

**Peacehaven and Telscombe Neighbourhood Plan
Steering Group Meeting
8th April 2021 at 7pm via Zoom**

IN ATTENDANCE:

C Gallagher (CG)	Chairman
L O'Connor (LOC)	Vice Chair
C & P Bowman (C/PB)	Steering Group Committee
Cllr R White (RW)	Steering Group Committee:
Cllr D Judd (DJ)	Steering Group Committee

TOWN COUNCILLORS

Cllr D Paul (DP)
Cllr L Mills (LM)
Cllr G Hill (GH)
Cllr D Seabrook (DS)
Cllr A Goble (AG)
Cllr L Symonds (LS)

S Newman (SN)	Telscombe Town Clerk
T Allen (TA)	Peacehaven Town Clerk
J Boot (JB)	Planning Consultant
N Astley (NA)	Planning Consultant
M Edser (ME)	Peacehaven Town Council
R Brown (RB)	Communications
B Meiler (BM)	Webmaster
M Gatti (MG)	Peacehaven Focus Group
M Huntley (MH)	Resident

1. Welcome and Introductions

CG welcomed everyone to the meeting.

2. Apologies

G White had sent apologies.

3. Minutes of meeting on 18th March

JB said whilst the minutes correctly stated that 42% of respondents to the paper questionnaire were in favour of the streets and squares, this was double the number (19%) who disagreed and slightly more than the 39% who neither agreed nor disagreed. Also 60% of the online survey respondents were in favour of the streets and squares and requested the minutes reflect these numbers. With that amendment the minutes of the meeting held on 18 March 2021 were agreed as a true record.

4. Chair's update

The communications group had met to agree a plan for posting information on social media to avoid confusion with the HDD survey and emphasising the Steering Group is not a campaign group. Possibility of a newsletter including some facts to avoid speculation – RB has offered to help with this. Additionally, more reports are now being published.

PB referenced communication from Lloyd Russell-Moyle MP indicating ESCC and LDC have not allocated S106 money from previous developments which would be refunded if not spent within 6 months. ME responded the Section 106 allocation referred to by LRM was secure – PTC have submitted a proposal for a cycle/pedestrian link using this funding. LOC and Cllr Seabrook attended a meeting to discuss the matter and there is no question of it being refunded. In recent months, 2 CIL bids have been secured plus Section 106 funding at PTC. ME as Senior Project Officer is working on all S106 and CIL monies to allocate to infrastructure.

Additionally a spreadsheet showing all such funding owed to the Council has been created and none will go back to developers. TA added that he, ME and Zoe (PTC Finance Officer) were chasing all monies owed and this information is available to the public.

MG had 2 questions from residents:

- a) As the Masterplan survey results showed residents wanted increased retail facilities and 52% were opposed to the overall plan, should the Steering Group amend the Masterplan in line with comments made as this could affect the result of the eventual referendum
- b) According to LDC Local Plan/Core Strategy 2015-2030 the Meridian Centre is classed as a District Retail Centre therefore the floor space in the existing centre should be protected. Should the Steering Group confirm that policies PT8 and PT9 (referenced in Core Policies 6 & 7) will be included in the plan

NA responded to MG's questions

a) The Masterplan's purpose was to create a vision to engender debate, it was not an application for development. The comments made will be incorporated into the NP, therefore the Masterplan project. The Consultants have moved on to other NDP's they will not be revising the concept.

b) The District Plan policies – are adopted policies and are therefore protected. Any proposed scheme which does not conform will be considered as being contrary to policy and should be refused. The NP includes a retail offering which will not need further protection as these policies are already in place at LDC. LDC can change their policies, however the Steering Group can only work with policies already adopted. LOC explained there was a hierarchy of plans: the NP needs to fit in with the local plan which is currently under review as it comes to an end in May this year (a new one will come into force in 2023).

MG observed communication was important to let people know what is going on and perhaps this should be clarified in writing.

5. Update from Jim Boot

JB updated the meeting with a presentation:

Masterplan: the results were bulleted with much of the information provided previously (available on the website). Overall, the responses to the Masterplan were not in favour of more housing but the NP must work with targets set by the District Council. The Masterplan is about better designed homes, in the right place to meet local needs. All comments will feed into the NP policies which NA is currently drafting.

Design Codes: further feedback from Steering Group and South Downs National Park has been

Fed back to AECOM to be incorporated before sign off. Key points were:

- Different photographs to show the diverse styles in the area
- Protecting filtered views to be included
- Coast road: de-clutter existing street furniture and signage
- Create one style along the coast road
- Parking: driveways should incorporate single/double width to be the same as dwellings.

SDNP have responded with comments relating to:

- Areas within the National park should link to their Sustainable Construction SPD
- Long views should include the SDNP
- South Downs fringe should reference their document 'Roads in the South Downs'
- South Downs fringe should include the impact of main elevation and roof materials, (restriction to slate and clay tile - must be natural, not fake slate)
- South Downs fringe should have more emphasis on native hedges as preferred boundary treatment rather than brick/flint or render
- South Downs fringe shows timber cladding which must be natural timber.

Any other comments to be fed back to JB as soon as possible, to be passed on to AECOM.

PB observed most new houses are too narrow to park 2 cars, the crossover should be wider. Roof tiles – real slate has to be imported and is very expensive. JB said this relates only to the South Downs fringe and is their own guidance.

Strategic Environmental Assessment (SEA)

- Consultation closed on 9 March – feedback on scoping report received from Environment Agency, SDNP and Historic England. Natural England yet to comment but they may defer to SDNP however they will comment on the Environmental Report.
- Environmental Report is the next stage which will weigh up the alternatives - this is part of the process showing that reasonable alternatives have been considered and the evidence for it. Comments will be incorporated and test some of the issues against the policies within the NP.
- The Environmental Report will include 3 sections to accompany the NP at Regulation 14 consultation: a summary of SEA scoping, consideration of reasonable alternatives and appraisal of the completed draft NP. A meeting is scheduled with the author of the SEA report at the end of April.

JB to ask GW to upload consultee comments to the website. **ACTION JB/GW**

RW asked if the SDNP has any further details, advice or guidance about future development of Valley Road: JB said they only offered general guidance on boundary roads and treatments relating to the fringe area.

CG confirmed the UoB panel meeting on 6 May at 4pm will include Hannah Collier from SDNP so there will be another opportunity to ask questions then – RW and Dr Earthy to be invited. This will be followed by a presentation from the students on ecological issues on 27 May. CG to consider anyone else who should attend. **ACTION CG**

6. Update from Nancy Astley

NA presented the draft NP document showing what is currently being worked on. Evidence Reports will be provided separately however certain items must be included legislatively.

Chapters currently are:

- Introduction
- Movement (Transport)
- Housing
- Green/Open Spaces
- Community Facilities
- Historical Buildings

Details within each section were explained. Chapters will also include details of Town Council projects currently under consideration (CIL initiatives etc.) to support policies after the NP has been adopted.

Issues around 'affordable housing' were raised and additional work is being done to evidence the issues. Housing allocations of 255 were being used, although the plan providing this allocation will expire in May so a review of those numbers in 2022/23 will be needed. It was confirmed churches would be covered under community facilities.

- CG observed that lockdown restrictions were easing therefore some face-to-face workshops with the community could be held.
- RW asked if LDC ever released the Housing Needs Assessment. A HNA was drafted but as some information was out of date using 2011 census, LDC did not wish to formalise it. Therefore it was agreed last week that AECOM be asked to conduct a HNA – no timeframe yet but will be worked on independently.
- LOC has arranged a meeting for CG, DJ, NA and ME with L Palmer and M Hitchin (LDC Planning) to discuss the implications of the expiry of the Local Plan in May on housing targets and the completion of the NP process without an adopted LDC Local Plan.
- Liaison with SDNP – NA confirmed they were very interested in the design codes and positive about that document. Also, pleased that the NP was trying to improve walkways/ cycle ways and will work further with their tourism unit regarding accessibility for the National Park.

7. Update on Meridian site

HDD consultation has now closed: there were 1300 responses, (half paper/half on-line) and mostly similar comments. TA displayed the developers' presentation given to the Town Council to the meeting, justifying the retail offering with research and changes in retail habits. Retail tenancies will be managed by a letting agent and not owned by the Co-op. SN requested the presentation be circulated, MG also requested a copy – I agreed to check this would not contravene any protocols. **ACTION ME/TA**

MH asked whether any public consultation had referenced the type of retail desired for the town centre – ME confirmed that discussion with the local Chamber of Commerce had taken place also the Town Council had spoken with the community. The feedback had been negative so there is likely to be some revision to the HDD proposal. TA observed that the developer had proposed many of the same ideas they had had for some time and Town Council feedback is the same as given previously.

8. Next Steering Group meeting: Thursday 13th May at 7pm.

Meeting closed at 8.31pm