

DRAFT DRAFT

PEACEHAVEN AND TELSCOMBE NP STEERING GROUP MEETING

Held on Thursday 9 July 2020 via Zoom at 7.00pm

In Attendance:

C Gallagher (CG)	Chairman
L O'Connor (LOC)	Vice Chair
D Judd (DJ)	Steering Group Committee
N Watts (NW)	Steering Group Committee
C & P Bowman (PB)	Steering Group Committee

Cllr D Paul (DP)	Peacehaven Town Councillors
Cllr I Sharkey (IS)	
Cllr D Seabrook (DS)	
Cllr C Robinson (CR)	
Cllr L Duhigg (LD)	
Cllr G Hill (GH)	
Cllr R White (RW)	
Cllr L Mills (LM)	
Cllr W Veck (WV)	

T Allen (TA)	Town Clerk PTC
S Newman (SN)	Town Clerk TTC
N Astley (NA)	Planning Consultant
J Boot (JB)	Consultant
R Brown (RB)	Communications
G Mallia (GM)	Communications/Social Media
M Gunn (MG)	PTC Officer
Dr M Earthey (ME)	Community Energy Scheme
G White (GW)	Communications/Social Media
T Perris (TP)	Resident
M Gatti (MG)	Peacehaven Focus Group
A Standing (AS)	Peacehaven Resident's Association
T Davis (TD) (part)	LDC Neighbourhood Plan Officer
D Donovan (DD) part	PTC Officer

MINUTES

1. Welcome and Introductions

CG welcomed everyone to the meeting and noted apologies from Dr M Berg.

2. Acceptance of Minutes

It was noted B Buss was incorrectly listed mins of 11 June as PTC (should be TTC). With this correction the minutes of the meeting held on 14 May and 11 June were agreed as a true record and approved at a meeting of the Steering Group on 28 June 2020. Noted by all.

AS requested a copy as she hadn't received them. CG to send.

ACTION CG

3. Chair of Steering Group Update

- It was officially agreed by both Town Councils that N Astley will join the Steering Group in the role of Planning Consultant: she has been provided with a list of items to undertake and will report on them at the end of the month. The appointment is on a monthly review.
- The minutes of the previous meetings have also been forwarded to both Town Councils.

- Minutes of the meeting of 28 June (Steering Group Committee) will not be widely circulated.
- Social Media communication has been slow due to difficulties with access to the various accounts.

4. **AECOM Master Planning Project (Update from JB)**

- a) JB outlined the differences between his and NA's roles - they have already met to look at maximising community engagement within the constraints of legislation and planning requirements.
- b) Andrew Coleman (from UoB) confirmed student reports are being assessed and should be available within a month or so. The creative ideas and policy recommendations will be brought forward to the NP, together with the Master Planning work and green spaces – progress is now being made.
 - RW asked if access to the primary data submitted by UoB students will be available to the Steering Group - JB was unsure but will follow up. **ACTION JB**
 - The wind tunnel problem – Brighton have a strong policy on wind modelling so may investigate their policy and have a consultant consider those issues.
- c) AECOM Stakeholder Workshop held on 24 June – report of the stakeholder workshop circulated to Steering Group (the previous workshop notes will also be circulated).

ACTION JB

- Many different concerns and issues were raised around car parking, housing numbers, impact on A259 and congestion. PB had written expressing concerns about reduced car parking and noted ESCC survey citing car parks were only at 35% capacity was carried out some years ago. The argument to cut down parking to reduce air pollution would be negated by increased use of electric cars.
- JB proposed offering the 3 options to the community, incorporating feedback from relevant groups, stakeholders and statutory bodies - then choose a preferred option to take forward.
- Discussion took place on the options presented and it was agreed there was a danger of confusion with previous proposals in 2018. Master Planning was wider than just the Meridian Centre also highlighting improving connections north/south, making a walkable community.
- GM said the results of the on-line survey and suggestions should be incorporated into proposals.
- RW felt the Steering Group was at a crossroads between housing need/community requirements and the planners' intent to reduce car parking and promote walking and cycling more. The focus was on housing, the community required a strong town centre from developers incorporating aspects that residents want - leisure, education and office space a. There was a danger of getting bogged down on contentious issues when a broader vision for a town centre was needed - the culture, cafes and restaurants had got lost .

NA explained that **the Masterplan was not a planning application** and should address longer-term issues – such as retail , virtual offices, small flexible commercial space , crafts, culture, educational all bringing employment into the mix. Housing needs must be addressed and the Meridian Centre has been identified as one of the major sites – the Site Options Assessment should be published shortly showing suitability for housing, and there are few alternatives. Publishing this at the same time as the draft master planning document, would give some context.

Peacehaven and Telscombe Cliffs are required to provide a minimum of 255 units – this is not negotiable and must be implemented by 2030 (lifetime of the plan). LDC considered around 70 sites (95% of which were not suitable due access problems or not large enough for the minimum 6 units). Of the remainder, there was only one large alternative site (Valley Road also difficult to build on). Two or three smaller sites contain up to 15 units – therefore about 200 units are required at the Meridian Centre site. TP reported on the Valley Road development but has not yet spoken to the other landowners.

He was also concerned that offering multiple options to the community was time consuming and had already been done twice - a third consultation should present proposals, not seek opinions. However, before proceeding the Steering Group should consider HDD's proposals in order that decisions can be made, leading in the right direction.

CG proposed asking AECOM to present another option for up to 150 housing units – following a poll of participants this was agreed.(82% by poll) **ACTION JB**

5. Housing Allocations

AECOM's report will assist with the formulation of planning policies to be taken forward into the NDP and then becoming Planning Law for PTC and TTC.

- NA explained that housing is a positive attribute - this is an opportunity to specify how the housing is designed for the community and not just about the numbers.
- TD confirmed the 255 units requirement has been known since 2016 – if there is no plan then Lewes District will allocate the sites. A NDP that allocates housing is a stronger plan and has additional benefits which TD outlined.
- Housing Needs Survey – delayed but TD hopes to have a first draft in 2 weeks. **ACTION TD**
- Results from surveys should be collated and opinions/proposals incorporated. **ACTION GM/JB**
- Planning Policy Workshop - JB, NA and TD to confirm a date and invite others on the planning committees. NA suggested consolidating the proposals so far including UoB and others in the group then widen out to identify topics, aims and objectives using some policy examples. TD agreed to formulate proposals for NA and JB to look at including references to policy to facilitate understanding of the relevance.

ACTION TD

- PB referred to the 255 units required and asked how many new houses have been built in the last 4 years as he believed that figure had been exceeded – TD agreed to look over the sites that have already been granted permission to check the number (only sites for 6 or more dwellings count). The 2016 figures included commitments (ie sites that have been built out since then). **ACTION TD**

Questions were invited at this point.

- RW asked about CIL payments – NA stated without a NDP the town only receives 15% (capped) of the CIL payments made to LDC. When a NP has been approved, that increases to 25% (uncapped). She will check on the restrictions and clarify.

ACTION NA

- Several questions were asked about available sites other than in Peacehaven. NA confirmed East Saltdean has been built up to the maximum – there are no spaces available for 6+ dwellings unless a developer submits perhaps from existing brownfield site.. Telscombe Cliffs – a few sites were suggested but found not to be suitable for reasons such as woodland preservation, inside the National Park and various other restrictions

6. Communications and Public Participation

a) GM reported on results of the on-line survey (closes at end of August):

- 600 responses so far with many comments.
- Leisure facilities requested and numerous ideas put forward.
- The favoured option is (Option 1) featuring covered shopping area and markets etc.
- Discussion took place on how to arrange for the paper version of the survey to be completed. Posters to be located around the town to advertise the availability for those without access to computers - however discussions have not concluded regarding how the survey printing will be paid for (Locality grant could be used for this). A distribution package to be worked on and everyone to help. Paper surveys will need to be collated and guidance from JB needed on how information to be used.

- Still hopeful to have some physical network meetings.
- JB suggested he and GM meet next week to discuss the use of information so far.

ACTION JB/GM

b) GW summarised communications since the last meeting:

- A news story about the on-line survey has received over 1800 views.
- Press release circulated to Sussex Express, PTC website, Peacehaven Focus Group, Peacehaven Gossip and this month's Peacehaven Directory.
- Facebook and Twitter; new logo and banner, profile and contact details updated and posted once about the survey. More followers gained.
- Media contacts – GW thanked everyone who sent him details.
- Upcoming work: potential stories on the AECOM presentation.
- Article on housing allocation by TD and NA to explain the need for new homes.
- Survey results story when data has been collated.
- The 'Telscombe Town Crier' is delivered to every home in East Saltdean and Telscombe Cliffs: the next edition should go out early August. Information about the on-line and paper survey will be shared via this forum.
- A new website is being prepared for TTC. GW is working with both Councils to ensure that NP information is there in order facilitate public participation.

Questions were invited at this point

- i. NW asked if suggestions about use of renewable energy and cycle lanes in the town could be publicised - CG confirmed NA is liaising with Dr Earthy at present regarding the energy scheme.
- ii. TD had put a statement on the NDP page of LDC incorporating the links provided and GW agreed to send a short statement to accompany it.
ACTION GW
- iii. GW will be posting news on the NDP website and residents can offer comments directly via the links to social media. GM suggested turning off website comments as they would require moderating: better for residents to comment on social media.
- iv. PB asked if TD was able to provide figures on new homes built in the last 4 years within East Saltdean, Telscombe and Peacehaven. JB believed TA had already compiled this information and only the last 6 months figures would need to be added. **ACTION TA**
- v. MG enquired about the Communication routes for Councillors and HDD as he understood Policy prevented direct private contact. TA said he would respond to MG soon.
- vi. CG added that the Steering Group is non-political and all are volunteers from the Community – the ToR of the Group are updated annually. There had been much interaction by some on Social Media in the last couple of days and CG felt it inappropriate to disseminate information until after tonight's meeting.
- vii. GH asked if the Dew Drop Inn could be used as a community hub facility. JB explained submitting a Community Asset Transfer to the District Council would provide a 'right to bid' for a property on the market (although no guarantee the owner will accept). A constituted group could put forward such a proposal under the Localism Act but was not within the reference of the NDP. 'The Bevvv' in Bevendean was an example and has a website (for reference). TD said if evidence is provided for buildings worthy of protection due to historical importance a Community Bid to strengthen and publicise aspects of Peacehaven can be submitted.
- viii. GM suggested Steering Group representation to the CIC developing the Lido to widen the community aspect such as linking up cycle paths; being able to use alternative routes to the A259 would be beneficial along the Newhaven to Rottingdean corridor.
- ix. Discussion took place on the approach to be taken when the HDD Meridian Centre proposal comes forward – liaison with the Steering Group and the potential ramifications of having a

landowner involved in the NDP process. TD was not aware of a similar situation where a developer was involved in a site of this size and warned that HDD's consultation with the community may have an alternate emphasis to that of the NDP as priorities could be different. Channels should be open for discussion – the number of housing units they propose may not be the same as AECOM. The Community must decide on all development sites and can specify the numbers on those sites (in the site allocation report). She is happy to advise further.

Ultimately LDC is the Planning Authority and they will deal with all Planning Applications in accordance with Planning Policy and Law.

7. Next steps:

- a) CG felt the frequency of meetings may need to be increased as the pace in preparing the NDP steps up, working together cohesively and making progress. Good communication could prevent misunderstanding and this forum includes all the relevant people and is open to the public

- b) Dates of next meetings: (second Thursday of the month)
Thursday 13 August, Thursday 10 September at 7.00pm.

Meeting closed at 20.39pm.