

## PEACEHAVEN AND TELSCOMBE NP STEERING GROUP MEETING

Thursday 14 May 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)	PTC Councillor Rep
Cllr I Sharkey (IS)	PTC Councillor Rep
T Allen (TA)	Town Clerk PTC
T Davis (TD) (part)	LDC Neighbourhood Plan Officer
Cllr D Judd (DJ)	TTC Councillor Rep
Cllr D Seabrook (DS)	PTC Councillor
S Newman (SN)	Town Clerk TTC
N Watts (NW)	Steering Group
C & P Bowman	Steering Group
J Boot (JB)	Consultant
R Brown (RB)	Communications
Dr M Berg	
M Gatti	
R White	
Dr M Earchy	
K Roger-Jones	
T Perris	
G White	
N Astley	

## MINUTES

### 1. Welcome and Introductions

CG welcomed everyone to the meeting and introduced the interested parties: Dr Maureen Berg (ecologist Telscombe Cliffs resident), Tony Perris (land owner), Dr Mark Earchy (community/sustainable energy), George White (Peacehaven resident , communications/ website/social media etc), Kingsley Roger-Jones (Clifford Dann), Mike Gatti (Peacehaven Focus Group), Nancy Astley (Planning Professional). Jim Boot introduced himself as a project manager/advisor for the Neighbourhood Plan, and Rachel Brown acting as secretary. Apologies received from Gaston Mallia (GM).Cllr Christine Robinson (TTC)

### 2. Minutes of 9 April meeting and actions

The minutes had been circulated and were agreed as a true record. CG reminded attendees about commercial sensitivity and confidentiality relating to issues discussed in the meeting.

#### Actions:

- JB reported a meeting held on 30 April with the Co-op following the Master-planning workshop - notes to be circulated to the Steering Group.
- Communications: GM has updated the Steering Group website and written a blog. Activity also on the Twitter and Facebook accounts.
- Most of the other actions were covered on the current agenda.

### 3. Chair Update

Finances: CG updated the meeting regarding a change to the Committee of 6 who have voting rights. Change has been made in line with Terms of Reference. Ann Harrison was withdrawn due to personal reasons and David Judd has agreed to stand. A decision was endorsed relating to work GM would undertake going forward - some estimates have been agreed and details will be forwarded to both Town Clerks. If further funding from Locality is needed, JB will provide guidance.

*7.19pm Thea Davis (LDC) joined the meeting.*

#### 4. Local Green Spaces

- Protecting green spaces – Dr Berg gave a slide presentation providing biodiversity and habitats data obtained from other available sources. Statutory designations were outlined, green spaces and priority habitat within chalk grassland identified. TD stated any NP would be subject to a Habitat Regulation Assessment (HRA) - screening already done shows the NP is unlikely to have an effect on the habitat and that information would be sent to CG. ***ACTION: TD to send details on the screening done to date to CG.***
- Cycle routes – a decision needed on which green spaces to keep for this purpose. The linkways around Peacehaven to be mapped as there is now funding available from the government for cycle routes.
- N Watts reported a comment on Facebook asking why Peacehaven did not have a cemetery. TA responded that the Council do not have a duty to provide one and there was no land for it (most authorities moving towards crematoria for this reason). SN confirmed no-one had ever enquired about scattering ashes in the memory garden at Telscombe. Howard Peace Park: plaques and memorial benches are encouraged (DS said no enquiries about scattering ashes either) – currently considering options as space will soon run out (proposals to be announced). N Astley stated Telscombe Village had its own churchyard and although the graveyard is full, the church could be approached to expand the ground nearby – however a cemetery would not form part of a NP anyway.
- JB noted this work did not include elements of tranquillity and wellbeing to designate green space for protection - a Green Space Assessment toolkit is being used for this purpose. All the designated green spaces will be noted on the proposals map alongside development sites, as well as sites of heritage or historical interest. Designated green spaces had similar status to green belt.

#### 5. Consultant J Boot update

- A Zoom workshop and presentation from AECOM was held on 23 April where Steering Group members discussed their aspirations for the new 'town centre' in conjunction with ideas for a reconfigured 'high street'. Features such as interconnecting the outlying areas to encourage people to walk and cycle were presented. Parking availability was drastically reduced to stimulate discussion, taking away the surface car parking for recreational use or market. One hundred dwellings were incorporated as well as the supermarket – 4 storeys high with parking above the shopping area (managed parking to prevent vandalism and anti-social behaviour). A report had been produced which would be available shortly. It was agreed serviced offices, high-tec office space or a tech hub should be included where possible to encourage media businesses and reduce traffic on the coast road, however such detail had yet to be defined. M Earthey asked whether provision of solar panels on the roof space had been considered.

*7.56 the meeting was suspended for the weekly clap for carers*

*8.05 the meeting resumed.*

A meeting with the Planning Manager from Co-op and another senior manager indicated a development partner had been identified but no further details could be released at the present time. However, their intention was to sell the site completely but remain a leaseholder for the supermarket and funeral business.

The AECOM presentation was only an initial concept and a follow-up workshop with LDC, ESCC and other stakeholders would be held - several councillors had requested some local authority/low cost accommodation be incorporated.

- Green roofs and renewable energy – JB confirmed that an opportunity for solar panels had been identified and solar energy requirements through a policy or design guideline could be made throughout the master plan. Green roofs (to mitigate run-off): TD stated they were very expensive and developers were resistant however that option could be recommended. A separate meeting should be held to discuss green elements in further detail.
- Valley Road: T Perris confirmed St Modwen have no intention of further development - their intention is asset disposal to a third party. However private landowners are putting development proposals together and some building is taking place at present within the woodland area. A designated area is still available for development and feedback from planners is awaited before fine-tuning proposals (about 10 acres bordered by Valley Road, Telscombe Road, Downs Walk, Roderick Avenue North).
- Hoyle Road site, recommended for industrial development since the 1970s – still has potential but it does adjoin a residential area; there was still a question mark over its future.
- University of Brighton – a presentation from UoB students on their assessment was scheduled for 4 June. Different groups are analysing elements such as retail, town centre, transport and downland fringe (linking up with national park). The recent lockdown had prevented site visits but hopefully they will have been able to do some work in the interim.
- A date for the follow-up stakeholder event (another Zoom meeting) to be agreed – probably beginning of June. JB and TD to liaise over invitees. Anyone wishing to attend to advise CG via e-mail - also the area of interest so that sub-groups could be co-ordinated. **ACTION: JB/TD to co-ordinate invitation list**

## 6. LDC Neighbourhood Planning Update

TD outlined the purpose of a Housing Needs Assessment (relating to future council housing, although the construction could be delegated to a housing association) – which needs to be discussed further. Affordable, social housing under NPPF can be explored by looking at census data and other statistics - a plan for the community is required to have more control over the type of housing built and deter developers at the formal consultation stages. Therefore, she will be working on that over the next few months. The HNA is required for the Examiner to ensure it is being considered. **ACTION TD**

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

Thursday 11 June, Thursday 9 July, Thursday 13 August at 7.00pm.

## 8. Any Other Business

- a) Call for sites: M Gatti stated this information was requested previously but an answer was never given. Following discussion it was agreed JB, CG and TD to liaise regarding a draft of the survey being brought to the next meeting. **ACTION: JB/CG and TD to liaise**
- b) CG outlined the need to disseminate information from the public consultation (not everyone has on-line availability and cannot rely solely on Facebook), something about the NP should go to every household and she hoped G White may be able to assist. JB agreed that publicity is one of the biggest challenges with any NP – leaflet drops, banners around the town, as well as social media. The Housing Needs Assessment should also go to every household as an opportunity for communication: there was a need to engage residents for the purposes of the referendum.

Meeting closed at 8.48pm.