

The Phoenix Rising Proposal

For the full proposal, the list of signatories and to add your name, please email:
lewesphoenixrising@gmail.com

Summary:

It is our view (453 signatories) that Santon's emerging plans for the development of the 15 acre North St/Phoenix area of Lewes, are not based on a genuine vision for the town, the district or the new community. The proposed development displaces industry, limits social and economic diversity through the loss of creative and community enterprises and does not provide sufficient genuinely affordable housing for local people. We are concerned by the impact of additional traffic on surrounding parts of the town and flood defences that have yet to satisfy local residents. Nor do the plans address the need for innovative sustainable new build that meets a high architectural and environmental design standard, to complement the largest town in the South Downs National Park.

Our Aim:

We intend to acquire and develop a portion of the land within the development area (minimum 30%) to be funded, built and managed by the community, for the community. Here we will build, renovate and adapt in order to:

- **provide genuinely affordable, adaptable, innovative homes for local people;**
- **maintain and enhance the creative, industrial and social quarter at the heart of town;**
- **provide premises for new businesses that will create local jobs.**

We propose a landmark not-for-profit development that is worthy of the South Downs National Park (SDNPA) and the historic town of Lewes (a transition town), showcasing the best elements of environmentally sustainable construction and development, creating an exemplary scheme of which the town and National Park can be proud. We propose to work alongside Lewes District Council, Santon and other landowners in the development area in the form of a 'Joint Venture'. This would leave Santon to pursue the commercial elements of the scheme and a percentage of the affordable housing.

Our development will be a beacon of:

- **Economic sustainability:** By ensuring the site generates affordable homes and jobs for local people and keeps the manufacturing, creative and social 'engine room' at the centre of Lewes, we will boost the local economy through employment, leisure and tourism.
- **Environmental sustainability:** We propose a holistic approach to the river, drainage, power generation, use of local materials and transport, to create a model of sustainable development that befits Lewes and can be a blueprint of progressive development for other towns.
- **Social sustainability:** The lack of affordable homes and work space are driving people and jobs from our town. The current development plan will amplify this problem. By doing as we suggest, we could reverse this trend. One of the great joys of Lewes is its social diversity and its creative spirit. We intend to enhance it.