Overview of Event
Santon Group and Demsoc organised children’s takeover day with Priory School to ask the students for their views on the North Street Quarter (NSQ) development. Clive Wilding from Santon Group, Susie Latta and Alistair Stoddart from Demsoc and Harpreet Lota from RH Partnership worked with business studies students from year 10 and year 11 and their teachers. We were joined by Cllrs Roger and Susan Murray from Lewes Town Council and the Mayor of Lewes, Cllr Ruth O’Keeffe.

Using materials from the public workshop we looked at the progress on the plans for the redevelopment and then discussed in detail aspects of the masterplan. These included transport, integration into Lewes, sustainability and biodiversity, the mix of uses and design of the development. Throughout the sessions we collected comments and feedback which are detailed below.

Transport
These who lived in Lewes thought that the changes to the area would improve their journeys through the town and make the Mallings area more accessible, as existing journeys were very circuitous. Improved cycle paths were requested, particularly dedicated cycles paths – separated from cars and pedestrians. There was approval for the bridge and that it was flat – unlike Wiley’s bridge. It was felt that the new bridge should be a focal point with stopping off viewpoints, and benches were suggested. There was support for opening up of pathways by the Pells, and along the river, which were currently thought to be poorly lit and uneven. There was also support for the underground carpark but concern about large number of cars coming into the town, making it busier, and that the car parking provision was not sufficient for visitors and residents.

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Other comments included:
• Like cycle paths that are separate from cars and pedestrians
• Would be good to have cycle paths to Pells and Tesco
• Cars should be top priority as everyone uses them
• Should be walking/ cars/ cycling
• Lewes is a walking place and it is hard to get around in a car
• Need a tram in Lewes – from the station into the centre
• Cycling is not easy as narrow roads and traffic and no cycle paths and it is easier to get round on foot
• Like cycling off the main road
• New things attract people and where will they park?
• A footbridge by Tesco would be much quicker as currently it is a long way round
• People could park in Tesco car park and come to the new square across the bridge – could make places less busy
• Cycle path on the bridge
• Would like good smooth paths – the quality of the path in the Mallings field is poor. Better in Pells passage now – level and less bumpy.
• Build in access so that can use wheelchairs everywhere
• Improved quality of road
• Bridge across river is good – it will be easier to use the facilities on the Mallings
• If we skate on the streets there are accidents
• Need non-slip bridge – Wiley’s bridge is steep and slippery
• Bridge wide enough for wheelchairs but not wide enough for loitering
• Put bobbles down the middle of rails on the bridge to stop people skating on them
• Lewes so close together
• Separate cars and pedestrians
• Have two-way cycle paths
• Current paths all lumpy
• Different colour cycle paths – not the same as road and pavement
• There are currently big buses on narrow streets.
• Cycle path
• Circular hub on the bridge
• Keep the footbridge
• Cycle/ run paths and routes
• Communal area as main focus of bridge
• Tram
• A safe bridge would be nice because the wide bridge is very unsafe
• More parking for tourists and homeowners. If you’re selling homes to families, they may have more than one car and so with 400 homes, 450 parking spaces might not be enough.
• A direct route along the river on that side with no interruptions
• Car parking needed
• Skate park – need and inside and outside
• More parking
• Park and ride to reduce the cars in town.

Integration, Sustainability and Biodiversity
There was much support for greenery and biodiversity in the area including gardens, open spaces, river walkways and green rooves. People thought that the development would link well, particularly with the Mallings area but also with the Pells and town. There was concern about the links to Cliff High Street and it might be cut off, and take life from other commercial areas. There were requests for better lighting and CCTV to make areas feel safer.

Other comments included:
• Dark and deserted alleys are scary
• Need lighting – Pells passageway is dark. And need cameras. And there are gaps between the lights where dark. The new white light bulbs are better – much brighter.
• Lewes is quiet – this is a good thing. Don’t want lots of people.
• River needs to be safe to use. Currents are strong and there are trolleys and waste in it
• There will be a lot of noise and pollution from the construction
• Need benches on the bridge over the river so can take in the view
• Need greenery between the houses – not all built up
• Build houses near to jobs – and closer to jobs in other towns.
• Gardens on rooves
• Everything should be well signposted – shops this way
• Lights – street lights
• Allotments
• Dog walking
• Lights – outdoor
• Well lit
• Refurbish old parks
• Gardens / parks
• Lighting
• Outdoor light
• Greenery
• Green space
• Roof top gardens – communal gardens
• CCTV good idea
• River levels – need the houses to be raised and banks to be reinforced
• Lighting
• Private gardens
• Open spaces – less confined areas

Mix, Play space and Meeting Spaces
The square was a popular proposed addition, as was the Phoenix chimney. The students were very concerned about provision for disabled people on the site and that there should be for example special equipment included in play spaces. The majority of people wanted independent shops, restaurants and cafes and felt the chains were more suited to Brighton and Eastbourne but there was some discussion about how they felt the local shops/restaurants and cafes were expensive and inaccessible and so they either did not spend their money or went to neighbouring towns.
There was much discussion of skateparks and other leisure facilities such as watersports and bowling. There was concern about the lack of new open play space for some many families. There was strong agreement that there should be affordable housing and that it should be targeted at families and singles and there should be a range of sizes, styles and prices. There was some disagreement about the need for retirement housing as they felt this group was well catered for in the town and might not like the hustle and bustle of town centre living and young people being around.
There was discussion about the future of valued sites and project on the Phoenix estate including Starfish, the Skatehouse, Zu Studios and the V Project.
There was much discussion about business space and people felt there should be a mix and flexible space but focused on small and start up businesses, and those which provided work experience and jobs for young people.
There were also discussion of the need for public services such as a medical centre, community centre, schools and public spaces.

Other comments included:
• Square could be a focus at Christmas
• Nothing for disabled people – older and younger disabled people too
• Exercise equipment like the part in Seaford
• Indoor watersports
• Concrete ramps for skating are better after the rain – dry quicker
• Facilities for disabled people
• Refurbish the park with wheelchair swings and lower/ wheelchair accessible tables in seating area
• Landport/ Mallings Skate parks should not be open to scooters
• There is vandalism and drug taking at the skatepark
• Would like a park like West Skates in Eastbourne
• Need a place for skating for younger people – for the under 10s as don’t know the rules and get in the way
• Need a training skate area.
• There is graffiti on the skatepark in landport
• There should be benches both regular and lower height for people who find it difficult to get up.
• There are good things on the site – dance centre, skate house, Starfish
• We don’t need a retirement home – we have those and it is too big.
• The skatepark is slippery when wet – it needs a roof over it.
• Zu Studios and V project are great- go to gigs and parties
• Worry that the skatepark (Mallings) is too close the to retirement home – older people don’t like people skating
• Need a boutique/ country pub style hotel
• Need small housing/ flats
• What about jobs?
• Would like to hire boats like in Anchor in Balcombe with rope swings off the trees – social and good exercise
• Don’t create places for big groups to hang around.
• Ready for bonfire night – need NSQ bonfire society
• Restaurants that are open and welcoming to younger people – e.g. like KFC but healthier and affordable
• SHOPS! For the younger generation as well as others! Clothes and food
• Not enough shops in Lewes such as game shops and clothes shops for younger people
• Mix of chains and independent shops
• Independent shops are good but expensive
• No more antique shops!
• Bakery
• Disabled equipment for children’s park
• New school for population moving in/ increase
• I feel that for the square it would be nice to have a fountain as a meeting place
• Centre for community use eg: arts, karate, kids or elderly activities
• Young families/ professionals
• Affordable family, 3 floors, facility rooms gardens, outside space, balconies
• A mixture of different sized homes for everyone – family, single etc
• Places to sit and socialise, social spaces, sophisticated
• Outside space – parks, somewhere for the community to gather outside
• Job opportunities – commercial and younger jobs and work experience
• Independent shopping centre
• Proper toyshop ‘ indie’
• Commercial shops + more job opportunities
• Community hall
• Houses for everyone
• Affordable, family, gardens, topshop, urban outfitters, outdoor (games??) Riverside bar/ restaurant
• Modern gym
• KFC doesn’t suit Lewes
• Range
• No to mini-Brighton
• Houses for everyone
• Offices blend in
• Range
• Housing for disabled
• Open to young families
• If you want a KFC go to Brighton or Eastbourne
• Local greengrocers
• Nice, big old fashion with a tint modern
• Tech shops – clothes
• Not overcrowded with students – space for classes – individual in residential areas
• Exercise parks
• Starfish
• Open
• American diner
• Independent café, diner, bars
• Small independent shops ‘Daisy’s’
• Space for art classes, dance, rollerblading etc
• Affordable office space – range for difference businesses trying to set up
• Outdoor facilities – greenhouse, park, amphitheatre
• No antiques shops
• Youth centre
• Health centre
• Market stalls
• Job range
• V-Project
• Paintballing area
• Multiple halls – multi use
• Career guidance
• V-Project
• Community
• Indoor go karting
• Bars not pubs
• Amenities
• Restaurants/ Cafes
• Specialist businesses, cafes, tearooms
• Sea life centre
• Skatepark/spa
• Fountain – meeting place
• Space for a market!
• Keep ZU studio
• Places for people who are losing their jobs in the new construction to get new jobs
  or run activities that they are already doing/ start up
• Use of the river eg: rent out kayaks Boats!
• Community activities in Lewes
• Community orientated spaces
• More stuff to do for Lewes
• Money raising, community activities,
• Will there be a new high street build for newer shops or a mall instead of just
  antique shops in the current high street?
• Job opportunities / young/ teen jobs/ work experience
• Variety of houses ‘ affordable’
• Night scene – bars, food and drink, alfresco dining
- Nightlife
- Retail makes jobs
- Waterfront nightlife – small pier?
- Entertainment centre for family days out or day out with friends. The centre could include: bowling, arcade, laser quest, bar
- Family housing instead of big block flats
- Independent shops/ start-ups, cafes, gyms
- Renting, Affordable housing, families and first time buyers
- Entertainment centres Modern, retail chains, food chains, flats,
- Families – affordable and big enough
- Tesco is enough – no fast food please, independent retail only
- 10-25% rentable homes – 3 bedroom houses
- Shops (shopping centre/ Brighton shops (even if small) so don’t have to go all the way to Brighton
- Some large, expensive houses to attract richer people to Lewes
- NO Fast Food!
- Young and old housing
- Gym
- Duke of Yorks Style
- First time buyers/ flats/ small houses
- Mix of housing for families/ older people
- Things for a day out – family things
- Boats on the river that you can hire
- Park upgrade
- Modern homes – council/ private homes together
- Traditional cafes – independent
- Chain food shops
- Riverside bar/ restaurants

Design and Master Plan
There was clear preference for a mix of styles and that the development should fit with the rest of Lewes and not be too new and modern. There was a request for light coloured houses.

Other comments included:
- Housing that is disabled friendly with wider doors
- This development is all new and won’t fit into Lewes
- Like the chimney idea! Use circular design
- Christmas market in in the square
- Bridge must be made of something sturdy and attractive – like the wood in the picture and shouldn’t be as steep as Wiley’s Bridge
- Keep the chimney
- Need to look similar to the rest of Lewes and not too modern. A variation of house sizes
- Big windows
- Bright
- Not too old and not too modern
- Not too modern
- Open, light, green, water
- Suitable for the disabled
- Futuristic elements – future proof houses
- Needs to have a blend of new and old style houses to keep with the tradition of Lewes