

## PEACEHAVEN AND TELSCOMBE NP STEERING GROUP MEETING

Thursday 11 June 2020 held via Zoom at 7.00pm

### In Attendance:

Cllr C Gallagher (CG)	Chairman
Cllr L O'Connor (LOC)	Vice Chair
Cllr D Paul (DP)	
Cllr I Sharkey (IS)	
Cllr D Seabrook (DS)	
Cllr C Robinson (CR)	
Cllr C Cheta (CC)	
Cllr L Duhigg (LD)	
Cllr G Hill (GH)	
Cllr R White (RW)	
Cllr L Mills (LM)	
Cllr L Symonds (LS)	
Cllr W Veck (WV)	
T Allen (TA)	Town Clerk PTC
N Watts (NW)	Steering Group Committee
C & P Bowman	Steering Group Committee
N Astley (NA)	
J Boot (JB)	Consultant
R Brown (RB)	Communications
G Melia (GM)	
Dr M Berg (MB)	
M Gunn (MG)	
Dr Mark Earthey (ME)	
G White (GW)	
B Buss (BB) (part)	Peacehaven Town Council
T Davis (TD) (part)	LDC Neighbourhood Plan Officer
S Newman (SN) (part)	Town Clerk TTC
Cllr D Judd (DJ) (part)	
Cllr P Davis PD (part)	
D Donovan (DD) (part)	Peacehaven Town Council

## MINUTES

### 1. Welcome and Introductions

- CG introduced Jim Boot, Dr Maureen Berg, Nancy Astley, George White, and Gaston Mallia for those Councillors who had not attended previous meetings of the Steering Group, outlining the necessity to record all the community participation and consultation for the Inspector. A brief recap was given as follows:
- The open (public) sessions planned had not taken place due to the lockdown, however a joint business networking event with PTC, Chamber of Commerce and NP Steering Group was held in January 2020 with input from the business community, also engagement with PCS where a sample of 13/14 year-olds were invited to contribute ideas and suggestions.
- The biggest survey to date was the 'First Conversation' in April 2018 where residents were consulted and a consensus around the following was noted:
  - a redefined town centre
  - new, low cost housing
  - South Coast Road to have more retail business

- Starter units for businesses
- Most valued areas were parks and green corridors
- Concerns expressed about increased traffic and oversubscribed medical facilities.

This document had been circulated to everyone again. The NP is about land use which has informed the group going forward.

7.18pm TD, DJ and SN joined the meeting.

## 2. Recap of first conversation.

JB presented some slides with an update:

- Revised timetable and progress to date: a first draft of the NP was scheduled for autumn 2020 and additional resources may be required to make this happen. Two drafts needed – one for Town Council, one for District Council. Referendum scheduled for June 2021.
- Typical outputs for a NP that allocates sites: housing/employment, local green spaces, character assessment, protected views, Masterplan and Strategic Environmental assessment and an explanation with milestones was given by JB. A Stakeholder Workshop is planned for 24 June. Technical support provided from Locality (AECOM normally do this work) at no cost.
- Immediate next steps: presentations given from UoB students last week on transport and air quality, town centre, diversifying the economy, climate and coastal change and plotlands/downland fringe which included policy recommendations. Reports on each of these will be submitted to the Steering Group.
- Housing needs assessment is being worked on by TD at LDC.
- Assess evidence base: TD is also carrying out these assessments to ensure they are compliant.
- RW questioned whether the Developer was driving the timetable; JB confirmed no, the Steering Group has engaged with them and hope to agree the way forward. The Developer can submit a request for planning permission at any time and the Council is obliged to assess that application in accordance with the protocols, however most Developers would usually consult with the wider community to obtain support.
- TD added that Regulation 14 draft (Project Plan) was hoped to be the final draft including the content – any Developer would have difficulty to submit their application by the autumn.
- NW asked about the inclusion of car charging points: TD said there was no policy as such but could be included as a land-use issue within the NP – there is a technical guidance note.

All slides would be circulated to attendees via e-mail. **ACTION JB**

## 3. Local Green spaces

Dr Berg presented a series of slides detailing the biodiversity of Telscombe Cliffs and Peacehaven. - The statutory designation area was outlined where the green spaces were highlighted.

- Phase 1 habitat covered the Dell and the criteria met were recreational value, tranquility, wildlife and beauty. Areas for improving the biodiversity and tranquility were proposed to improve air quality and reducing traffic noise. Discussion took place around the hedging which could be increased in areas and controlled in others, to encourage wildlife.
- Howard Peace Park was also discussed and met criteria for recreation, tranquility, wildlife and beauty. There was potential for improvement.

DP added areas such as Telscombe Tye, Chatsworth Park (where there are plans in place for improvement), and the Oval; also Centenary Park which has much development underway but will take up to 20 years for the planting to come to fruition.

CC asked about allotments – it was confirmed land use was being considered and could be included but some of the soil was poor. TD said other NDPs had not designated allotments although it was possible; evidence was required to support a shortage, depending on community needs.

#### **4. Housing allocation 255 and Housing Needs Assessment.**

TD was the Neighbourhood Planning Office for LDC and outlined her role, in addition to assisting with the evidence base on the HNA (Housing Needs Assessment) and analysing the type of housing required in the area covered by the NDP which is demonstrated using statistics and analysis. The HNA calculates the number of residential dwellings needed – Peacehaven and Telscombe Cliffs is 255 (the minimum target); the site assessment and allocation began with an AECOM report.

Discussion took place on whether the NDP can stipulate a percentage of social housing – TD confirmed use of the Housing Register to demonstrate a historical need, including affordable housing as well in order to demonstrate the different levels of social housing needs. LOC confirmed the Co-operative Alliance were supporting such a project which is being actively considered.

The issue of young people having to move away as they cannot afford to live locally was debated and whether residents' children could be given preference for social housing. TD cited the town of St Ives who implemented a policy requiring a local connection – however this is not solely dependent upon the planning policy, a legal agreement was also required therefore it was more complicated.

LDC already have housing policies requiring applicants to have been on the list for at least 2 years.

Affordable housing (housing associations) and co-housing should be considered - not designing housing policy around the car - this had worked well in European countries.

#### **5. Planning insights, Land use**

MG requested an update on call for sites, asking if it was still confidential. CG responded the Council were a little overwhelmed after the Developer announcement and are still working through the backlog of correspondence. It was not possible to publish without landowners being advised: CG confirmed it was in the pipeline.

#### **6. Communications routes/plans**

GW presented an update on recent activity:

- Article about the new town centre on the website was picked up by news media providing more publicity.
- Press Release written announcing the preferred developer for the website.
- A media contact list has been created however he welcomed input from anyone with contacts.
- The Facebook and Twitter accounts are being revamped and relaunched as soon as possible.
- Working with GM re logos and branding.
- Currently working on an article about the survey for local media; also Peacehaven Directory and consulting residents on the new town centre.
- Sustrans and the cycle hub article which will be shared on social media.
- Potentially some news using Dr Berg's data

GM reported:

- Branding on the website has been upgraded and blog added for news and a dialogue with the community.
- Developed an on-line version of the previous survey which will go live shortly for residents to participate; then other surveys about green spaces.
- Asking residents to document wildlife and green spaces to encourage engagement - the platform is ready to go public.

- Advertisements in the Peacehaven Directory and posters around town to advise what is happening and where residents can find out more information.
- MG could impart information via Peacehaven Focus Group.

## 7. Meridian Survey

Discussed above.

## 8. Q&A

- a) Communication with residents who do not use the internet was discussed. In addition to articles in Peacehaven Directory, there would be posters, leaflets and notification in public spaces. Possibility of a leaflet delivered to every home (using existing resources ie no additional cost) in addition to a paper version of the survey and using surgeries and shops (with clear information about where to return them) also pharmacies could include information with medication. All the groups using Community House would be asked to attend a presentation, asking them to disseminate the information.
- b) DS felt there was anxiety among residents about Council 'secrecy' – residents have not been advised of plans and this is fuelling rumours. It was proposed volunteer Town Councillors having a presence in the car park by the Co-op would provide an opportunity for engagement – GM offered the use of his marquee for this purpose. CG reminded members of the Steering Group were unable to show bias towards any of the options and must remain impartial.
- c) CG announced the Agent company working for the developer (HDD) was called Pegasus who are very keen to engage with the community (in a managed way). HDD are retail-led developers - their architects design the property, Pegasus then liaise with the Community and LDC to ensure compliance with all relevant policies.
- d) NW asked if the Developer had made contact with the Council regarding Community House. TA confirmed this will be discussed at the Council meeting on 30 June including representation for the Steering Group and the Developer. Peacehaven Town Council are ready to engage with full co-operation.
- e) RW expressed concerned that the Developer might simply reproduce one of their other developments rather than tailoring it to the needs of Peacehaven and asked who would own the site. CG advised this was not known – such questions would be asked further down the line.
- f) The AECOM workshop on 24 June at 2.00pm was open to anyone, but designed for stakeholders - therefore anyone who has an interest in the town centre such as schools, medical centre, Community House users were invited to have representation. The AECOM team would be submitting revised proposals to that workshop, after which a draft report will be compiled which can be circulated to the community. Those wishing to attend should e-mail JB or CG for the link.
- g) ESCC involvement – RW suggested library services and highways should have high level involvement in the workshop. TD confirmed she had been liaising with Transport and Estates and Properties (regarding libraries). It was noted there were two local ESCC Councillors – CG confirmed they had been invited to attend the Steering Group meetings several times.

## 9. Dates of next meetings: (2<sup>nd</sup> Thursday of the month)

Thursday 9 July, Thursday 13 August at 7.00pm.

*Meeting closed at 8.55pm.*