



Additional mews style housing to the west of the site.

High street with ground floor retail. 2 Storeys of residential above on both sides but with a reduced number of units.

Ground level car parking for the town centre and the supermarket.

Supermarket service area.

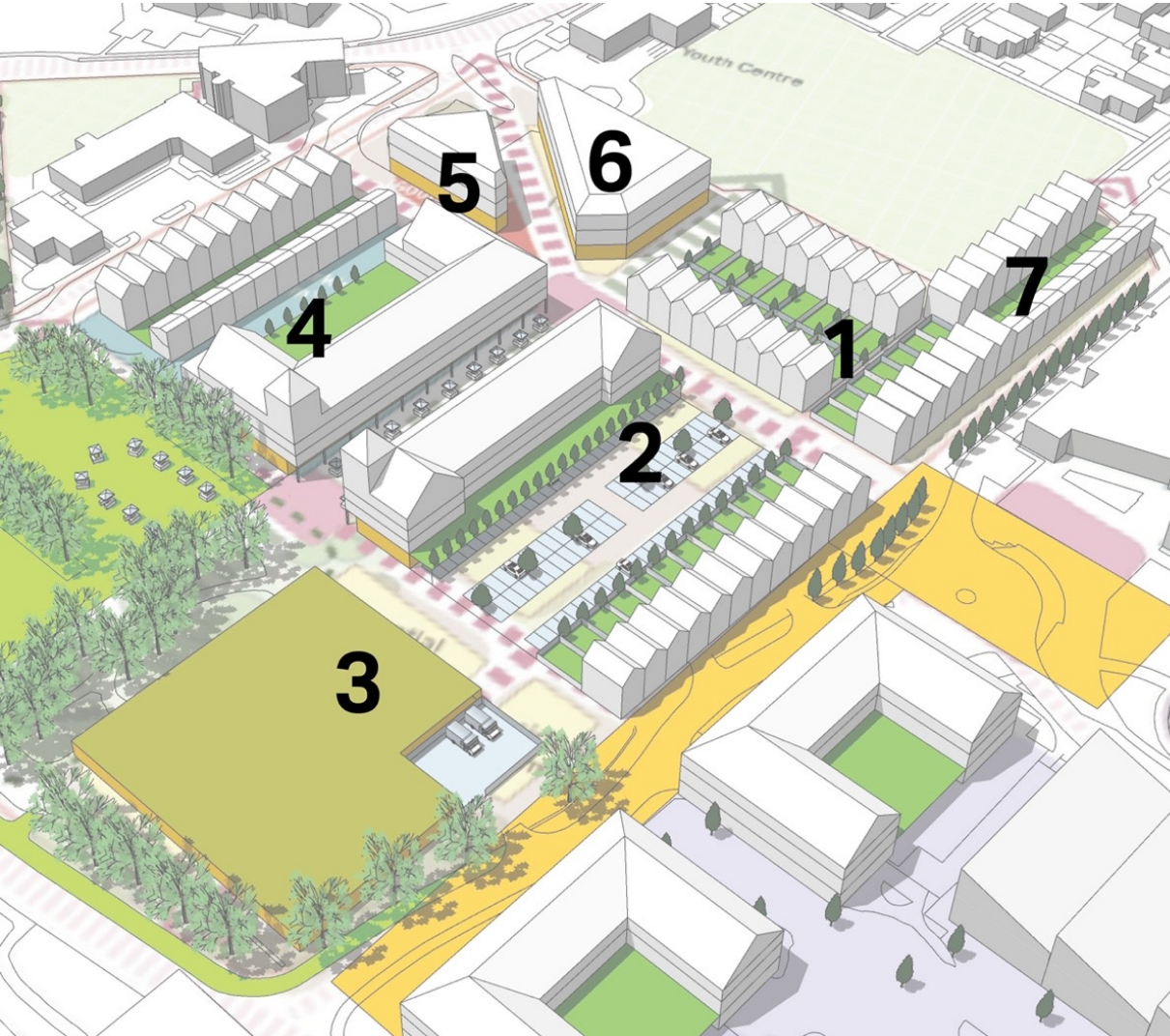
New smaller supermarket location with a green roof and no residential above.

Peacehaven Centre Masterplan Consultation Statement

Consultation undertaken December 2020 and January 2021

Report and analysis undertaken by Jim Boot, Community Planner and Nicholas Tod, Data Analyst, March 2021

Preferred Masterplan option



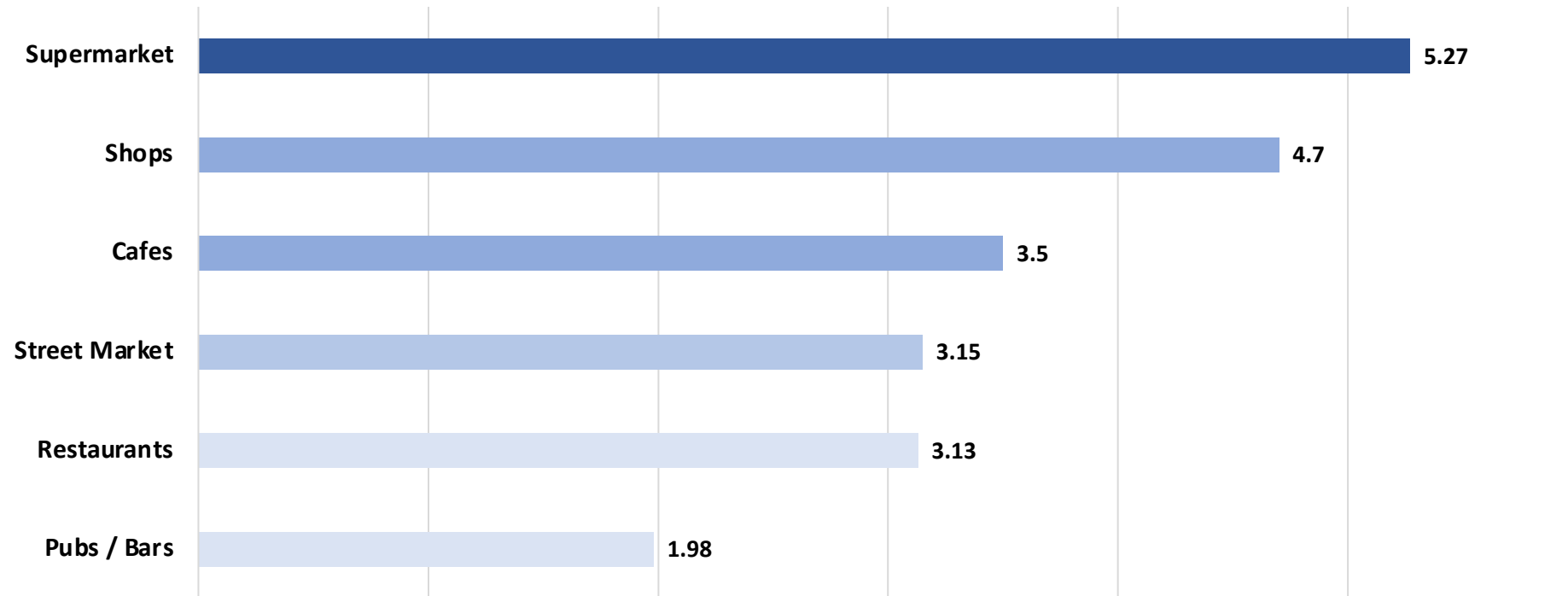
No. of building	Commerical		Communtiy	Residential- Flats		Residential- House	
	Floor area (sqmt)	No. of units		Floor area (sqmt)	No. of units	Floor area (sqmt)	No. on units
1	0	0	0	0	0	2530.00	23
2	766.85	12	0	1886.50	34	1310.00	12
3	2485.12	1	0	0	0	0	0
4	766.85	12	0	1886.50	34	1200.00	11
5	0	0	1007.78	0	0	0	0
6	0	0	3031.11	0	0	0	0
7	0	0	0	0	0	670.00	9
Total	4018.82	25	4038.89	3773.00	68	5710.00	55

Headlines from new analysis

Overall, while the majority of respondents agreed with the proposed new pedestrian streets and squares for the new centre, a majority disagreed with the Masterplan overall. From an analysis of the comments made in response to the question **“What other comments would you like to make ... about the Masterplan”** it appears that:

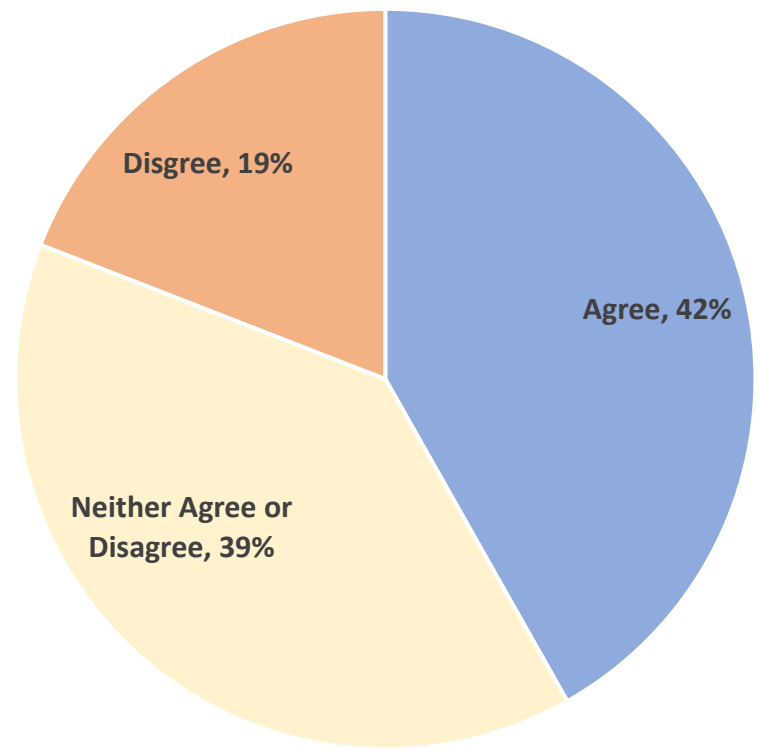
- **204** respondents were concerned over the impact on roads and traffic;
- **167** were opposed to more housing particularly its impact on infrastructure;
- **156** wanted more retail particularly smaller shops;
- **136** were concerned about the impact on GPs and Dentists;
- **126** respondents wrote about the proposals to reduce the size of the current Co-op supermarket and of these **39** wanted to retain a large (or larger supermarket) for the weekly shop and **87** wanted a new provider or competition for the Co-op;
- **77** respondents wanted the community centre library retained or enhanced;
- **62** respondents wanted to see a greater hospitality offer including cafes and restaurants.

Which of the following commercial spaces would you like to see in the new centre?



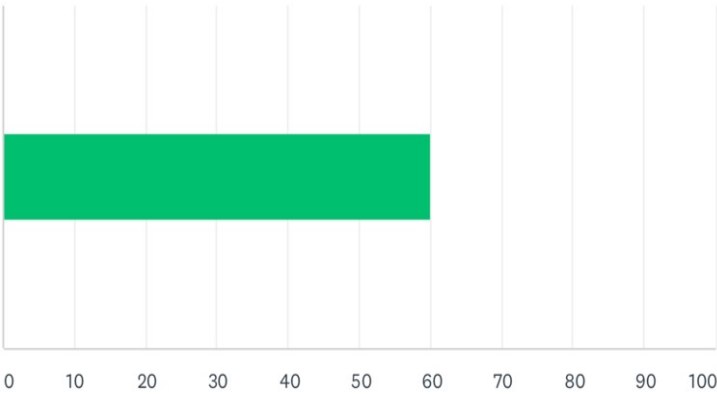
Online Survey	Paper Survey	Combined Results
1 st – Supermarket	1 st – Supermarket	1st – Supermarket
2 nd – Shops	2 nd – Shops	2nd – Shops
3 rd – Cafes	3 rd – Cafes	3rd – Cafes
4 th – Restaurants	4 th – Street Market	4th – Street Market
5 th – Street Market	5 th – Restaurants	5th – Restaurants
6 th – Pubs / Bars	6 th – Pubs / Bars	6th – Pubs / Bars

Do you agree with the proposed new pedestrian streets and squares for the new centre?



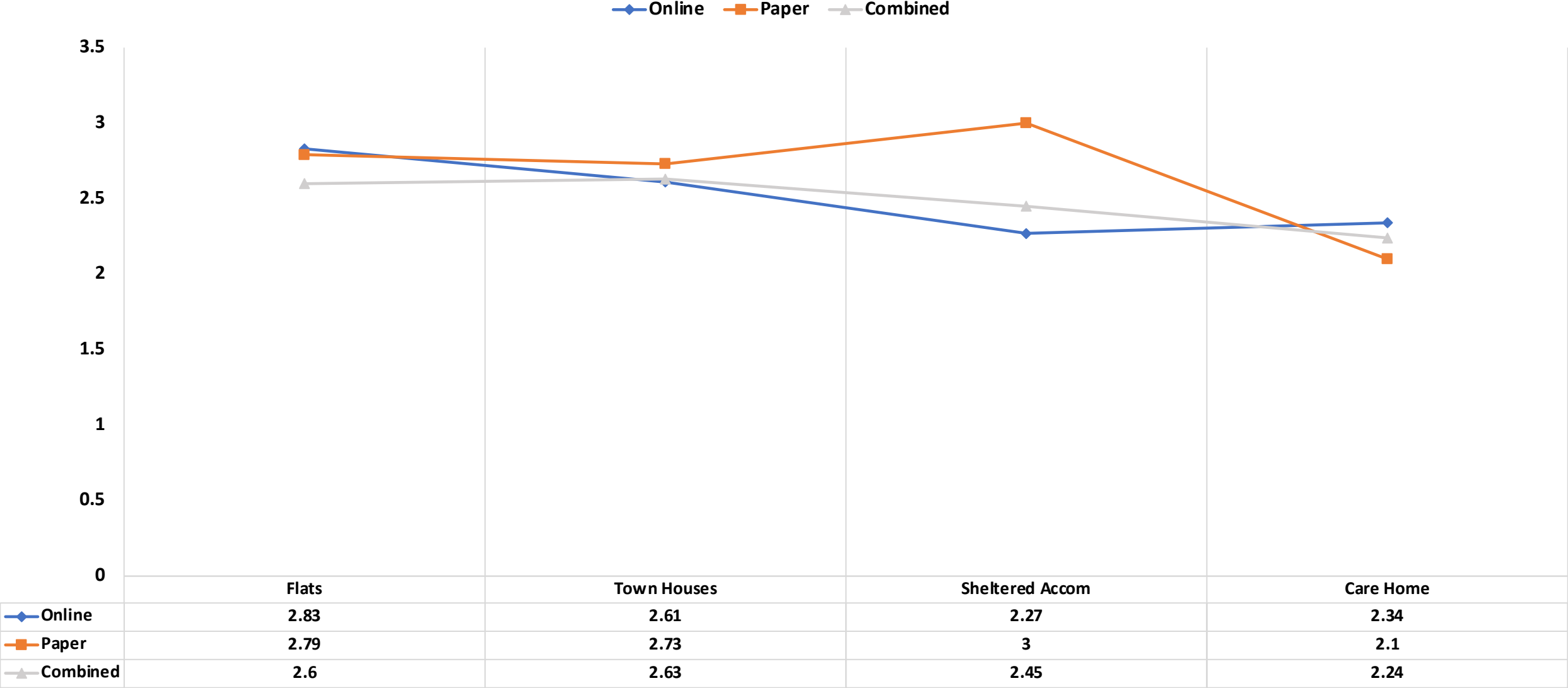
Q2 Do you agree with the proposed new pedestrian streets and squares for the new centre? (Please choose on option)

Answered: 612 Skipped: 9

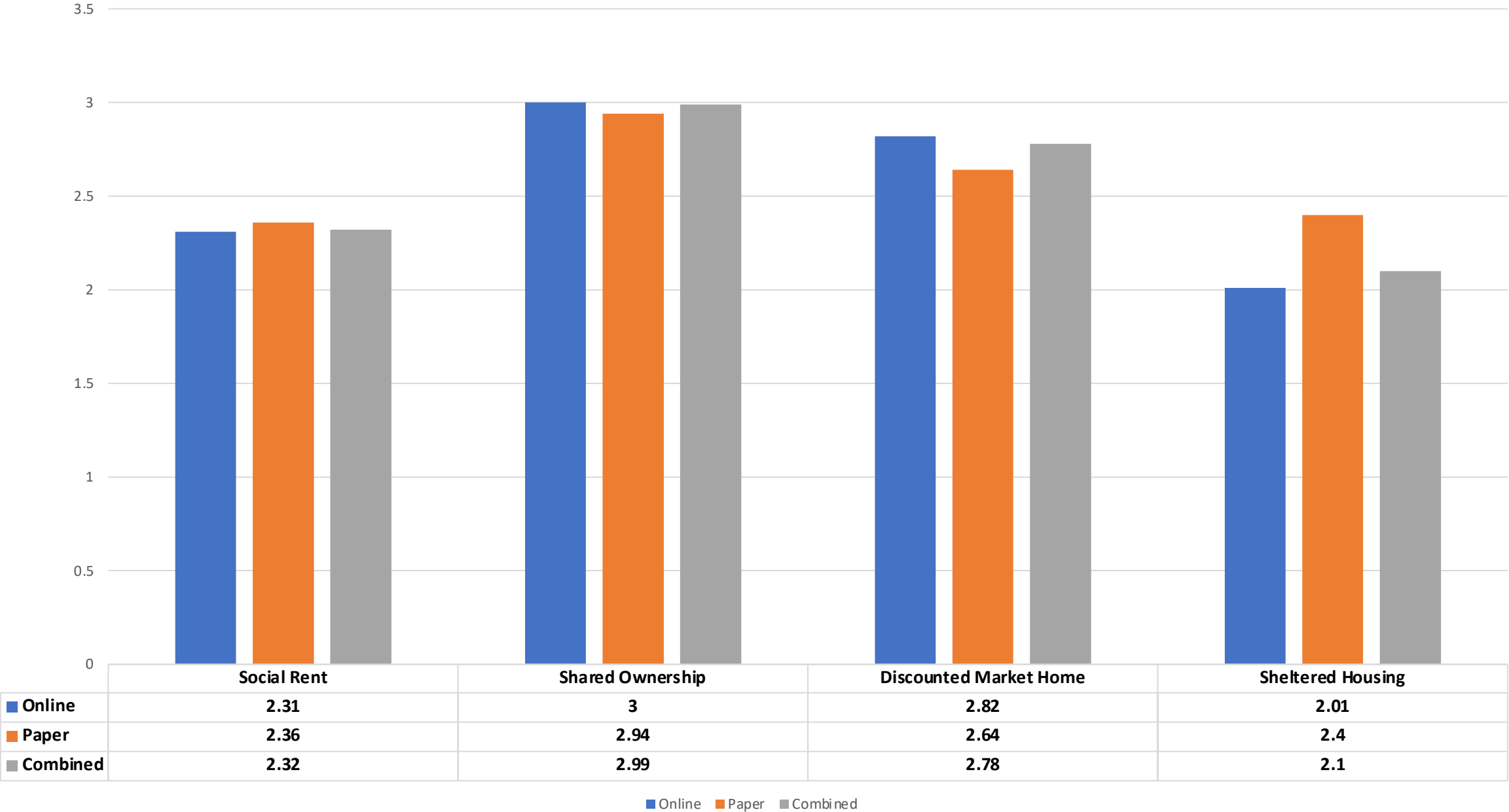


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	60	36,770	612
Total Respondents: 612			

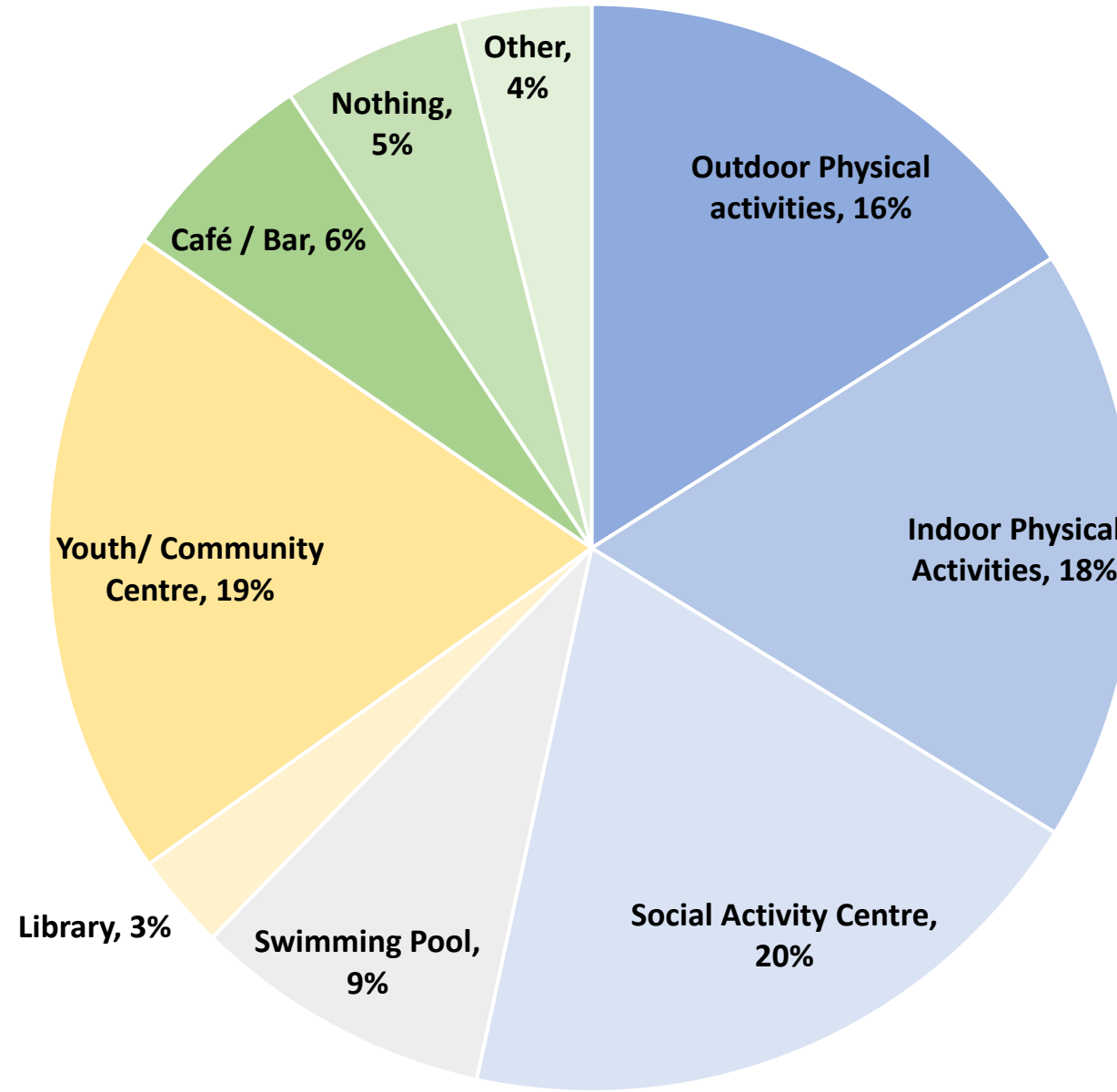
WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE AT THE NEW CENTRE?



What types of affordable housing should be made available?

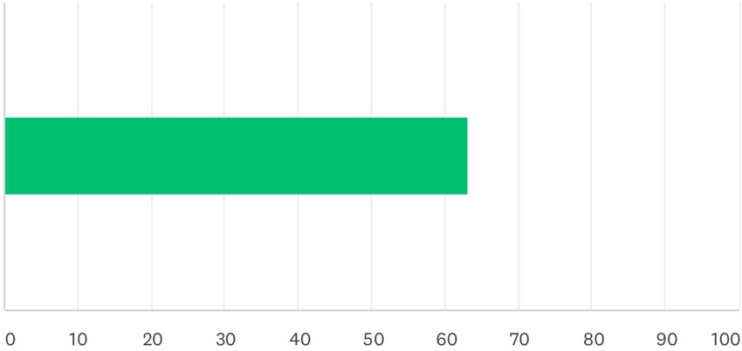


What type of activities or facilities would you like to see provided for young people in the centre of Peacehaven?



Q6 Do you agree with the proposals for a business hub or enterprise centre on the Hoyle Road industrial estate?

Answered: 614 Skipped: 7

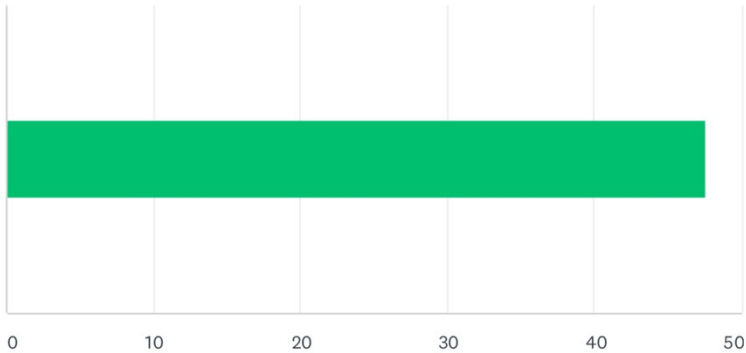


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	63	38,822	614
Total Respondents: 614			

Q6	Paper
Strongly Disagree	67
Neither	91
Strongly Agree	60

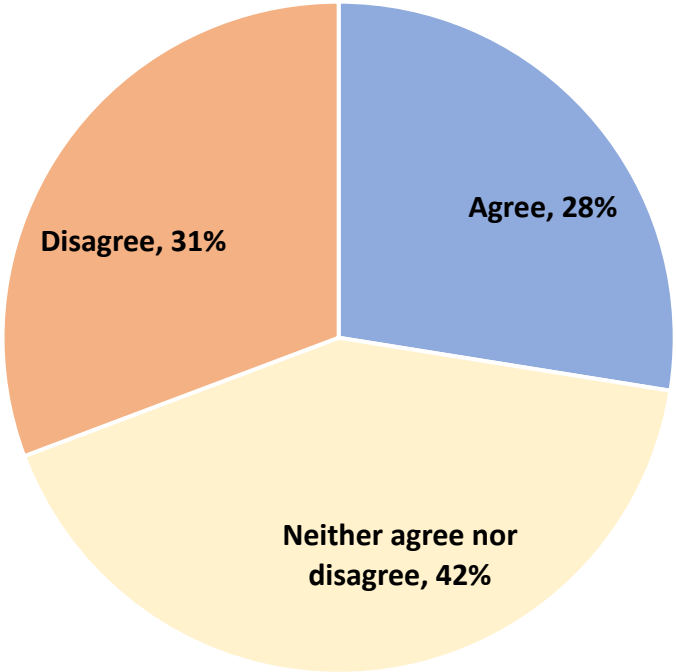
Q7 Overall do you agree with the preferred option masterplan for the centre of Peacehaven?

Answered: 607 Skipped: 14



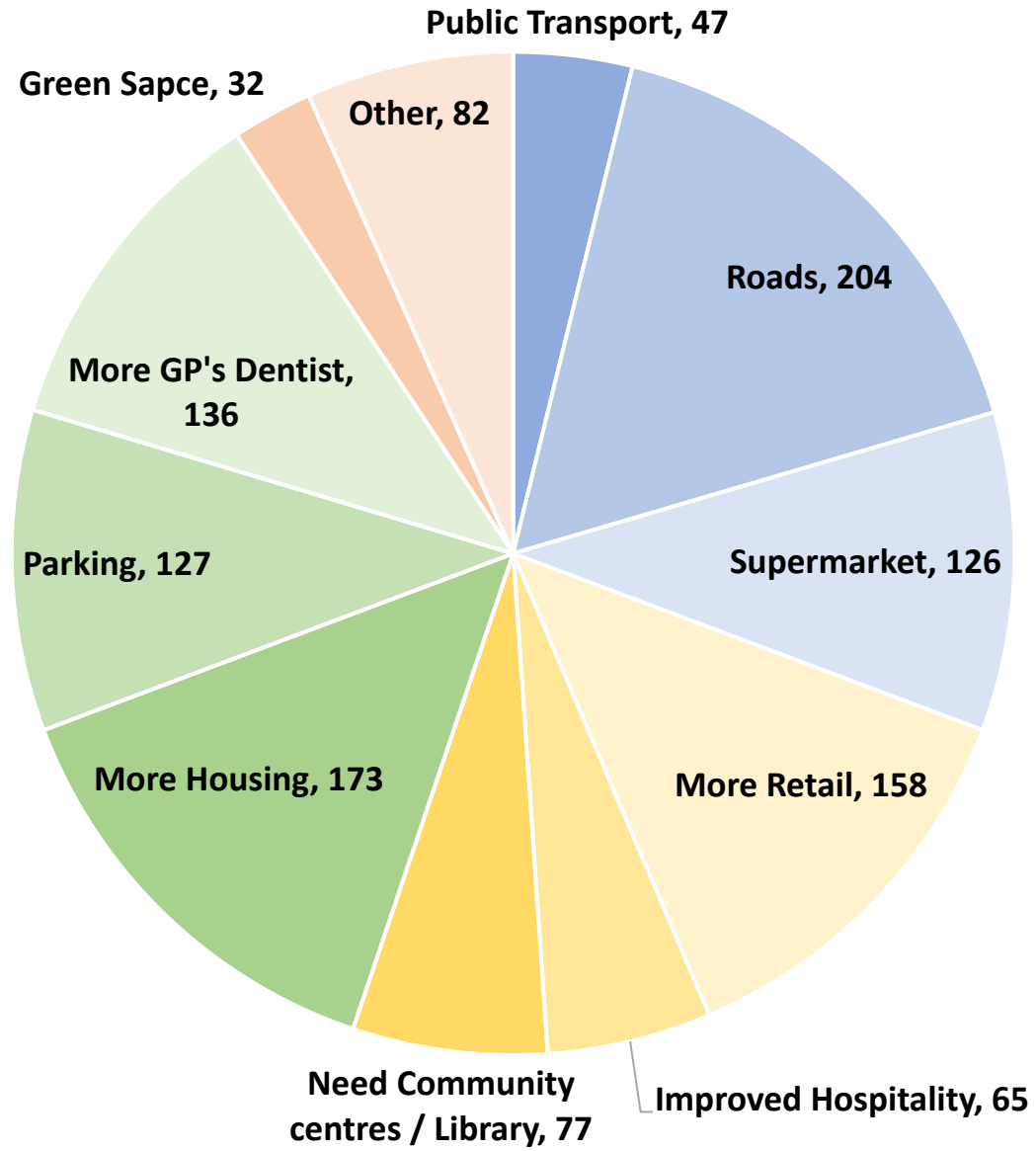
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	48	28,902	607
Total Respondents: 607			

Overall do you agree with the preferred option masterplan for the centre of Peacehaven?

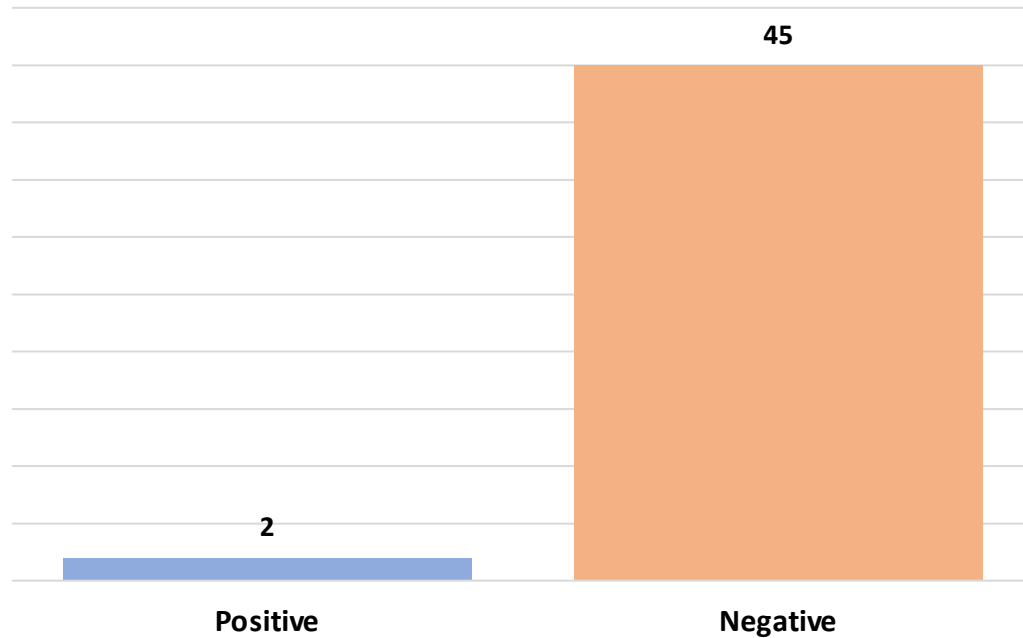


■ Agree ■ Neither agree nor disagree ■ Disagree

Q8 Responses by Theme

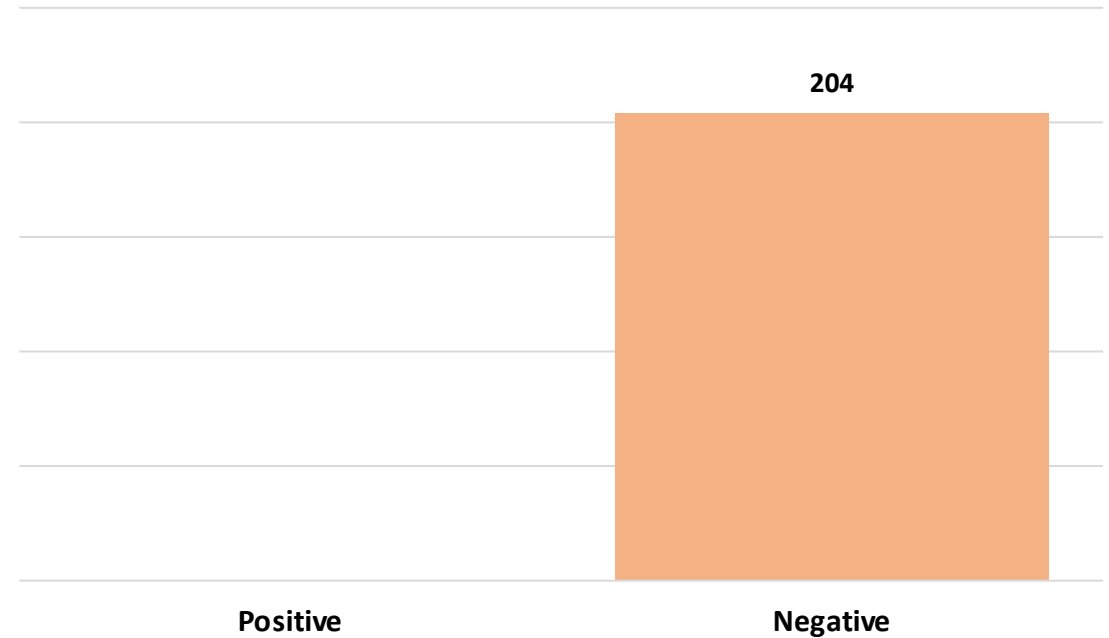


Q8 Responses related to Public Transport



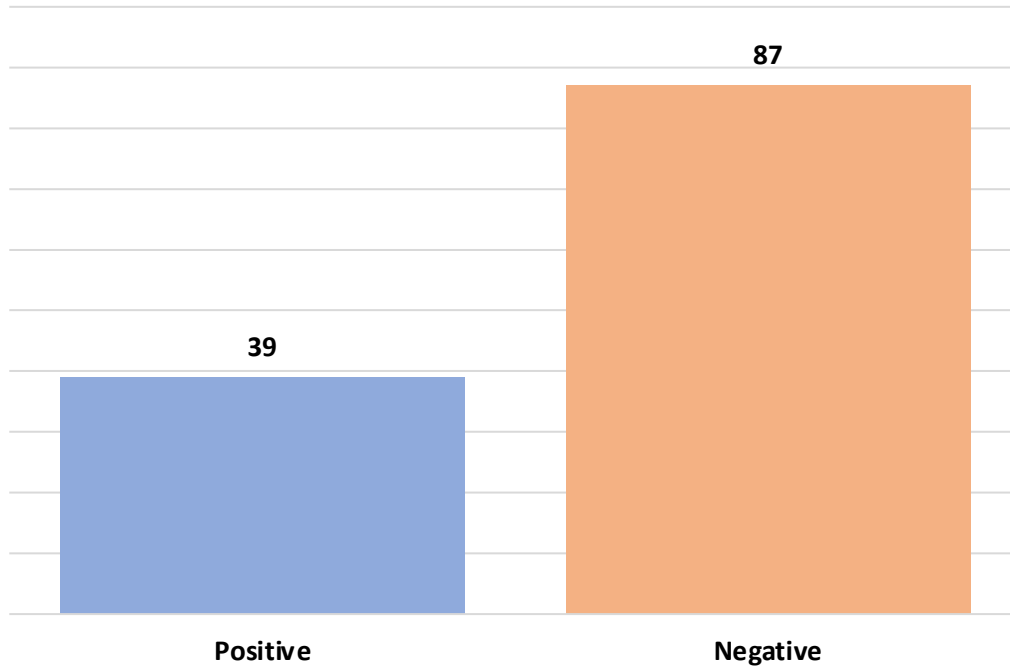
- We do not need more housing but we do need a centre be it for shopping & socialising & better public transport links & A259 looked at for its future.
- The plan is ok, but what about the doctors surgery, who cannot cope with the number of people in the area already, the roads are always rammed, the buses don't run regularly."

Q8 Responses related to Roads



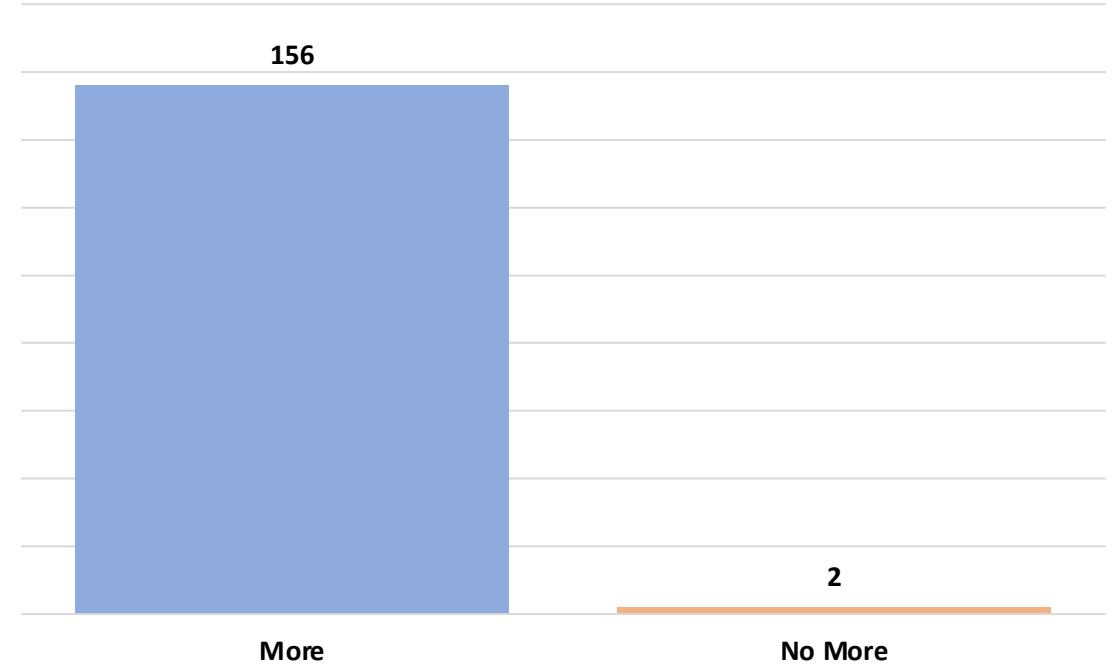
- There needs to be thought put into the roads in and out of Peacehaven to manage the amount of traffic this will produce with the amount of new residents!
- It's great having a vision for the centre but the road infrastructure into and out of the town is appalling. Without better roads the town will not attract 'new blood'

Q8 Responses related to Supermarkets



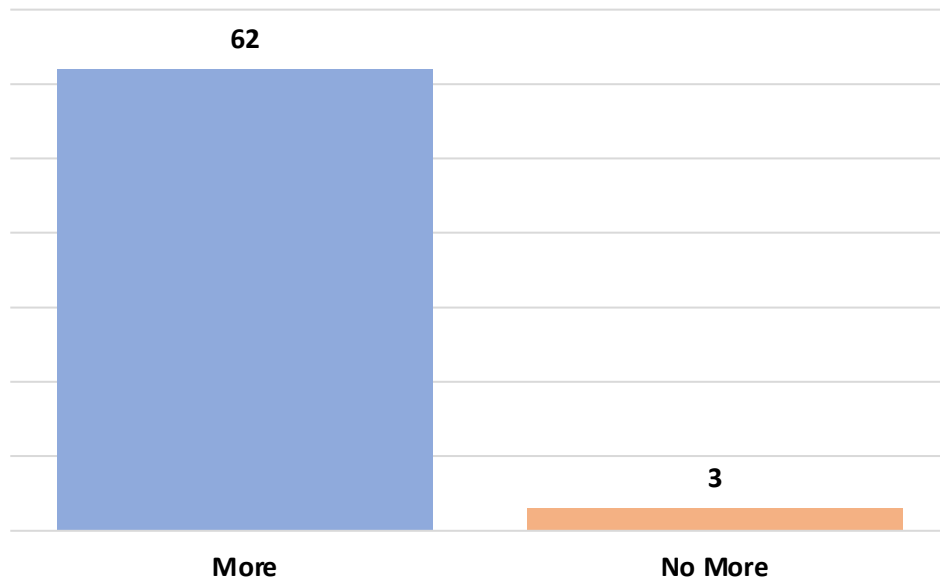
- Peacehaven needs a large supermarket. A smaller one would require people travelling to Lewes or Brighton.
- The Co-Op needs competition with a good supermarket like Tesco or Lidl/Aldi.
- It's also in need of a bigger supermarket than the one on offer in the Meridian Centre.
- We need a supermarket not a 'Local' sized store

Q8 Responses related to the need for more Retail Outlets



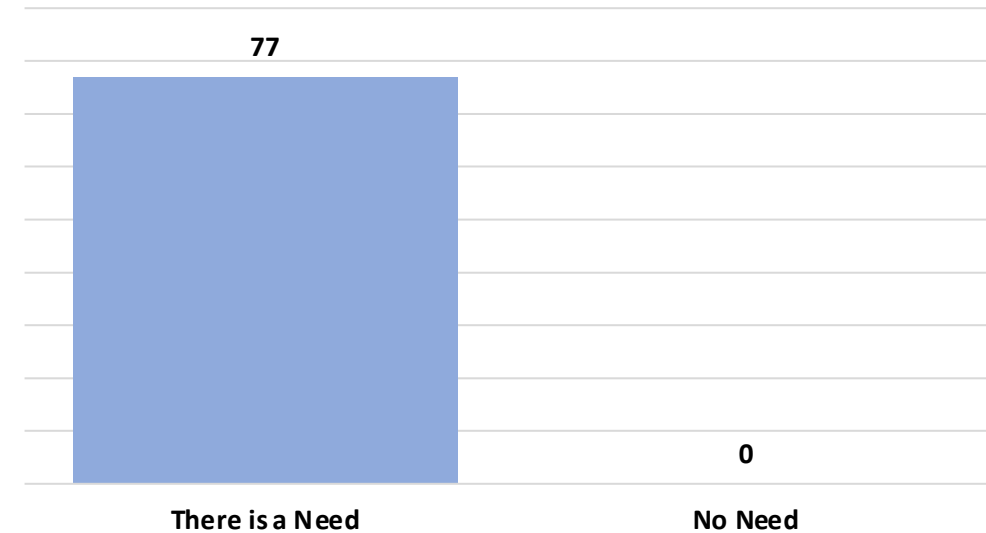
- We need outdoor areas now, farmers markets, small shops not massive chains, have a busy 'hub' which is safe early evening and night-time.
- To make the shop rents reasonable so we get a variety of independent shops, not just the big businesses.
- The centre doesn't look big enough. Too many houses and not enough commercial space. I like the idea of a pedestrian street with cafes and trees, but there needs to be enough shops or people will just drive to Brighton.

Q8 Responses related to Hospitality



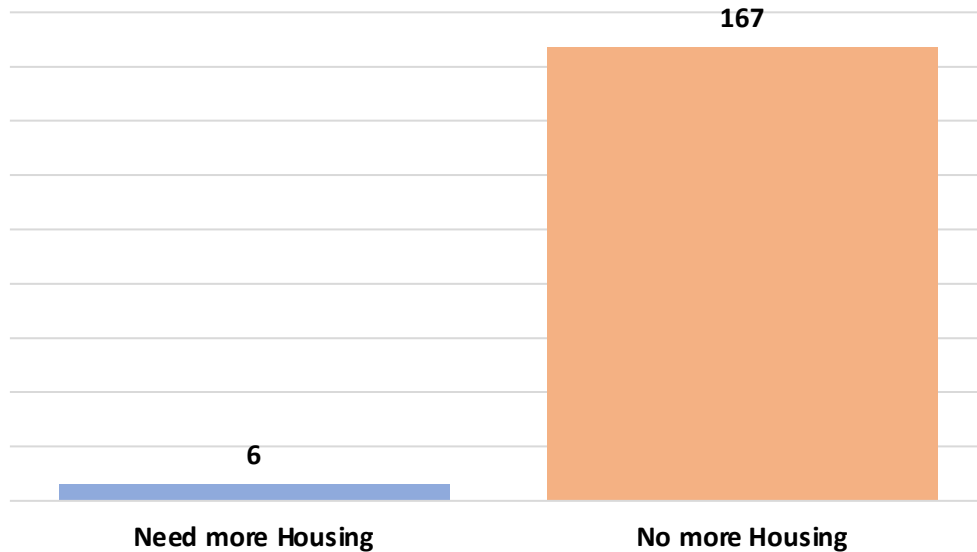
- To have places to eat and drink socially within walking distance would be fantastic.
- Would be nice to have a shopping quarter with nice restaurants and bars to create jobs.
- A pedestrian area with cafes, shops would make the area friendly.
- I like the idea of a pedestrian street with cafes and trees, but there needs to be enough shops or people will just drive to Brighton.

Q8 Responses related to the desire for a Community Centre / Library



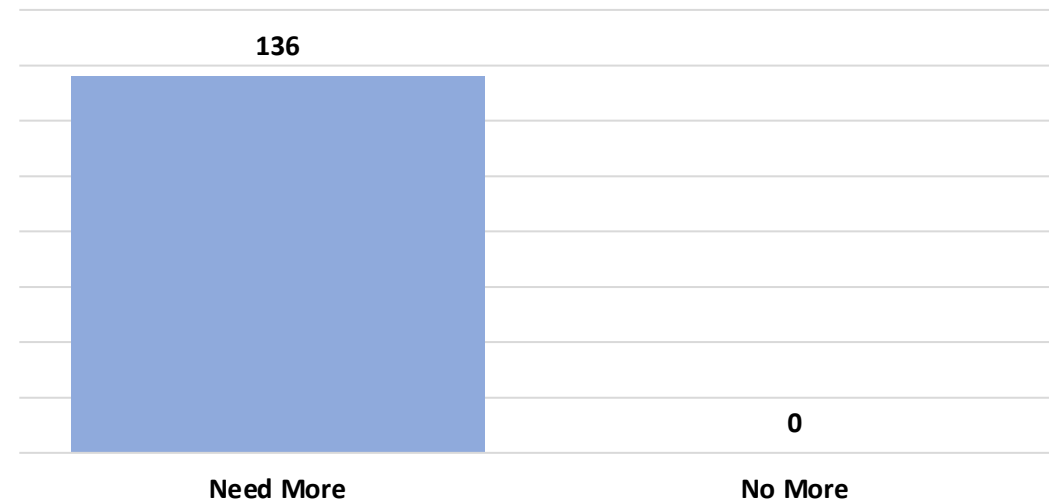
- It needs to create a sense of community and bring together young and older citizens - evidence suggests we all do better when our young and older citizens are connected.
- Bringing culture to Peacehaven should be a driving force when planning as PH is a cultural desert. An arts centre that could double as venue, have lessons, run arts courses, could become a hub.
- Make sure you keep the community hall/rooms and library please.

Q8 Responses related to the need for more Housing



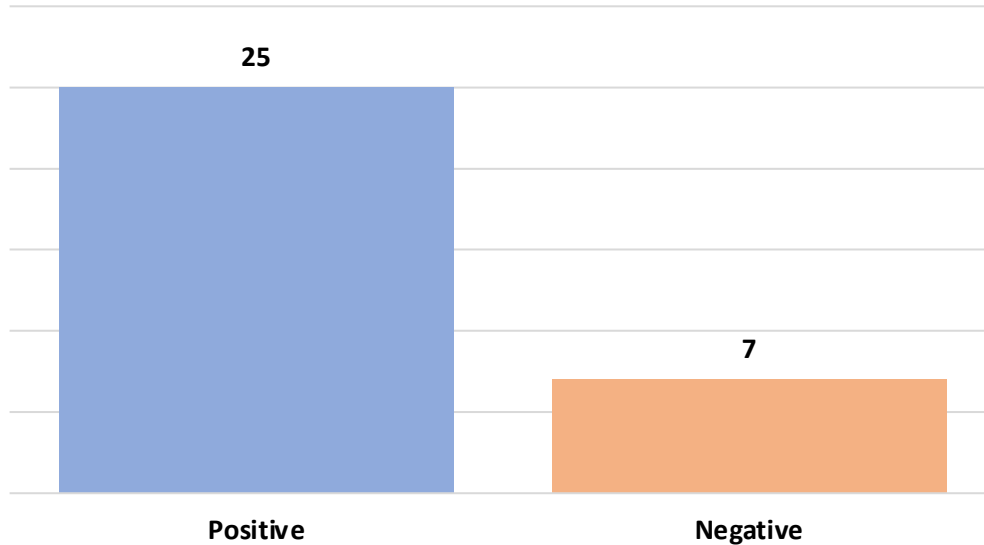
- Build council housing because what the government view as 'affordable' homes are not affordable to most.
- Need for housing for first/second home buyers, locally this has always come in flats but speaking anecdotally small houses would be appreciated.
- This should be a proper town centre to be proud of. Not a housing development with a small co-op that most won't use, which will result in residents shopping elsewhere

Q8 Responses related to a need for more GP's / Dentists / Health Centres



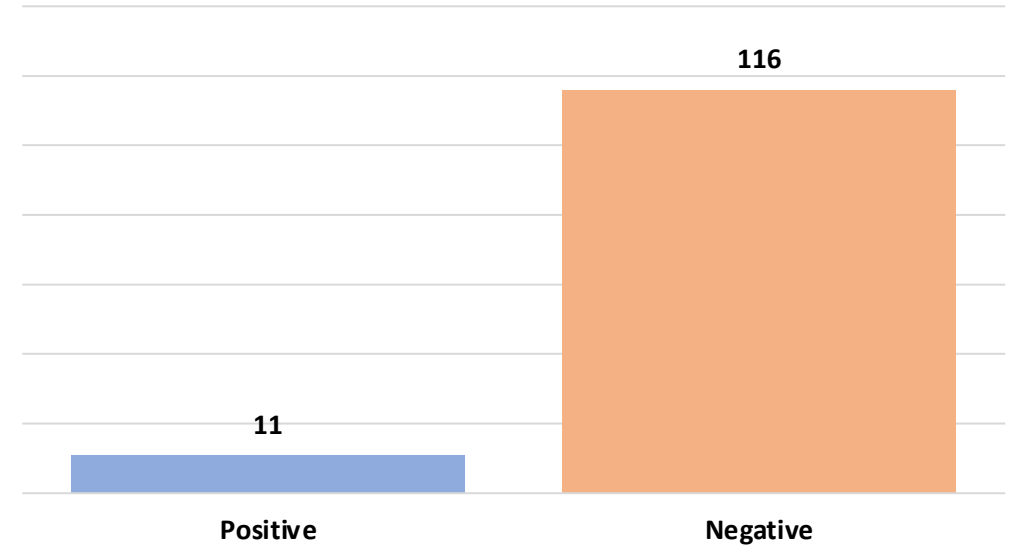
- More people means doctors continues to be over capacity. We need another doctor's surgery to deal with the amount of homes continuing to be built.
- Far less housing until roads/doctors surgery/ schools can show us that they can cope with the present extra housing being built at this time.
- Too many housing units - where is the infrastructure to support them? Doctors, schools road improvements?

Q8 Responses related to Green Space



- Plenty of trees, seating and some upmarket cafes and shops
- Strongly support green roof proposal (and more if possible, on other buildings).
- Provide more green space and reduce the housing proposal as the main road cannot cope with the existing traffic.
- The current site is hidden away by trees making it invisible!

Q8 Responses related to Parking



- There appears to be less parking in the plan, if this is the case it will result in parking problem being pushed out into the surrounding streets or people not using the area.
- There is little designated parking for residents in the new houses.
- Additional car parking is required (possibly under the development).
- We need sufficient parking for the supermarket and shops, etc. Provision of electrical vehicle charging points having precedence over parking for non-electrical vehicles.

Respondents Age Range

