

**Peacehaven and Telscombe Neighbourhood Development Plan
Steering Group Meeting
11th February 2021 at 7pm via Zoom**

In attendance:

C Gallagher (CG)	Chairman
L O'Connor (LOC)	Vice Chair
N Watts (NW)	Steering Group Committee
C & P Bowman (C/PB)	Steering Group Committee
Cllr R White (RW)	Steering Group Committee
G White (GW)	Steering Group Committee
J Boot (JB)	Planning Consultant
N Astley (NA)	Planning Consultant
T Allen (TA)	Peacehaven Town Clerk
M Edser (ME)	Peacehaven Town Council
Town Councillors	Peacehaven and Telscombe Town Councils
Members of the public - total 34 people	

Welcome, Introductions and Apologies

CG welcomed everyone to the meeting. One apology received from S Newman TTC Town Clerk. CG introduced herself as chair of the group and also a Town Councillor for both Peacehaven and Telscombe. Councillors from Lewes District and East Sussex Councils were also present.

1. Update by the Chair

Work on the NP originally commenced in 2013 when the area was designated, in 2017 various community activists volunteered and Terms of Reference for the Steering Group (SG) were approved. The SG comprises 10 committee members (all volunteers), all are residents or have long-term connections with the area. More volunteers are welcome especially those with social media experience.

The Covid lockdown has presented further difficulties in consultations with the public, but work has progressed during the last year.

Only one question had been submitted relating to the mature trees in the car park – JB confirmed the intention was to retain as many trees as possible.

2. Introduction to Neighbourhood Planning timetable attached to these minutes)

- JB updated the meeting on the timetable showing the progress so far and next steps.
- The consultation on the Masterplan had been completed and he is collating all the information to write up the Consultation statement.
- A Housing Needs Assessment had been completed and is awaiting verification by LDC . A Strategic Environmental Assessment Scoping Report had been completed by AECOM and is out for consultation with Natural England, Historic England, SDNP, Environment Agency and other stakeholders. **ACTION LO'C and JB to chase up**

- NA confirmed that the policies were being drafted and some had been completed: green spaces, housing and transport are all in progress, AECOM are completing the Design Guide to include Valley Road area to be presented 11th March at 7pm.
- All the evidence gathered over the last 3 years is now being written up.
- JB said that the draft NDP plan would be shared with ESCC, LDC and SDNP before going out for public consultation.

3. Introduction to AECOM Masterplan

JB explained the background and purpose of the Masterplan: it is only a concept document designed to present ideas to aid formulation of the NDP which will be a set of principles that any

developers will need to consult. AECOM are very experienced in planning and have the contract from the Government to help with the expertise needed for towns to formulate their plans.

An initial survey was launched in Spring 2020 asking residents' views on a vision for the shopping centre and those results helped to create the content for 12,000 leaflets sent to all residents in Peacehaven, Telscombe and East Saltdean in January 2021 (no physical public consultation events could be held due to lockdown). The Masterplan sought to retain green spaces on existing car parks for outside markets or entertainment space. Discussions with the Co-op's developers indicated they would retain the existing supermarket while the new smaller one was being built. The housing needs were addressed with town houses and apartments, relocating the civic buildings and library nearer to the bus-stop. Plans to site car parking above the centre had been scrapped and put elsewhere on ground level.

CG observed the SG had been working on the NDP for over 3 years and had to comply with set guidelines to obtain the funding for consultants. Recent improvements have been made to the NP website and social media.

Results of the survey on the Masterplan

a) Over 800 responses received to the Masterplan consultation: 621 on-line, 223 paper responses. The demographics of those responding were discussed - not many young people (plans to engage with the school were prevented due to the lockdown). Generally people agreed with pedestrian streets and either covered or partially covered centre, also the proposals for a business hub or enterprise centre on the industrial estate. Overall slightly more people disagreed (52%) with the masterplan than agreed, therefore not wholly supported. This was thought to be partly due to the number of proposed homes and the responses highlighted the lack of infrastructure was mentioned frequently in the concerns raised.

4. Questions and answers:

- b) Cllr Veck asked if the Masterplan homes would comply with green credentials. JB confirmed there was a green element to the Masterplan and the NP would incorporate many more green policies. NA added the design codes would also incorporate them, protecting bungalow plots from large development.
- c) 'No additional homes' was not an option – NA explained all areas in the country are allocated a housing quota to provide over a set amount of time. LDC's target in 2011 was divided amongst the 21 parishes and Peacehaven/Telscombe Cliffs and East Saltdean were allocated about 1200 homes to be built by 2030. Many have been built since then and in 2019 the remainder was 255 however some windfalls have reduced the number to about 208 (some in the pipeline). These are minimums so 160 – 200 would meet the requirements. CG added that if these targets are not achieved, the area will be given an action plan and central government could step in. Therefore it is in everyone's interests to achieve this number.
- d) Popular requests from young people suggested a cinema, swimming pool or skating rink. Many respondents did not want the Co-op as the supermarket; however a Police presence and feeling secure were popular suggestions. High rents charged by the Co-op for shops in the Meridian Centre were mentioned specifically as a reason for the recent decline.
- e) Variety of shops: will the Co-op still have a say in who is coming in? JB believed the plan was to sell the land to developers and retain a supermarket and perhaps other Co-op services, but open to other shops as well. PB observed when he moved here in 1980 the Meridian Centre was vibrant and the Co-op was an excellent supermarket; they have been responsible for the downgrading of the shopping centre. He also said that if the centre was going to be completely re-built then a green energy hub should be created.
- f) NA observed the NDP originated due to problems with the A259: there are no magic solutions to build a new road over the South Downs National Park therefore solutions needed to be created within the towns. However, the Meridian Centre and industrial estate were noted as key to employment which would take a lot of people off the road if they are employed in the town.

There is a high proportion of small businesses in the town and there are apprenticeships available – so development of a skilled labour workforce is possible locally.

- g) Certain parts of the economy are lacking there is little night time, the area has not capitalised on the rural economy or the tourist economy yet some of the most beautiful countryside surrounds the area. These were opportunities for development.
- h) CG said the Meridian Centre is vital for Peacehaven, Telscombe and East Saltdean, now in a good position to capitalise on the opportunities available. The increase in population cannot be stopped so the area should be visually improved with local facilities.
- i) Referendum – JB explained the process and that a majority vote would carry the decision. There was no set percentage required and anyone who could vote in a normal election would be eligible. LDC will administer the referendum at polling stations as usual for elections.
- j) NW observed it was a plan for the next 30 years – for the children of today when they grow up. CG said that even after the plan is implemented, it will continue to evolve.
- k) NA outlined the benefits of having a NP: the Town Councils receive a higher percentage of the CIL (Community Infrastructure Levy) from developers – currently receiving 15% but after an adopted NP it will be 25%. In addition, a weighted document that will shape planning decisions in future.
- l) ME observed parking spaces was an emotive topic. Currently not at that level of detail in the NDP but will be addressed when developers submit planning applications. District and County Council parking standards will calculate the number of spaces required including disabled parking. Balance is needed between encouraging visitors and sustainability/access.

5. Design Guides and Character Assessment

- The presentation demonstrated design codes which will be a key supporting document and included a section for coastal plotlands (the main area affected by the NP). These show developers the desired type of development for the area - following these principles will assist them in obtaining planning permission.
- Existing characteristics and plot layout were identified, proposals to retain the history of the plotlands and views of the sea, enhancing streets with more greenery.
- The materials to be used were also included.
- Retaining green verges, more planting and street trees , also some wild flowers on verges.
- Retaining some of the natural habitat on the coastal fringe.
- Where streets are closed, pocket parks with seating areas to be increased which had been used successfully in East Saltdean.
- Boundary treatment and recommendations were also mentioned (JB said feedback would be welcomed from residents on this).
- Maximum building height was also recommended which will have an impact on future developments.
- Improving the A259 with trees and street furniture to encourage visitors to stop and shop.

There were some excellent ideas and the Steering Group would offer feedback. CG said AECOM (the authors of the report) would do a presentation at the next SG meeting – anyone who wished to attend was welcome.

Cllr Mills observed that it may not be possible to plant trees due to cabling just below the grass – JB confirmed this was known and would perhaps include more bulbs instead.

NA stated the Government want local authorities to adopt their own design guides in in the next 2 – 3 years. Therefore, local authorities will look to NDPs and will probably be given full weight behind them.

6. Any Other Business

There was no other business.

- 7. Next meeting** 11th March via Zoom at 7pm. To cover Design Guides and Character Zones
Additional Meeting 18th March via Zoom 7pm Feed Back from Masterplanning Survey

Meeting closed at 8.30pm.

Meetings Open to All.