

Report to: Lead Member for Resources

Date of meeting: 18 September 2018

By: Chief Operating Officer

Title: Land parcels at the Causeway and North Street Lewes – Surplus declarations

Purpose: To seek a surplus declaration of the land parcels owned by the County Council to facilitate the wider outcomes sought by the North Street Quarter Lewes regeneration scheme (NSQ)

RECOMMENDATIONS

The Lead Member is recommended:

- 1) to declare the parcel of land known as land off Causeway, Lewes surplus to the County Councils' operational requirements;**
 - 2) to declare land under the adopted highway at North Street, Lewes, required for the North Street Quarter regeneration scheme, surplus to requirements subject to formal stopping up procedures;**
 - 3) to delegate authority to the Chief Operating Officer to secure best value for the land in accordance with s. 123 of the Local Government Act 1972; and**
 - 4) to note that, in securing best value, the County Council consider wider potential benefits arising from the North Street Quarter development.**
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1 Background

- 1.1** The County Council own parcels of land that form part of the North Street quarter approved regeneration scheme at Lewes. The proposed scheme has secured a planning consent to deliver 416 new homes, to include 40% affordable housing, a new health hub serving 26,000 patients, public square, cafés and galleries, 140,000 square feet of flexible business space, a Riverside promenade linked to flood defence works and a 330-space underground public car park. The promoters of the NSQ, which includes Lewes District Council, have approached the County Council to secure the transfer of all parcels of land owned by the County Council that fall within the boundaries of the quarter.
- 1.2** The largest parcel is adjacent the Causeway. Whilst not currently part of the adopted highway, it is now needed to provide one of the primary access points onto the proposed regeneration site.
- 1.3** The County Council own a further smaller parcel of land under a section of the adopted highway, close to the current fire station, which will be subject in due course to stopping up procedures under Planning and Highway processes. The County

Council would support the release of this land, conditional upon the stopping up orders being secured

- 1.4 Both parcels of land are shown hatched in black on the plans below.
- 1.5 Lewes District Council, as part land-owner of the scheme and holding 35% of NSQ, have secured a £10m grant from the Housing Infrastructure Fund toward the scheme. Detailed planning consent has been secured for Phase 1 and the developers are working on reserved matters for Phase 2.

2 Supporting information

- 2.1 The NSQ is a significant development within Lewes and supported by the South Down National Park Authority. The current land is largely a former industrial estate, and the NSQ includes the re-provision of the Fire Station and has enabled the relocation of several large business within the District.
- 2.2 Internal consultation with Council Services has confirmed there is no operational requirement for this property.
- 2.3 The Local Member has been consulted on this matter and raised no objection to the proposal.
- 2.4 When supporting major regeneration proposals, the County Council has an important corporate role to play in addition to its statutory role as highway and waste authority. When reviewing best value and transfer options for its land interests at NSQ, consideration will be given to opportunities to share in the wider benefits of development where appropriate.

3. Conclusion and reasons for recommendations

- 3.1 Declaring the land parcels surplus to “operational” requirements, (subject to conditions for the highway land), enables the County to consider wider investment and economic development opportunities as part of any transfer arrangement.
- 3.2 Internal consultation with Council Services has confirmed there is no operational requirement for this property.

KEVIN FOSTER
Chief Operating Officer

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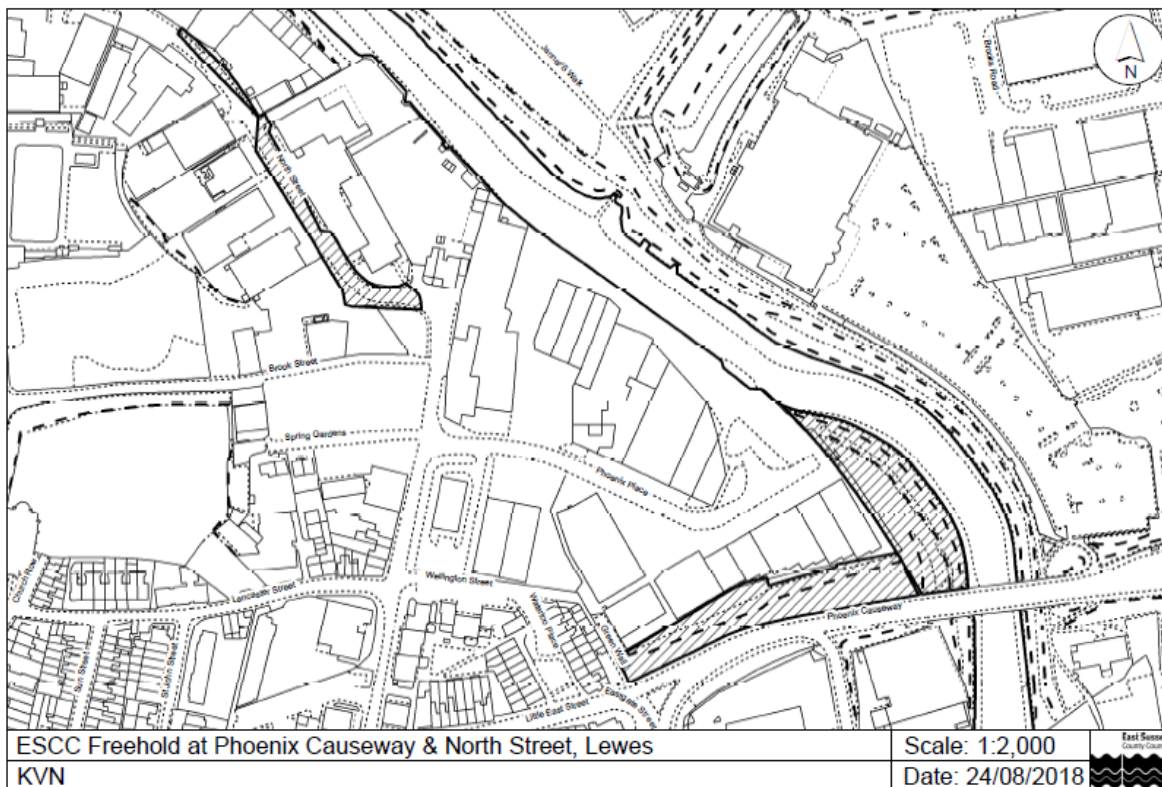
LOCAL MEMBERS

Cllr Philip Daniel

BACKGROUND DOCUMENTS

Site Plans of ESCC ownership

<https://northstreetqtr.co.uk/>



ESCC Freehold at Phoenix Causeway & North Street, Lewes

Scale: 1:2,000

East Sussex
County Council

KVN

Date: 24/08/2018