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Peacehaven and Telscombe Neighbourhood Plan Steering Group

NEWSLETTER - APRIL 2021

A Layman's Guide to a Neighbourhood Development Plan

What is a Neighbourhood Development Plan?

Neighbourhood Planning is designed to provide a powerful set of tools to help local communities get the right types of development in the right place. Once a Neighbourhood Plan is adopted (via a local referendum), the local planning policies contained within it are given weight by the Local Planning Authority when making planning decisions. So when a planning application is presented for decision, the developer will have to follow the Neighbourhood Plan guidelines regarding the type of housing they can build and what materials they can use.



The policies the Neighbourhood Plan Steering Group are currently developing, are for a Plan period until 2030, and all the strategies are required to be in general conformity with local planning guidelines set out by Lewes District Council (LDC), East Sussex County Council (ESCC) and the South Downs National Park (SDNP) Authority. In addition, the Neighbourhood Development Plan must also comply with National Policy set out by Government.

[Read more on our website here](#)

What's happening now?

In early 2021 two surveys were carried out, with a leaflet going to every home asking for residents' views. The first survey was the Masterplan consultation - not a design to be built, but a vision of what the new town centre could be. That survey closed at the end of January 2021 and the results were published in April. The statement issued by the Steering Group following that survey is shown here.

[See the Masterplan vision here](#)

The second survey was issued by HDD - the Co-

A STATEMENT FROM

PEACEHAVEN AND TELSCOMBE NEIGHBOURHOOD DEVELOPMENT STEERING GROUP

THE PROPOSED PLANS FOR THE MERIDIAN CENTRE PRESENTED BY HDD

[Preferred developer for the COOP.]

The Steering Group welcomed an early opportunity to discuss the Meridian Site with HDD.

We advised HDD that their plans did not fulfil the Vision for the Neighbourhood Development Plan (NDP) or the views of residents expressed in the Masterplanning Survey or earlier Surveys. We emphasised that this was **an opportunity to develop a vibrant Town Centre** to be used by all age groups, an opportunity to create a centre to encourage local people to use the facilities throughout the day and evening..

A true destination with a greater number of retail units, a library, café's and restaurants, improved community space, public realm, public transport, cycle paths with walkways and green infrastructure improvements. A housing mix reflecting and meeting local needs for affordable housing for all ages.

op's developers with a suggested design for the replacement Meridian Centre. At the time of writing, we don't have the published results of that survey.

Whilst much of the focus has been on the Meridian Centre site, it is important to remember that the Neighbourhood Development Plan encompasses the entire area, from the downland fringe to the clifftop - and green spaces as well as housing.

A sustainable Town Centre reducing local dependence on the A259.

We have given our views to HDD but they want yours. **Please do the survey** and encourage others to do so. The views of the young count as this is a redevelopment which will affect them for the next 50 years plus.

<http://www.hddmeridiancentre.co.uk/>

Neighbourhood Development Plan Steering Group Website

<http://www.peacehaven-telscombe-neighbourhood-plan-steering-group.co.uk>

Next Steps

Following the results of the first survey issued by the Steering Group, the Neighbourhood Plan is now being drafted to include all of the various reports that have been commissioned so far. All the policies in the plan need to be evidenced and must conform to Government guidelines.

The Neighbourhood Plan will eventually go to a Referendum where residents will be able to vote on the proposals.

WHO ARE THE STEERING GROUP?

Cathy Gallagher
Laurence O'Connor
Neil Watts
Ron White
David Judd
Maureen Berg
Chris Bowman
Pat Bowman
G White

In addition to the Steering Group, there are several small groups focussing on one element of the plan, such as Communications, Green Spaces, Housing, etc.

Official notification from Peacehaven & Telscombe Neighbourhood Plan Steering Group | [Website](#)

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