

**Peacehaven and Telscombe Neighbourhood Plan  
Steering Group Meeting  
12<sup>th</sup> August 2021 at 7pm via Zoom**

**IN ATTENDANCE:**

C Gallagher (CG)	Chairman
L O'Connor (LOC)	Vice Chair
C & P Bowman (C/PB)	Steering Group Committee
N Watts (NW)	Steering Group Committee
G White (GW)	Steering Group Committee
R White (RW)	Steering Group Committee

**TOWN COUNCILLORS:**

Cllr I Sharkey (IS)  
Cllr D Judd (DJ)  
Cllr D Paul (DP)  
Cllr D Seabrook (DS)  
Cllr K Sanderson (KS)  
Cllr A Milliner (AM)  
Cllr A Goble (AG)

T Allen (TA)	Peacehaven Town Clerk
J Boot (JB)	Planning Consultant
N Astley (NA)	Planning Consultant
M Gatti (MG)	Peacehaven Focus Group
S Newman (SN) (part)	Telscombe Town Clerk

**1. Introductions**

No introductions were necessary.

**2. Apologies**

Received from Cllr Robinson, Cllr Simmonds, M Edser, R Brown, K Bray.

**3. Notes of meeting of 8<sup>th</sup> July 2021**

item 4i): P Bowman suggested correction to read 'invited to attend'. With that amendment, the minutes of the meeting of 8 July were agreed as a true record.

**4. Chair's Update**

- Both Town Councils have been working to improve outside areas:
  - PTC conducted a travel survey and results will be published later.
  - TTC are preparing management plans for the Tye, Chatsworth Park and the Copse
  - Accessibility and Ecology reports commissioned and tree survey at TTC.
- Face to face workshops have not been possible, but September Steering Group meeting may be in person.
- Budgets to be reviewed.
- Hard copies of AECOM reports and design guides to be printed, also professional graphics are needed for the Draft NDP.
- Working to complete the spreadsheets for Local Greenspaces , for the evidence gathering tomorrow at Telscombe Civic Centre with NA, Peter Seed and others. Anyone else welcome.
- GW has been working on articles for publications and the website: Peacehaven Directory have included information. GW confirmed that reports on the Green Spaces have been featured recently on social media and will be covered next by Peacehaven Directory and PTC E-News. Updated vision is now on the website.

**5. Update from N Astley**

- a) NA advised the Open Spaces is part of a wider chapter relating to biodiversity and sports facilities – there will be more to add on drainage, flood and coastal management and other references to open spaces. Protection of some formal recreational spaces and parks was being worked on with evidence gathered to support .

- b) CG presented a matrix at both Town Councils categorising these areas although some small plots at the end of avenues have not yet been included. KS assisted with the audit of facilities in each park. This data is now being refined to include connectivity of green spaces and other issues raised by UoB reports; Dr Berg will then assist with the ecological aspects.
- c) RW suggested featuring the Meridian Line connection between green spaces, also signage..
- d) DS proposed including the mature trees and planting (also an apple tree) which should be protected in the shopping centre area.
- e) Air Pollution: NA confirmed studies show this is not a problem currently (although it is in Newhaven and Rottingdean and anything done in Peacehaven and TC relating to traffic generation could have an effect) however this element was designed to make people think about reducing air pollution, especially construction traffic and freight movements. LOC asked if there was an air pollution issue at the traffic lights in Telscombe Cliffs Way? NA confirmed LDC information suggested nothing alarming at present although RW felt it was mainly at peak times but depending on the wind direction, may be worse than previously thought - further evaluation may be needed as levels of congestion are increasing. MG asked when the tubes on the South Coast Road that detect the readings were last checked - NA felt the annual statistics used could be out of date. CG confirmed UoB are continuing to monitor air pollution in various area.
- f) Housing Needs Assessment (HNA) arrived yesterday (100 pages so not yet fully evaluated) however NA summarised what she had read so far:
  - Between 2011 – 2020 the average price of a property rose by £100,000 in the NP area.
  - An average income of between £35,000 -£40,000 was required to get on the housing ladder
  - There is a big gap between the average salary and what is needed to buy a home.
  - Private sector rentals are out of range for most incomes.
  - Much of the housing stock in Peacehaven and TC is not suitable to meet current requirements.
  - 40% of the housing stock is bungalows on larger plots which have fewer rooms than houses but have become family homes .Extensions and overcrowding as young people remain at home.
  - Population is rising by about 100 households per annum whilst only completing an average of 37 new housing units per annum (the gap is in supply to demand is getting wider).
  - The HNA evidence can be used to support the housing chapters drafted previously.
  - This document will be sent to LDC for their feedback.
  - CG suggested the HNA should not be circulated to a wider audience until the SG have had chance to digest it. (NA has sent a copy to Leigh Palmer LDC)

A separate meeting to discuss the HNA may be required as other issues were raised over affordable housing/private rentals and a decision made on where the emphasis should be in the NP. CG observed the author was surprised at the ratio of bungalows when writing the HNA – indeed she went back to check the figures.

Smaller houses: NA confirmed 1-bed units are now coming into the affordable rental or part rent/part buy options, but only just started and there is a backlog of need. Affordable one-beds require 15 new units per annum to meet the need however only about 3 or 4 per annum are becoming available.

The HNA also highlights a shortage of 4 and 5 bed units (many existing have been sub-divided into 2-bed properties) so many larger families on waiting lists. The report suggests priority for 4 and 5 bed properties required for extended families. However, smaller 1-bed units are easier to deliver so decisions needed as to what goes into the NP.

Assisted living: nursing/care homes are not included in the evidence base however provision for elderly accommodation/supported housing is required - often only 1-bed units are needed for the 65+ age group so this needs to be addressed. DS said he spoke to several of the new Churchill residents and most have moved from London or Croydon and are not affordable for local people (about 12 empty flats at Churchill currently). RW said Social Services confirmed about 350 units for elderly/sheltered housing across Peacehaven and TC which is above the national average yet one of the lowest rates (7%) of affordable housing (below 50% of the county market rate).

## 6. Update from J Boot

- a) JB observed the delivery of the HNA was an important step which included more up to date population figures.

- b) UoB reports received and available for distribution although JB felt some editing may be required before loading onto the website.
- c) Asking Locality to do a healthcheck: useful to have a second set of eyes on the draft NP. TA stated this will be done when the NP reaches a stage that JB and NA advise go ahead.
- d) JB used a presentation to update the meeting on green spaces (Sustainable Urbanisation in Coastal Communities) summarising the 3 UoB studies done:
  - Access to natural green spaces (an example shown at Chalkers Rise which was poor)
  - Climate change and green energy (suggestion to commission a Local Climate Impact Profile Report and a mini climate assembly for local residents after the NP has been published)
  - Wildlife habitats and connectivity (especially wildflower verges and retaining natural landscaping and boundary treatments)

JB talked through the reports identifying opportunities and recommendations, noting CIL can be spent on green infrastructure. JB to share his presentation with SG members. **ACTION: JB**  
 DS observed that cyclists should be discouraged from using the clifftop due to erosion, also noting other recent initiatives and improvements including funding bids for tree planting.

## 7. Q&A

- a) MG asked for an update on the Meridian Centre redevelopment as residents had been asking. TA responded that HDD asked the Town Council to accredit their plans but they were unable to do so as in no way did it reflect what the public and Town Council wanted. If HDD proceed to request planning permission, the Council will re-engage as a consultee. It was not known what the latest situation was and LOC did not know whether HDD intended to submit an application. CG added there was a lot of uncertainty due to Government planning changes; LOC commented that LDC has opposed those changes to Planning Bill, stating the current system is not fit for purpose.
- b) NA added that the Government are required to deliver 300,000 houses per year and are pushing developers to commence work quickly however the practicalities of this were outlined showing that it could take longer.
- c) M Edser is moving on from PTC to ESCC working in Transport - could be a useful future contact as someone who understands the issues with the one road in/out that Peacehaven and TC deal with everyday..
- d) CG proposed using funding for graphic design and high-quality photos to illustrate and improve the NP as it would be an Archive document, part of the Towns history.
- e) Some face-to-face PR work is needed to educate the public who still don't understand what the NP is - so perhaps another leaflet will be needed.
- f) Welcome Back fund: Peacehaven received around £11,500 and TC about £5,500 to encourage opening up the area after Covid – this may fund some outdoors exhibiting to achieve the public engagement needed.
- g) NW suggested approaching BBC Radio Sussex to publicise the consultation: CG agreed that with GW's help, some professional looking literature could be created. IS stated Seahaven FM will promote local events. CG agreed all media should be used, but must be professional. GW said once the content had been agreed, some briefings could be done to properly prepare for media interviews.
- h) ZoneZine (Kempton to Newhaven area) GW confirmed this site promoted local community events and information - he was using it to publicise the green spaces work and NP.
- i) RW suggested making better use of the schools; also some story boards would be useful to move around using GP surgeries, pharmacies and the library for those who don't have internet access. Additionally, documents using simple language with graphics was the way forward for those with limited literacy skills.

## 8. Next Steering Group meeting:

Next meeting 9<sup>th</sup> September at 7pm, possibly in-person. To be confirmed.

Meeting closed at 8.45pm.