

PEACEHAVEN AND TELSCOMBE NP STEERING GROUP MEETING

Held on Thursday 13 August 2020 via Zoom at 7.00pm

In Attendance:

C Gallagher (CG)	Chairman
L O'Connor (LOC)	Vice Chair
D Judd (DJ)	Steering Group Committee
N Watts (NW)	Steering Group Committee
C & P Bowman (PB)	Steering Group Committee
Cllr D Paul (DP)	Peacehaven Town Councillors
Cllr I Sharkey (IS)	
Cllr G Hill (GH)	
Cllr R White (RW)	
Cllr L Mills (LM)	
S Newman (SN)	Town Clerk TTC
N Astley (NA)	Planning Consultant
R Brown (RB)	Communications
Dr M Earthey (ME)	Community Energy Scheme
G White (GW)	Communications/Social Media
D Donovan (DD)	PTC Officer
M Gunn (MG)	PTC Officer
V Onis (VO)	PTC Officer

MINUTES

1. Welcome and Introductions

CG welcomed everyone to the meeting. Apologies from T Allen (PTC Town Clerk), J Boot (Consultant), A Standing (Peacehaven Residents Association).

2. Acceptance of Minutes

- Item 5 bullet 3 – 'Housing Needs Survey' should read Housing Needs Assessment. With this correction the minutes of 9 July Steering Group meeting were agreed as a true record.
- These minutes were seen by Peacehaven Town Councillors, thereby improving communications.
- NA presented to the full Council at the end of July to so all aware of what is happening, including the limited choice on housing sites. Those Councillors on social media can therefore make informed responses .
- Minutes not yet seen by Telscombe Councillors but most actions impact more on Peacehaven and PTC Councillors will vote on these issues.

Action Points update not covered by Agenda:

- Workshop notes to be circulated: this was done.
- Housing Needs Assessment: TD was not present therefore not known whether any of her actions had been completed. **ACTION TD**
- NA to clarify on CIL: awaiting TD to confirm with CIL Officer at Lewes; NA has asked for a joint meeting. **ACTION NA/TD**
- All other actions not covered to be deferred to the next meeting.

3. Chair of Steering Group Update

- a) Communication with PTC: plans being written to co-ordinate with the Town Plan, Internal Business Plan and Neighbourhood Plan; all changes must be agreed in Council so consultations taking place.

- b) Grant funding from Locality: NA and JB liaising to justify further consulting costs – some funding available from Town Councils but also full grants available from Locality, to pay for technical packages from AECOM, Design Codes and Environmental Assessment. Locality are recommending the grants but awaiting a decision before work can start – may take 5/6 weeks (carrying out consultations in the meantime).
- c) Both town councils considering green spaces and clifftops (CG and other volunteers working on this), also protection of important buildings and car parks. LOC said any policies in the NP (such as the proposal for the Dew Drop) must be co-ordinated with any proposals PTC may have: someone should be liaising with the Dew Drop and any actions should be community led.
- d) Walkways and cycle routes (alternatives to the coast road) – funding being investigated. ESCC decided not to proceed with the proposal to create a cycle way between Centenary Park and PCS school as it must be completed before April next year and would take too long: Lewes District Council is battling to get something for Peacehaven. Extension of cycle paths east/west are an essential part of the NP and LOC suggested policies be put in place (perhaps using CIL funding instead). Developers could help with this – still working towards getting traffic away from the coast road.

The NP had helped focus on issues to relieve the congested A259 and improve health: a costed plan in place which has local support could be implemented next time funding is available. From 1 September PTC has a new Senior Project Officer, Business Development and Planning - Michelle Edser will hopefully provide expertise on transport measures and liaison with County Council and District Council.

4. Communication and Public Participation

- GM is on holiday – unsure whether JB/GM have met as actioned in the last minutes.
- Survey update: there have been 3,000 hits on the website.
- RB is helping to summarise previous minutes for the website.
- A total of 760 on-line surveys completed – most popular option is a covered shopping area.
- Printed 2,500 copies of the survey - the Mayor has distributed 1500 around Peacehaven, and 1,000 in Telscombe with the Town Cryer and an article.

George White update

- Blog on the 255 new homes required for Peacehaven on the NP website with 823 views. Also on PTC website.
- Updated TD with info for LDC Neighbourhood Planning webpage which was shared on Twitter (action from last minutes).
- CG now has access to Twitter/Facebook – 177 followers on FB and 31 on Twitter.
- GW drafted a content plan with ideas for future stories – currently looking at priorities.
- Need to revisit the objectives of the NP and vision statement: although agreed previously they should be broken down to bite-size, so planning to do 5 top points fairly frequently.
- Short video clips: Councillors who can create content should be publicising the best features (not just Meridian Centre and the coast road) – contrasting the entire area so residents can appreciate what they have.
- CG hoped Community House will be open in September and more can be done to engage residents to help push ideas forward.

5. Planning Consultant Update – Nancy Astley

- a) Masterplan: AECOM have provided a further 2 options with less housing on the site and car parking at ground level. Option 3.1 has around 185 housing units and 3.2 has 130 units, options also include Hoyle Road and industrial area. Only just received today so when JB returns they will be released to the Steering Group for consideration. A meeting will follow to decide which option should go out to consultation.

Timetable: proposal to ask community to consider one/two options and consult on the Masterplan over a 6 week period, review comments then form the policy on the Meridian site in draft format. Therefore if a planning application is submitted, LDC will have something to refer to. NA and JB hope for consultation middle/end September to finish end October, then collate responses and formalise draft viewpoints to LDC by middle November 2020.

- b) Design Codes – are technical aspects of the NP process covering quality of materials and other conditions. AECOM provide advice and with funding approved, can proceed with design standards for developments in the area. AECOM used a similar format on Newhaven Town Plan. NA confirmed south facing developments will incorporate solar panels and electric points but does not incorporate drainage (comes under building control) (apart from specific areas susceptible to flooding).

CG asked about improvements to the public realm – signage and street furniture using different materials on the coast road. It can be requested to standardise across the town however control may belong to the National Park or the County Council. Similarly street furniture– traditional, contemporary, and certain materials (metal should be avoided as erodes due to salty air and climate). There is a manual published by the Government for the public realm and NA would obtain a copy – also send the Steering Group some documentation about designing public realm.

ACTION NA

It was noted signage to the new town centre, plus tourist attractions on the coast and national park need to be improved.

- c) Discussion took place on the Green Grant due to be launched in September for private citizens, private land owners and landlords improving efficiency through insulation, windows, solar panels and boilers – this included Council-owned buildings therefore consideration should be given as a large percentage of the cost can be recouped from the Government. This grant should be publicised and landlords encouraged to participate.
- d) Dr Earthy confirmed he prepared a 12-page energy strategy ideas document for NA to summarise on the community energy scheme. Also spoken to Cllr D Seabrook who was working on a low carbon strategy but was concerned their work could be duplicated. He suggested an energy audit of all Council buildings and formation of a sub-committee for Peacehaven/Telscombe to take the energy plan forward. Regarding the Joint Climate Change Working Group - PTC was not operating as efficiently as it could however Telscombe was better so rather than split into another energy group, it should stay within the JCCWG with members who have more knowledge. M Earthy has authority from both town councils and proposed he join the working group.
- e) An Environmental Assessment will consider a range of habitat, including trees, wild flowers, biodiversity and form the Sustainability Report to measure the plan annually. It is a technical piece of work: AECOM will write it. UoB students also completed environmental reports and they will be analysed to extract key research.
- f) NA explained the Sustainability Report would include the environmental assessment - other aspects will be included in one report. Part of this will be done post-referendum but the research must be done before. Will be an ongoing, living report.

20.0 *Donovan left the meeting.*

- g) Housing numbers –
- no update from TD.
 - an e-mail from Natalie Sharpe last year confirmed up to that point, 40 houses delivered by major projects (but did not include the Webb site which was originally 31 houses but now being extended to 40) and doesn't included the Sussex Coaster site if approved.
 - Therefore around 80 – 90 units could come off the required 255.

- DP reported another 9 houses had been approved off Telscombe Road.
- LOC said developments of 6 and above are included in the figures but many are less than that. Residents will argue that multiple plots of 5 and below have taken place therefore the 255 can be achieved - specific numbers will be needed from LDC to forestall arguments which will be presented.
- NA explained the 600 windfall and the Steering Group may need to prove how many have been provided already - such proactive action will be ready for these arguments, proving they are working to ensure the best possible deal for Peacehaven and Telscombe.

Q&A

- h) The old Total garage site (8 or 9 housing units being built): NA said TD was going to check. Other developments need to be above 6 units to be included in the figures.
- i) Call for Sites: assessment started in Sept 2019 and finalised in Nov 19 as a full document of all the sites that LDC identified since 2010. It will now be published and a statement alongside it will explain Piddinghoe car park as one of the controversial sites identified as potential housing - the NP will allocate the required 255.
- j) The NP should include NHS services within Peacehaven and Telscombe — CB has done a lot of work on this. Steering Group must ensure the case is made for the Library and other free public services. Libraries had multiple purposes – training facilities to support IT and literacy. Workspace: options for formal and informal workspace to be included which tie in with better employment, housing and social prescribing rather than facilities being closed down. Not just shops in the town centre: a holistic approach with a link out to Centenary Park/Gateway café.
- k) NA said the latest options masterplan supported this due to the extended area and connectivity with Hoyle Road. Professional displays in Community House and perhaps a marquee in Centenary Park will get information out to the public. LOC suggested displays in the Co-op store additionally.
- l) CG and DP are discussing the asset list and locating the various areas for protection.
- m) NW suggested asking the Co-op to add some small/medium working spaces above the new supermarket (like an enterprise centre). NA explained this was a 2 stage approach – when their plans/applications are submitted, comments will be invited. Employment/office space is in the masterplan, however the pressing need is to have the masterplan approved and consultations underway so LDC will consider it in any submissions for the Meridian site.
- n) IS reported discussions yesterday with HDD concerning car parking and an area for CTLA bus/disabled access needed near Community House – they appeared receptive and agreed to consider further. NA confirmed that developers do listen, as objections cause delay and can be easily incorporated into designs at this stage.
- o) Community House – the masterplan has moved the public sector building away from the Meridian Centre and the Town Council must decide whether the plan meets their vision. Early changes are recommended.

6. LDC Neighbourhood Officer update

TD was not present.

7. Next steps:

- a) Dates of next meetings: (second Thursday of the month)
Thursday 10 September, Thursday 8 October at 7.00pm.
- b) JB and NA will liaise to agree a timetable to proceed.

Meeting closed at 20.32 pm.