

Lewes House Site Sub-Committee

Minutes of a meeting of the **Lewes House Site Sub-Committee** held in the **Warren Room, Lewes House, 32 High Street, Lewes** on **Thursday, 1 May 2008** at 8.45am

Present:

Councillor A C De Vecchi (Chair)
Councillors J H Freeman and I A Nicholson

	Minutes	Action
246	Urgent Items The Chair advised that she had agreed, in accordance with Section 100B(4)(b) of the Local Government Act 1972, that all the items set out on the Agenda relating to the Lewes House Site: Residential Development, including the documents which had been circulated to all Members of the Sub-Committee on 30 April 2008 (copies of which are contained in the Minute Book), be considered as matters of urgency in order that the Sub-Committee could take its decisions based on the most recent information which was available.	
247	Exclusion of the Public and Press <u>Resolved:</u> 247.1 That, in accordance with Section 100(A)(4) of the Local Government Act 1972 (as amended), the Public and Press be excluded from the meeting during the discussion of Report No 88/08 entitled "Lewes House Site: Residential Development ", as there is likely to be a disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.	
248	Lewes House Site: Residential Development The Sub-Committee considered Report No 88/08 and the additional documents which had been circulated to all Members of the Sub-Committee on 30 April 2008 (copies of which are contained in the Minute Book), relating to proposed arrangements for the archaeological investigation of the Lewes House residential development site, Lewes.	

In January 2002, Ash Mill Developments had been selected as the Council's preferred development partner for the site following a competitive tendering process.

The Council had received independent advice from the London firm of Drivers Jonas on property matters, including developer selection, negotiations, valuation advice and advice on terms of disposal. A specialist chartered surveyor from the District Valuer's Office had negotiated the final terms of disposal.

Paragraphs 1.4 to 1.10 of the Report set out details of the progress which had been made in respect of the development process since selection of Ash Mill as the development partner.

Archaeology South-East had undertaken preliminary archaeological investigations of the site in 2006 and had recommended that further archaeological work be carried out prior to the start of the development works.

The East Sussex County Archaeologist had prepared a specification for the archaeological work which had been put out to tender in November 2007 for which Archaeology South-East had submitted the lowest price. Details of the work to be performed and the costs thereof, were set out in Appendix A to the Report.

The cost of the archaeological investigation was an inevitable part of the development of a site in an historic town centre. The Development Agreement with Ash Mill provided that £100,000 of the archaeological costs would be part of the development costs and that the Council would pay the balance. Ash Mill would enter into the Contract with Archaeology South-East, and the Council and Ash Mill would make payments in instalments as the work progressed. Ash Mill was prepared to enter into the Contract now to enable the Southern Housing Group development to keep to the agreed programme.

Recommended:

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| <p>248.1 That the arrangements set out in Appendix A to Report No 88/08, be agreed in order to enable the archaeological works associated with the Lewes House residential development site, Lewes, to proceed;</p> | <p>CE/DFCS
(to note)</p> |
| <p>248.2 That the sum of £10,000 be included for educational provision and public access as the works proceed;</p> | <p>CE/DFCS
(to note)</p> |
| <p>248.3 That the archaeology costs for which the Council is responsible, including the £10,000 educational provision referred to in 248.2 above, in the sum of £482,490, be included in the 2008/09 capital programme to be financed from useable capital receipts; and</p> | <p>CE/DFCS
(to note)</p> |

248.4 That the payment schedule under the Contract with Archaeology South-East be varied so that the Council's contribution is paid first in the instalments required by the Contract followed by the contribution that Ash Mill is required to contribute in the sum referred to in paragraph 1.9 of the Report.

CE/DFCS
(to note)

Reason for the Decisions:

To enable the archaeological investigations on the site to proceed in May 2008 in accordance with the programme for the development.

The meeting ended at 9.15am

A C De Vecchi
Chair