

**Peacehaven and Telscombe Neighbourhood Plan
Steering Group Meeting
13th May 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
R White (RW)	Steering Group Committee
G White (GW)	Steering Group Committee
D Judd (DJ)	Steering Group Committee

TOWN COUNCILLORS:

Cllr D Paul (DP)
Cllr L Mills (LM)
Cllr D Seabrook (DS)
Cllr I Sharkey (IS)

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
Dr M Eathey (ME)	Community Energy Scheme
M Gatti (MG)	Peacehaven Focus Group
M Huntley (MH)	Resident

1. Welcome and Introductions

CG welcomed everyone to the meeting.

2. Apologies

Cllr Gloria Hills

3. Minutes of meeting on 8th April 2021

The minutes were agreed as a true record.

4. Chair's update

- Last 3 meetings' Notes (for 2021) have been published on the website to ensure complete transparency.
- The Steering Group is completely non-political: when work initially started, those involved were not Town Councillors. Whilst some have gone on to be elected, the group itself is still non-political.
- Work on the NP is now being translated into plans and ultimately actions at Town Council level.
- Whilst the Steering Group is not able to prevent the building of the 450 houses at Chalkers Rise or the extra 255 required by 2030 allocated as part of Lewes District Plan, it can mitigate the worst effects of development and reap the benefits for both towns.
- The NP had 3 professional planners working with the SG:
 - M Edser who joined PTC in August 2020 and has considerable experience of Local Gov/
 - N Astley has been working on policies and writing the plan
 - J Boot is the high level project manager and accesses the required supportThe NP would not be where it is without their knowledge and expertise.
- Communications Group comprises GW, RB and DP, sharing information to the community.
- Scientific expertise from Dr M Berg and Dr M Earthey.
- The two Town Clerks are also involved with the NP, looking after finance.

- TTC have commissioned an access report focusing on parks accessibility for all groups in society – there is now a strategic document stating requirements for everyone to benefit from parks.
- TTC have also commissioned a biodiversity report has been completed focusing on wildlife.
- The Green Infrastructure Plan Project is underway.

5. Communications Update (GW and RB)

- RB gave an update on the newsletter recently created using an e-mail marketing program, to relate bite-size information in layman's terms which directs readers back to the website to reach a wider audience. Some paper copies will be used, also focus groups.
- Website: CG reported 3,000 website hits in 2 months (additionally 760 had completed the on-line survey accessed from the website).
- GW has been writing articles and blogs: the Strategic Environmental Assessment has been written up as a story for Peacehaven Directory, Peacehaven's e-news and Zone zine – lots of comments on Facebook which should push traffic to the website. He suggested boosting posts if the budget permitted to reach a wider audience.
- Seahaven FM has requested an interview with CG.
- FAQs have been produced to create a co-ordinated response and comment on social media.
- Coffee mornings may soon be possible to speak directly to residents.
- MG (Peacehaven Focus Group) was present at the meeting and able to use social media to circulate information.

6. Update from Jim Boot

- a) A presentation on the Design Codes update from UoB was given to the meeting – this was a 100 page document which will be uploaded to the website. An abridged version could be circulated to the SG. The highlights were:
- Funding bid submitted to the Bespoke High Streets and Social Infrastructure Support Grant (up to £15,000) for A259 public realm improvements such as benches, signage, promoting Peacehaven and Telscombe as a destination (not just drive through). This grant is a new funding stream for NP groups only.
 - Green spaces – a briefing was held with the UoB students last week and they understood the issues.
 - Design guides focused on South Downs fringe and suggestions for more attractive development which respect the area (street lighting/light pollution), also outfacing to the downs.
 - Street furniture: seating options were considered including more contemporary ideas building on previous work for a cultural offer in Peacehaven.
 - Bin and cycle storage with a 'green' roof included in new developments.
 - Biodiversity net gain – with the proposed Government Environment Bill to increase wildlife in communities, new ideas have been incorporated in the design guides that developers should consider to comply.
 - Electric car charging point's provision within new developments – also boxes for home deliveries to futureproof recent societal changes.
 - Update session on 27 May at 2pm with UoB students (anyone was welcome to attend) specifically looking at: wildlife habitats and connectivity (purple group), access to natural spaces (including potential increasing the towns' outdoor tourism and recreation offer) (yellow group), climate change and energy – (green group).
 - Dr Earthy has been working with the town councils regarding ways to adapt and be more resilient to impacts of local climate change and renewable energy. which may be turned into planning policy in the future.
 - Project plan (available on the website) – everything is on track.

NA observed the UoB work is most valuable, thanks to JB, providing lots of research not available from any other source which will be important to demonstrate and evidence to the inspectors.

Dr Earthy reported on the Community Energy Scheme: both councils agreed to be involved, also LDC are doing a lot of climate change work. Local community energy grids will be needed

when residents are using electricity for domestic air sourced heat pumps as well as car charging - battery storage options will be needed. In addition to local businesses generating wind and solar power are all possibilities, but such development needs funding. Government directives are one thing but on a domestic basis sources of finance must be found. ME explained the regulations surrounding trading domestic electricity. Documentation from other schemes and public information was available.

Battery storage: WSCC has a project in Lancing and investigations into their rationale and selection criteria will save doing this work in Peacehaven and Telscombe. One huge storage facility (possibly buried on a greenfield site) is the worst option but several smaller ones built around car parks, stairwells etc would be preferable.

RW observed the public transport network was poor, therefore more people use cars and asked if the UoB could look at a local town shuttle service? JB responded there was a UoB transport report with many recommendations on the website - he wasn't sure whether this referenced public transport but they could be asked to investigate.

PB suggested the Government could change attitudes on environmental issues if every new house was built with solar panels and rainwater storage. His solar energy system had no battery storage and quotes for installation were too expensive so the government should support investment. ME observed there was a lot of unused roof space which could be used for solar panels.

7. Update from NA

- A meeting took place with the planning policy team at LDC to discuss the Housing Needs Assessment (HNA) drafted last year by T Davis which they believed was out of date and did not agree that it could be used as evidence for housing policy. LDC offered to conduct another HNA but not until later in the year. LOC sourced a Locality grant available for AECOM to carry out an independent HNA which was successful and a meeting held with AECOM to discuss the requirements. Now working on independent evidence for this and the first draft is expected towards the end of June. That will be followed by a period of consultation (for LDC's input). The housing needs chapter of the NP will therefore be delayed until end of July.
- A meeting held with different AECOM consultants leading on Strategic Environmental Appraisal to discuss the scoping report and issues raised by the SG, P Seed, NA and JB. This should be ready within the next 4 weeks or so.
- Another meeting with the SDNP NP officers to discuss accessibility and pathways (opening up the park through cycle and walking routes). Further discussions will take place on improvements and links through to Telscombe Village and Saltdean.
- NA is working with JB on design codes, liaising with UoB students and writing the NP.
- Historic elements and protecting important locations. NA is creating a timeline of 19th and 20th century history including listed buildings and conservation areas.
- Also creating a definitive list of green spaces and community facilities within the towns including the outreach services they provide with different clubs and organisations. The list will identify gaps to be provided for the future.

CG stated there is a need to build in economic benefit for the town. Most people travel out to work and that dynamic needs to change. Grants and other funding secured for the Towns are very important in helping to encourage visitors. For instance, more emphasis of the Meridian line location as a "Unique Feature" of Peacehaven as the point where the line crosses from Europe.

NW stated as a resident he had not heard much about the Council declaring a climate emergency – how will it be tied into the NP? JB referenced the UoB report on Climate and Coastal Change (available on the website) which has much detailed information and research

included. Each report has policy recommendations to be included in the NP. Another report on climate emergency is due this year.

DS added that the Council has not published much information because the climate emergency declared relates to the Council's own operations. The council's buildings and parks a programme of equipment replacement is being considered with greener alternatives.

Additionally there was an intention to launch initiatives such as Citizens Panels on various topics relating to climate change and a drop-in climate café. Both were put on hold due to Covid but they can hopefully now progress to involve the community and guide people in the right direction. Each person has their part to play and more information about climate change and what people can do will be on the website. Joint working party action is underway with both councils and Newhaven Council, plus there is a Lewes climate forum focusing on housing; hopefully ESCC will join to consider the transport element.

NA added that the NP is a strategic document looking at the whole of the combined area and includes coastal erosion and surface water flooding, providing strategic policies for Town Councils. One will be the Green Infrastructure Plan (protecting green spaces and developing policies to promote biodiversity) – Councils can then plan how they will manage their green infrastructure with (for example) planting and mowing etc. The NP set policies at strategic level and the Green Infrastructure Plan at a local level.

TA confirmed PTC has had a climate emergency group for 2 years, also a joint group with TTC with an action plan that is in progress but critical to include targets for 2030 in the NP. Feeding into this will be the latest set of UoB reports to be presented on 27th May – the evidence provided will then be analysed and included in the Green Infrastructure Plan.

8. Update on Meridian site and Peacehaven infrastructure

ME reported on the Meridian site: developers are currently working up their planning application – since consultation, workshops with the Council have been held and they are encouraging them to consider the feedback received. A third version of their plan will be discussed with the Council next week and public consultation findings will be published shortly. The scheme has evolved with a larger library, additional retail units, removal of one of the care facilities, 100% affordable housing across the site and a variety of improvements to Community House. The Council is taking legal advice regarding rights and property valuations. It was believed they would submit a planning application in the near future.

JB queried 100% affordable housing - ME explained there is an arrangement which includes a government grant. MG asked what would replace the care units: ME responded the housing mix had changed and more retail units included.

CG encouraged everyone to visit the website as a great deal of additional information is now available. Whilst comments on social media indicated residents do not want more housing, local people also want homes for their children and a different housing mix. The evidence will be available in the NP and she hoped this message would find its way onto social media.

9. Next Steering Group meeting: Thursday 10 June at 7pm.

Meeting closed at 8.28pm.