



**REF: THE CIVIC VOICE'S EMAIL ON PROPOSED HOUSING INITIATIVES:  
RESPONSE FROM THE FRIENDS OF LEWES**

**09<sup>th</sup> August 2024**

- (1) The need for more housing and in particular affordable housing is accepted.
- (2) The prospect of a possible 370,000 houses per annum nationally is considered to be very ambitious, especially in year one 2024 to 2025.
- (3) We await with interest additional reforms to be introduced through the Planning and Infrastructure Bill, focusing on strategic planning and streamlining the planning process. As yet, there is no indication of a target figure for East Sussex.
- (4) No significant housing allocation should be agreed in the absence of the necessary infrastructure to support it locally.
- (5) Any significant new housing allocation should be cited close to either a train station or to a nearby reliable and frequent bus service.
- (6) No new development should take place in current or future flood plains. The H++ climate change allowances should be used to update flood maps for a minimum of 150 years into the future.
- (7) The government to fully enact the drainage provisions of the *Flood and Water Management Act 2010* and to ensure that all new development complies with the National Standards for Sustainable Drainage Systems (SuDS).
- (8) Brownfield sites within existing communities should take precedence over green field sites.
- (9) Any significant housing allocation should seek to avoid dependence on the use of private cars.
- (10) In order to be as sustainable as possible, all future development should be constructed to have a minimum lifespan of 120 years rather than the current 60 years.
- (11) All future development should incorporate high levels of thermal insulation, in order to be as self-dependent as possible in terms of energy use, incorporating the benefits of installing photo voltaic panels, heat pumps and other measures.
- (12) All future dwellings must be water efficient and use no more than 110 litres per person per day.
- (13) All future housing needs to be both of high quality and of a higher density than the traditional housing estate approach of "two storey houses with individual gardens".
- (14) Higher densities are an essential component in the need to achieve a "sense of community", with site layouts being predominantly pedestrian/cycling based.
- (15) The reliance on any of the 'national house building companies' to provide additional housing, would need to be carefully monitored in terms of quality and affordability.
- (16) There should be a countrywide initiative to reinstate local 'Council House' building by Local Authorities, in order to ensure that there is a sufficient number of new local housing projects to satisfy local needs.

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