## Peacehaven & Telscombe Neighbourhood Plan

## Minutes Wed 6th June 2018

1. **Attendance**

|  |  |
| --- | --- |
| Steering Group |  Cathy Gallagher (Chair) |
|  |  Viv Carrick (Deputy Chair) |
|  |  Nancy Astley (Secretary) |
|  |  Christine Bowman |
|  |  Pat Bowman |
|  |  Alan Sargent |
|  |  Laurence O’Connor |
|  |  Neil Watts |
|  |  Peter Seed |
|  |   |
| Lewes DC | Thea Petts (Neighbourhood Officer) |
|  |  |
| Peacehaven TC | Cllr. Ann Harrison  |
| Peacehaven TC | Cllr. Dave Neave |
| Telscombe TC | Stella Newman |
|  |  |
| Residents | Liz Lee |
|  | Harley Bray |

1. **Apologies**

Apologies were received from Cllr. J. Wilkins, Cllr. C. Robinson & David Williams.

1. **Discuss action points and approve minutes of last meeting**

Thea explained that the Lower Hoddern Farm minutes were available but there may be some problems accessing them as Lewes District Council is transferring to a new computer system. Thea has provided a link and a copy of the minutes of Planning Meeting which Cathy will send out..

Neil had contacted Telscombe village to establish if they wanted a specific consultation evening with the “Futures” and to participate, but has received no response. Cllr. D. Neave said that Cllr. T. Armour supported a consultation evening in the village but nothing further had been arranged.

Cathy had been unable to get the consultation responses from the previous summer fayre that had been undertaken by Peacehaven Town Council.

***Action: Cllr Dave Neave said he would get the responses from the Town Manager and provide them to the steering group.***

Thea Petts explained that there was no third party right of appeal for Lower Hoddern Farm and could only challenge the process of the planning determination in the courts via a legal challenge, though this is now likely to be out of time.

Cathy had been trying to get maps from Peacehaven Town Council, but unfortunately they were having printer problems and could only be printed in black and white. Likewise Lewes DC were also having printer problems and kindly Thea had put together some maps for use, which were shared with the group.

Stella offered the use of Telscombe’s online mapping system.

Minutes were unanimously agreed as being an accurate record of the meeting on 2nd May 2018.

1. **Chairs Update**

Chair reported that the Housing Group had met and Peter Seed had undertaken some additional work around the SHELAAH.

Jon Dowty had provided a project note which will be part of the next meeting. Cathy gave those without Computer access a copy . Part of Jon’s note covered the implication of Lewes DC not meeting the 3 and 5 year housing supply target.

Thea explained that the shortfall of housing numbers and not meeting the housing supply figures meant that current Neighbourhood Plan housing policies would not be taken into consideration when making planning application determinations about housing for the time being, as the new legislation means planning applications for housing will now only be considered against the NPPF and other Lewes DC policies until housing supply is back on track. Unfortunately no real idea of when this will be but it is likely that housing targets will be reviewed as part of the Government Inspectors examination of the emerging Local Plan later on this year.

While this doesn’t directly affect the P & T neighbourhood plan at his point, it may be worth taking into consideration when drafting policies as it may mean that speculative development is more likely.

Nancy reported that the Housing Group had met and already discussed some of the implications about the housing supply not being met and how the Neighbourhood Plan may cope with it. The Housing group had come to the conclusion that at this stage we should continue to plan for additional housing in particular around the Meridian Centre and also around the Peacehaven Heights area even though this was outside the built up boundary. Thea agreed that building the other side of the boundary may be possible if it could be justified.

Viv reported that he had provided Claire with a business list, thinking about having an electronic business survey or way for businesses to be included in the consultation.

 PCS through the Youth Mayor are becoming involved in the NHP and rather than use paper forms they are to be encouraged to use online Survey.

 ACTION Claire and Cathy to pursue

1. **Budget Update**

Original £7000 funding from Locality has been spent with consultants O’Neill Homer for work already undertaken on neighbourhood plan but this money does include a one day workshop/meeting arrangement with the Co-op to take forward the proposals for the Meridian Centre. ACTION Meeting with Co-op to be arranged by Cathy

There is £5000 from Peacehaven Council available and potentially £2500 from Telscombe Council (2/3 – 1/3 ratio) and the group could apply for further funding from Locality but this is for technical advisers rather than general assistance which is needed now.

 Action Stella and Claire. To arrange invoice and transfer of £2,500 to PTC and in order to free up the further £2,500 allocated by TTC , Claire will need to arrange for PTC to allocate a further £5,000

1. **Housing Group**

Peter has already started to identify sites and we could take forward with the “call for sites”. A form had been placed on our website for people to use, but the form really need to be signed off by both town councils so would be going to Peacehaven Town Council on the 17th June and then to Telscombe Town Council towards the end of June, probably through planning committee.

Peter Seed asked about existing planning policy PT19 & PT20 of the saved policies and whether they would be replaced in the emerging plan.

***Thea to look at whether policies have been replaced in the emerging plan.***

 Cllr. D. Neave agreed to undertake the land registry searches once the sites are identified including those around the Meridian Centre.

***Housing Group to establish a further meeting to look at potential sites in the SHELAAH.***

1. **Meridian Site past and present.**

Photographic presentation by Harley showing the history of the Meridian Centre since the early 1980’s. Group discussed the businesses that were located at the Meridian, its early role and how it never had reached its full potential.

Discussion regarding the potential of the Meridian Centre and ways that the SG could proceed. Initially meeting with Coop Representative and Consultants.

1. **Survey Findings**

So far Future 1 had 20 votes, Future 2 had 80 votes and Future 3 had 56 votes, however around 25 responses had been received electronically which had not be taken into account at this stage and many of these had voted for Future 3. So it was split between Future 2 & 3.

People thought the greatest concerns for the future development of the area, was the increase in traffic, over-subscribed doctors and local amenities.

Most people wanted more 2-3 bed houses with low cost and socially rented also being high on the list.

Predominantly people wanted to keep the area low rise.

With regard to business, people wanted to see more shops in the area with more light industrial space, offices and market stalls also high on the list.

With regard to the environment people voted overwhelmingly for development of walking routes and better bridleways. Parks and the undercliff/beach were also important.

Further analysis and presentation of findings to follow**.**

1. **AOB**

Thea suggested contacting Alma at SDNPA to discuss taking walking routes forward.

Cathy suggested the various groups should get together before the next meeting to look at their specific topics including existing walking,cycling routes. Action Sue Griffiths to arrange

Thea also said she had met with someone from CCG and Chris Bowman agreed it would be good to arrange a meeting with Health Professionals . Action Chris to arrange

After Meeting Cathy agreed to meet with Viv to progress Business Data Base.

 Action Cathy and Viv to arrange

1. **Date of next meeting.**

Wed 4th July at 7pm.