, Leader of Lewes District Council, said, “We want to create a vibrant, mixed use neighbourhood here which is designed to reflect and complement the character and industrial heritage of Lewes, whilst delivering a huge number of benefits to local people on this rather hidden and isolated brownfield site in Lewes.

“We are thrilled to be able to deliver so many affordable homes in the mix – a first for Lewes District - which will not only be earmarked for Lewes people, but also cover the range of family sizes and needs of our local community.”

Bim Sandhu, CEO and owner of The Santon Group stated “Plans for the North Street Quarter have been drawn up in accordance with local planning policy, which requires development to be sustainable and sympathetic to its location on the banks of the River Ouse, yet delivering much needed regional housing and optimising employment opportunities through mixed use spaces”.

Proposals include 140,000 sq.ft. of new flexible employment workspace, accommodating 475 full time equivalent, registered jobs, with subsidised rent offered to creative start up businesses, secured through a Section 106 agreement. This includes 72,000 sq.ft. of light industrial space at Mallig Brooks, which is already under construction. The construction programme will also create 100 full time jobs, with an emphasis on recruiting local people, and an apprentice scheme. The regeneration represents £150 million inward investment into Lewes and the South Downs National Park.

The scheme includes a huge investment in infrastructure, including essential works to tackle the contaminated ground on the site and completing the town flood defences. It also uses state of the art design techniques, which will make it the most sustainable development in the area.

Designs include beautiful new public spaces for local people to enjoy, including a double-level riverside promenade and footpath, all the way from the Causeway to the South Downs, and a large new riverside public square. Named Phoenix Wharf, this will link to Malling Brooks by a new foot and cycle bridge across the river.

A new health centre, serving 26,000 patients with doctors and dentists practices, will include a children's nursery and a public exhibition space, celebrating local artists and acting as a living museum of the site heritage, as well as outdoor public gardens overlooking the river. A play strategy will see improvements made to the existing community play spaces at Pells Park and Malling Recreation Ground.

The scheme also includes improved pedestrian and cycle connections to public transport and improved local highway infrastructure, taking much of the traffic coming into the town on the Causeway straight into the development and a covered 'pay on exit' car park for residents and visitors to the town centre.

Lewes residents and businesses have helped to shape the scheme's final design during a three-year programme of community consultation events, which started in 2012. Hundreds of comments were collected at three consultation exhibitions run independently by The Democratic Society. Discussion continued through dozens of local design workshops and two Lewes Town X-Ray events focused on design aspects of the plans. The requirements of specialist groups, such as the views of schoolchildren and residents living adjacent to the site, were explored further at their own dedicated events.

Said Clive Wilding, Project Director from Santon North Street, "The North Street Quarter will revitalise his sustainable brownfield site, creating a rejuvenated eastern gateway into the town. The new riverside walk and footbridge, along with new through routes, will improve access and views to the area and reconnect it to the town's social and cultural hub, the historic High Street."
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Notes to Editors:

Lewes District Council and Santon North Street Ltd, as landowners, have submitted a joint planning application to deliver affordable housing as well as a large number of wider economic and community benefits to people in Lewes.

The detailed planning application will shortly be available to view on the South Downs National Park Authority's website: <http://planningpublicaccess.southdowns.gov.uk/online-applications/>

The South Downs National Park Authority will manage a statutory consultation process, inviting the public and stakeholder groups to submit their comments on the application. It has agreed to hold any meetings about the planning process in Lewes not Midhurst. The Authority will have 24 weeks after formal submission to consider the application.

More information about the application is available at: www.northstreetqtr.co.uk from Monday 9th March

Santon North Street is a joint venture between The Santon Group (www.thesantongroup.co.uk) and MAS plc (www.masrei.com)

The Santon Group is the main property vehicle for Bim Sandhu, former CEO of The Swan Hill Group, Raven Mount plc and co-founder of Raven Russia Limited. The Santon Group was founded over 20 years ago and has undertaken over 3 million sq. ft. of commercial and residential development in the last 7 years and is, in particular, known for its work in the restoration of listed buildings.

MAS Real Estate Inc is a real estate investment company that has been investing in multiple mixed use development, employment space, office, retail, and industrial and other property sectors initially in the UK, Germany and Switzerland. The Company's objectives and investment strategy is aimed at investors seeking European commercial property opportunities that yield stable returns and portfolio diversification.

Planning and construction timetable:

- March 2015** - Planning application submitted to South Downs National Park
- Spring 2015** - Statutory consultation inviting further comment from statutory bodies and public
- Summer/Autumn 2015** - Planning committee
- Early 2016** - Start on site
- Early 2018** - Complete Phase 1
- Summer 2019** - Complete Phase 2 & start Phase 3
- End 2021** - Completion



