

A new centre for Peacehaven

Masterplan Consultation Statement

Consultation undertaken December 2020 and January 2021

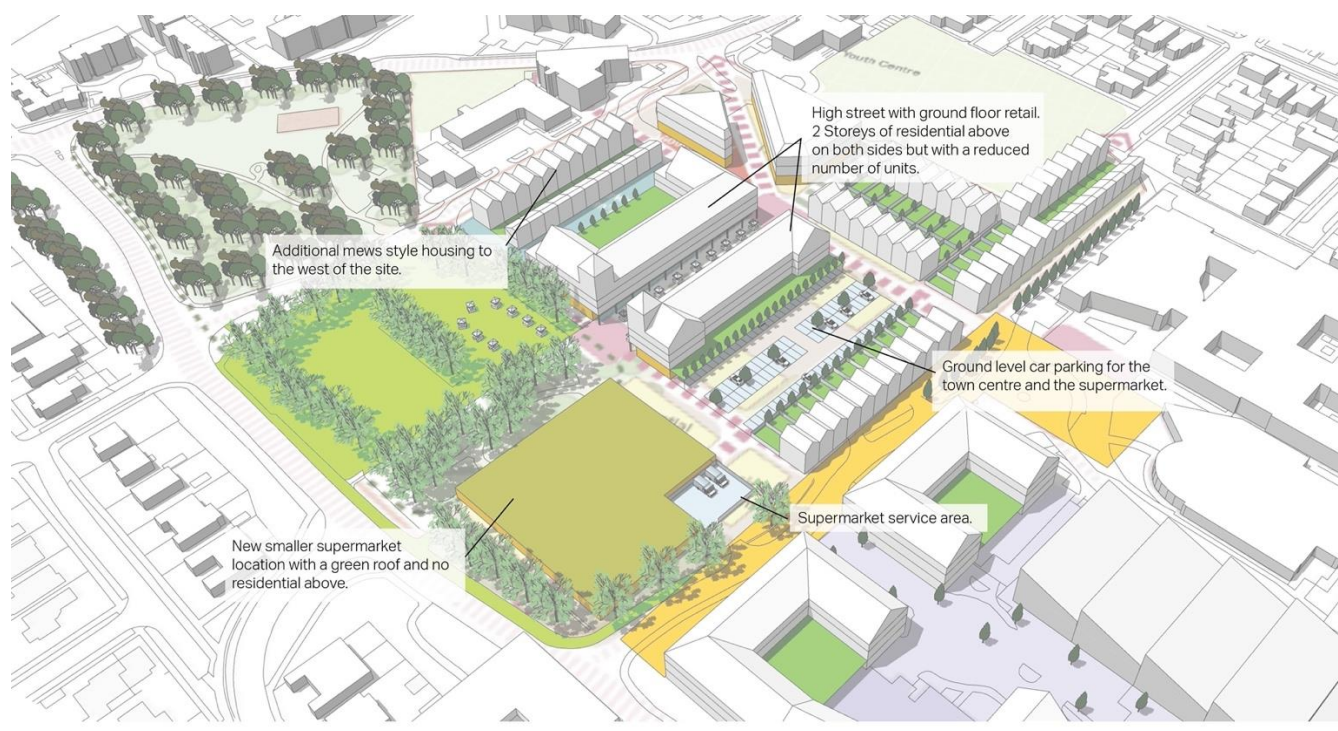


Figure 1: 3D aerial view of the town council's preferred Option 3.2

Report and analysis undertaken by Jim Boot MSc, Community Planner and Nicholas Tod, Data Analyst, March 2021

A New Centre for Peacehaven – Analysis

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Background

Over the winter of 2020-21 residents of Peacehaven and Telscombe (including East Saltdean) were asked their views on a Masterplan for the redevelopment of the Centre of Peacehaven including the Meridian Centre. The Masterplan was commissioned by Locality on behalf of Peacehaven and Telscombe Neighbourhood Plan Steering Group Committee, and was drawn up by an Urban Design Team from international civil engineering and planning consultants AECOM. The Masterplan is provided at no cost to the two councils as it is funded by the Government as part of its technical support package for Neighbourhood Plans across England.

Despite the pandemic, great efforts were made to consult residents on their views on the Masterplan. This was a very challenging period as the second national lockdown was only briefly paused on 2nd December 2020, Lewes district then went into Tier 3 over Christmas and a third lockdown started on 5th January. The planned socially distanced ‘surgery’ style events (with pre-booking) that were planned, weren’t able to go ahead. However, a four-page summary of the preferred option (3.2) Masterplan was drawn up with a response form and delivered to every home in Peacehaven and Telscombe (including East Saltdean).

Articles on the Masterplan featured on social media (Facebook and Twitter), in the local press and newsletters (electronic and paper) and the full plan was made available on the two town councils’ and steering group’s websites. All of these had links to an online survey as well as the paper responses on the leaflet. A steering group meeting was held in public that many interested residents and other stakeholders including developers attended.

With a combined population of 21,544 (Peacehaven 14,067 and Telscombe 7,477), the 844 responses, while significant, equate to approximately 4% of the population. There were 223 paper responses (62 from Telscombe and Saltdean and 161 from Peacehaven). There were a further 621 online survey responses. Together these generated 2327 separate pieces of data to be analysed, so give a real insight into residents’ views. A challenge for the analysis is that the paper and online surveys were slightly different (due to constraints with the online survey tool), but where possible we have tried to combine the two sets of results.

Overleaf is the preferred Peacehaven Centre Masterplan Vision (3.2) that residents and stakeholders were asked to comment on. The table that follows (Figure 3) sets out the number of homes and the amount of commercial space including apartments, town houses and terraced homes, car parking, a new supermarket with “green roof”, potential new location for the community centre and library.

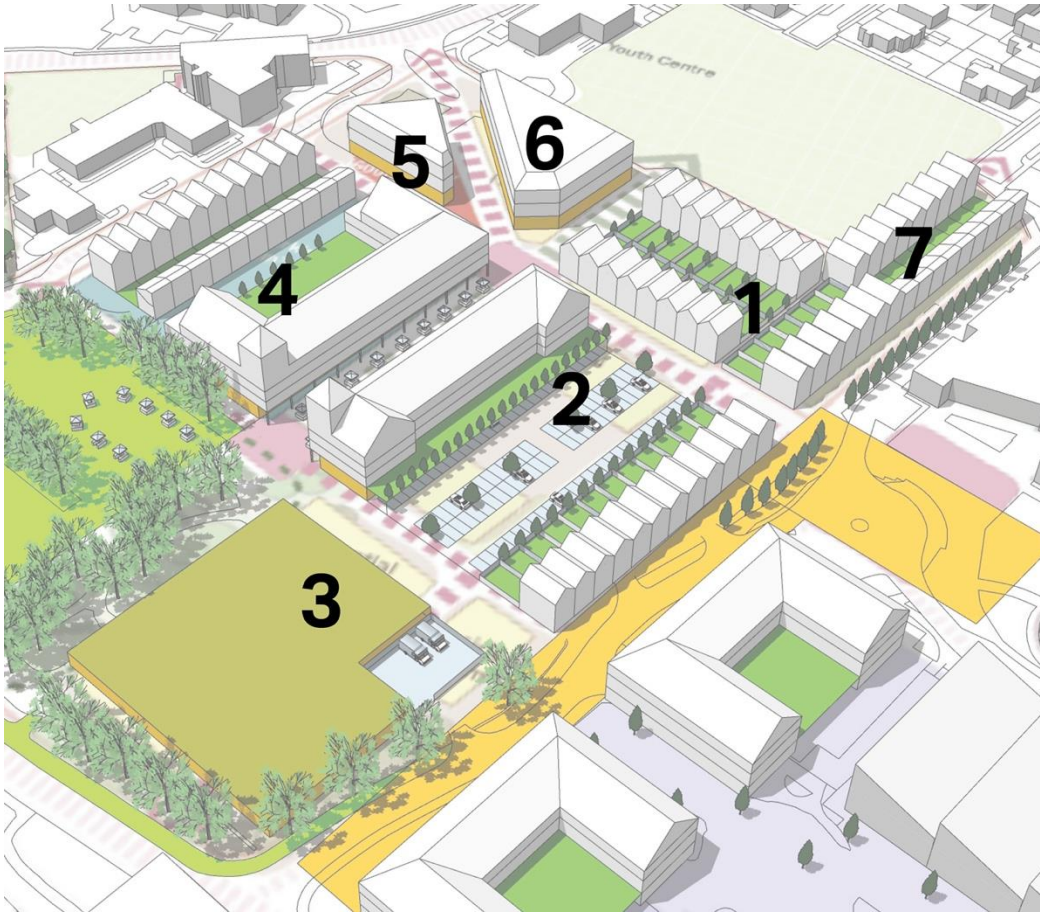


Figure 2: Preferred Masterplan Option 3.2

No. of building	Commerical		Communtiy	Residential- Flats		Residential- House	
	Floor area (sqmt)	No. of units	Floor area (sqmt)	Floor area (sqmt)	No. of units	Floor area (sqmt)	No. on units
1	0	0	0	0	0	2530.00	23
2	766.85	12	0	1886.50	34	1310.00	12
3	2485.12	1	0	0	0	0	0
4	766.85	12	0	1886.50	34	1200.00	11
5	0	0	1007.78	0	0	0	0
6	0	0	3031.11	0	0	0	0
7	0	0	0	0	0	670.00	9
Total	4018.82	25	4038.89	3773.00	68	5710.00	55

Figure 3: Table showing number of units and floor area for each development block in Option 3.2

Headlines

While the majority of respondents agreed with the proposed new pedestrian streets and squares for the new centre, a majority disagreed with the Masterplan overall. From an analysis of the comments made in response to the question “What other comments would you like to make ... about the Masterplan” it appears that:

- 204 respondents were concerned over the impact on roads and traffic, particularly the A259;
- 167 were opposed to more housing particularly its impact on infrastructure;
- 156 wanted more retail particularly smaller shops;
- 136 were concerned about the impact on GPs and Dentists;
- 126 respondents wrote about the proposals to reduce the size of the current Co-op supermarket and of these 39 wanted to retain a large (or larger supermarket) for the weekly shop and 87 wanted a new provider or competition for the Co-op;
- 77 respondents wanted the community centre library retained or enhanced;
- 62 respondents wanted to see a greater hospitality offer including cafes and restaurants.

Policy makers and developers are particularly recommended to read the analysis towards the end of this report (pages 16-25) to get a clearer picture of residents’ views.

Question 1 - Which of the following commercial spaces would you like to see in the new centre?

This was a ranking questions, with rankings from 1 – 6 being used in both the online and paper survey's. The online survey used a standard weighting system to calculate the ranks. We applied the same weighting system to the paper survey. We then combined the two surveys. The rankings are shown in the table below:

Online Survey	Paper Survey	Combined Results
1 st – Supermarket	1 st – Supermarket	1st – Supermarket
2 nd – Shops	2 nd – Shops	2nd – Shops
3 rd – Cafes	3 rd – Cafes	3rd – Cafes
4 th – Restaurants	4 th – Street Market	4th – Street Market
5 th – Street Market	5 th – Restaurants	5th – Restaurants
6 th – Pubs / Bars	6 th – Pubs / Bars	6th – Pubs / Bars

Figure 4: Table showing responses to question 1: Which of the following commercial spaces would you like to see in the new centre?

The combined results are shown graphically below:

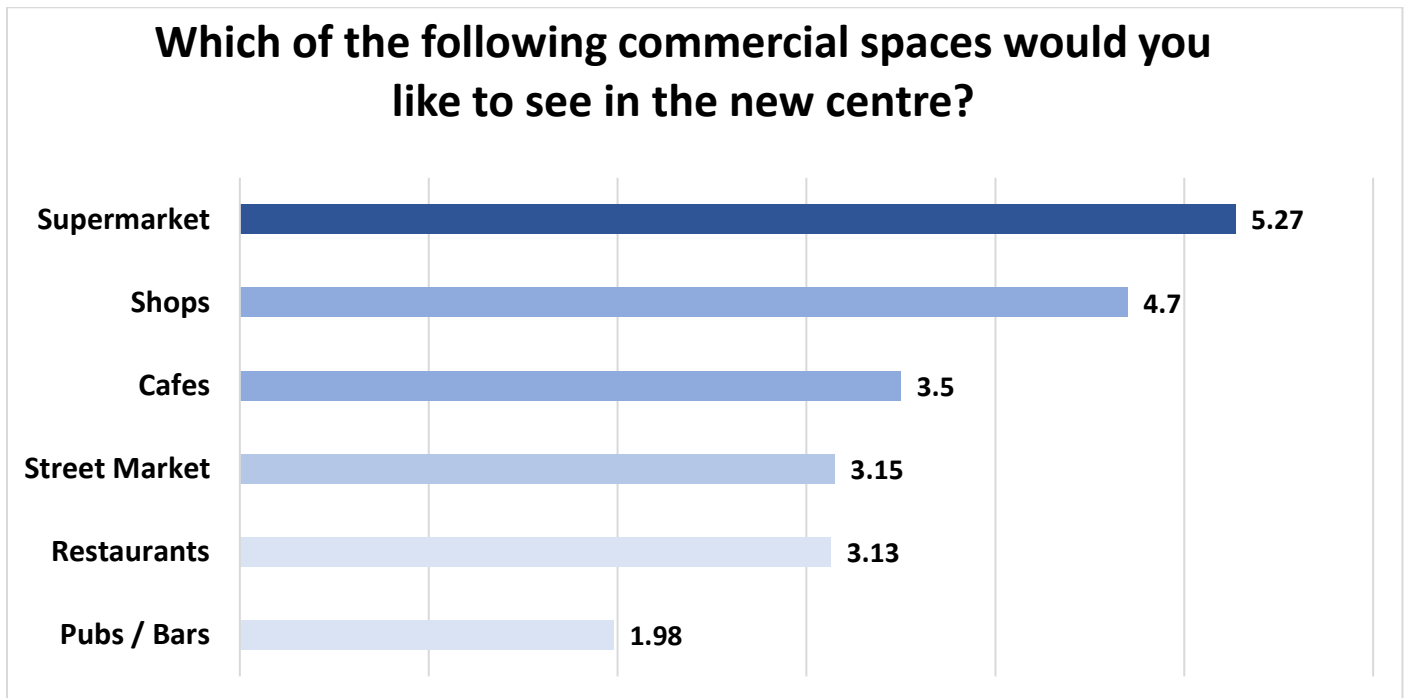


Figure 5: Chart showing responses to question 1 Which of the following commercial spaces would you like to see in the new centre?

The responses show that residents ranked a super market highest, then shops, then cafes and almost equally a street market and restaurants. They were less supportive of pubs and bars and

anecdotally this might be down to concerns about anti-social behaviour or competition with the existing pubs and bars along the A259.

Question 2 - Do you agree with the proposed new pedestrian streets and squares for the new centre?

The paper survey response shows how many chose which option and is useful to analyse.

Strongly Disagree	42
Neither	86
Strongly Agree	92

Figure 6: Table showing paper survey responses Question 2 Do you agree with the proposed new pedestrian streets and squares?

This can also be shown as follows:

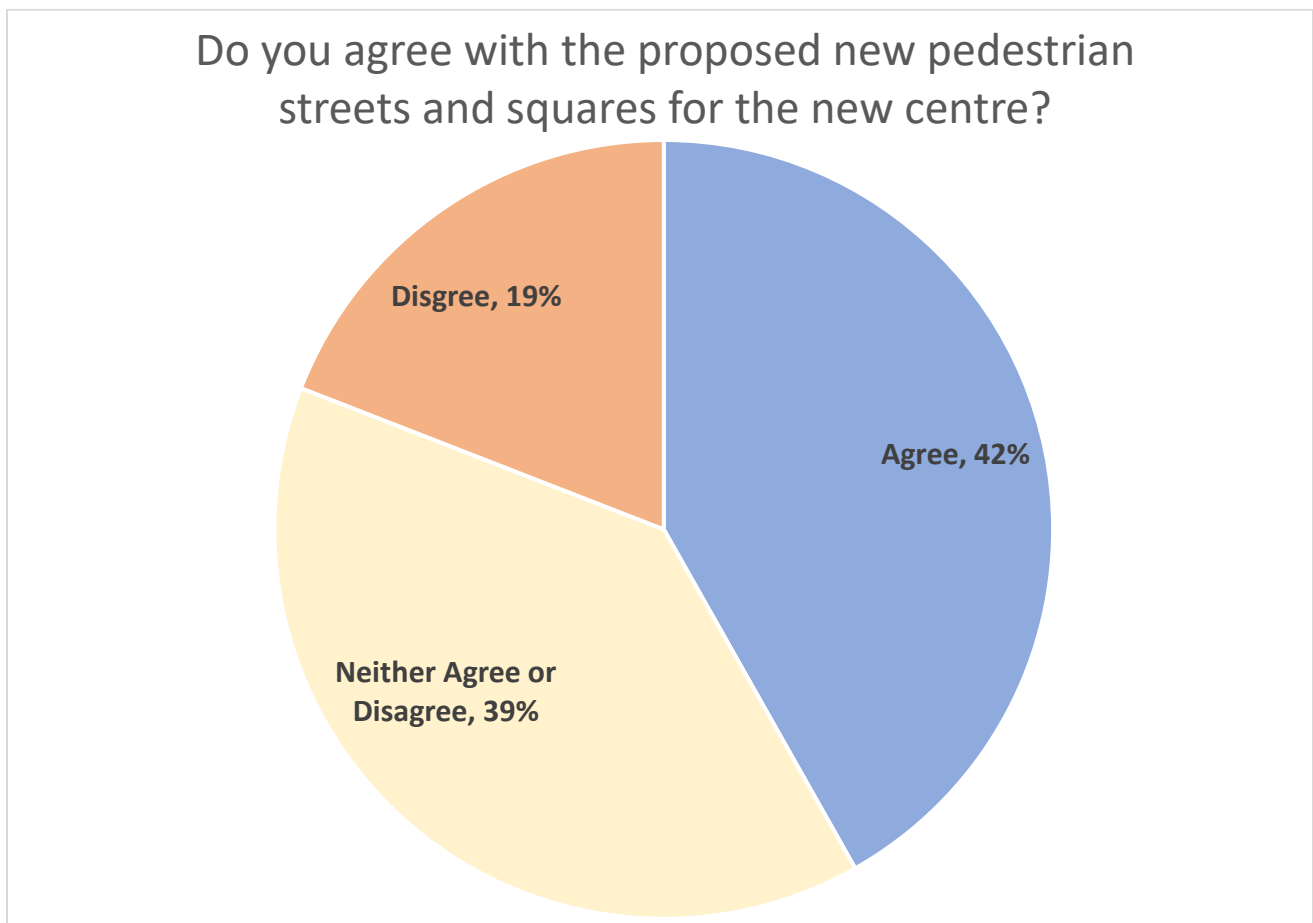


Figure 7: Chart showing paper survey responses Question 2 Do you agree with the proposed new pedestrian streets and squares?

The responses suggests that the largest group supported the idea of a street/s and squares but that an almost as large group neither agreed or disagreed. About 1/5 of respondents disagreed.

For the online survey, the way that SurveyMonkey presents the data is by averaging out the overall scores. This means that overall 60% of responses were generally in favour of new pedestrian streets and squares layout proposed for the Centre of Peacehaven (see over). This suggests slightly stronger support from the online survey than for the paper survey responses. It’s not a ringing endorsement but neither is it a strong rejection.

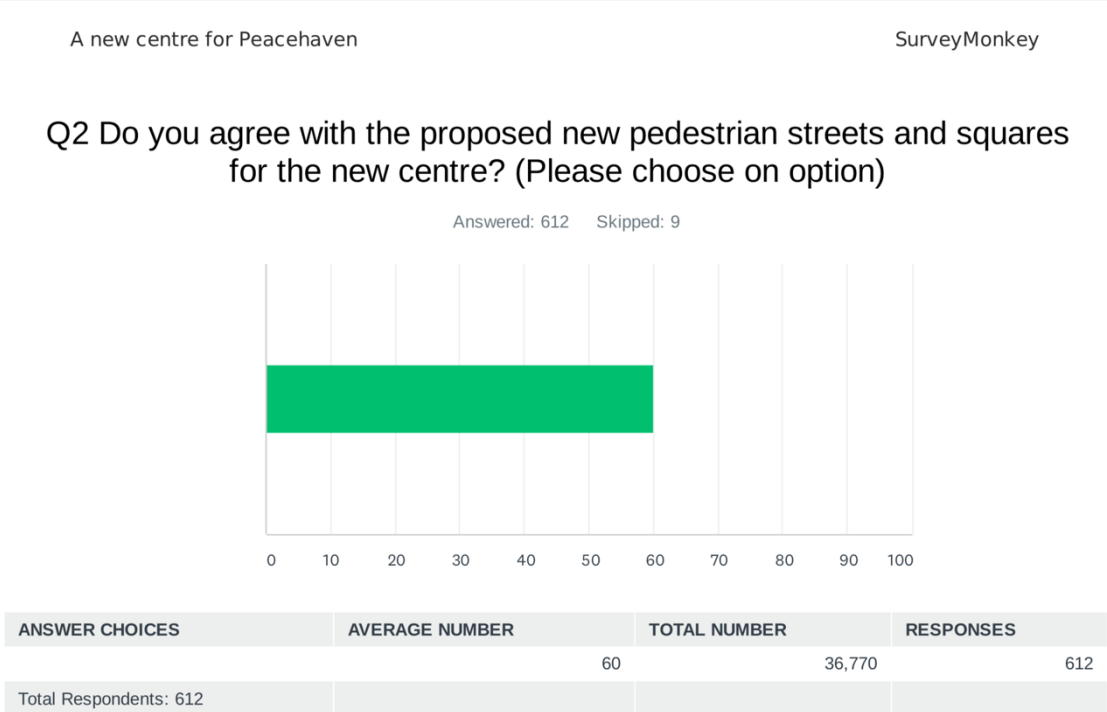


Figure 8: Chart showing SurveyMonkey responses to Question 2 Do you agree with the proposed new pedestrian streets and squares?

Question 3 - What types of housing would you like to see at the new centre?

This was a ranking question, with rankings from 1 – 5 being used in the online survey. The paper survey only gave 4 options, with the “Small” and “Larger” Townhouses options, which were available in the online survey, being grouped together in the paper survey. For consistency, we have combined the two townhouse options within the online survey results, into one, then compared these results to the paper survey.

The online survey used a standard weighting system to calculate the ranks. We applied the same weighting system to the paper survey. The surveys produced the following results:

Online Survey	Paper Survey	Combined
1 st – Flats	1 st – Sheltered Housing	1 st – Town Houses
2 nd – Town Houses	2 nd – Flats	2 nd – Flats
3 rd – A Care Home	3 rd – Town Houses	3 rd – Sheltered Housing
4 th – Sheltered Housing	4 th – A Care Home	4 th – A Care Home

Figure 9: Table showing responses to Question 3 What types of housing would you like to see at the new centre?

It must be noted that the weighted average for each of the ranking lines were very close together, with a range of only 0.39 (over a scale of 1 – 4) between the 1st and 4th Rankings, as shown below:

- Town Houses - 2.63
- Flats - 2.60
- Sheltered Housing - 2.45
- A Care Home - 2.24

Graphically, these can be represented as:

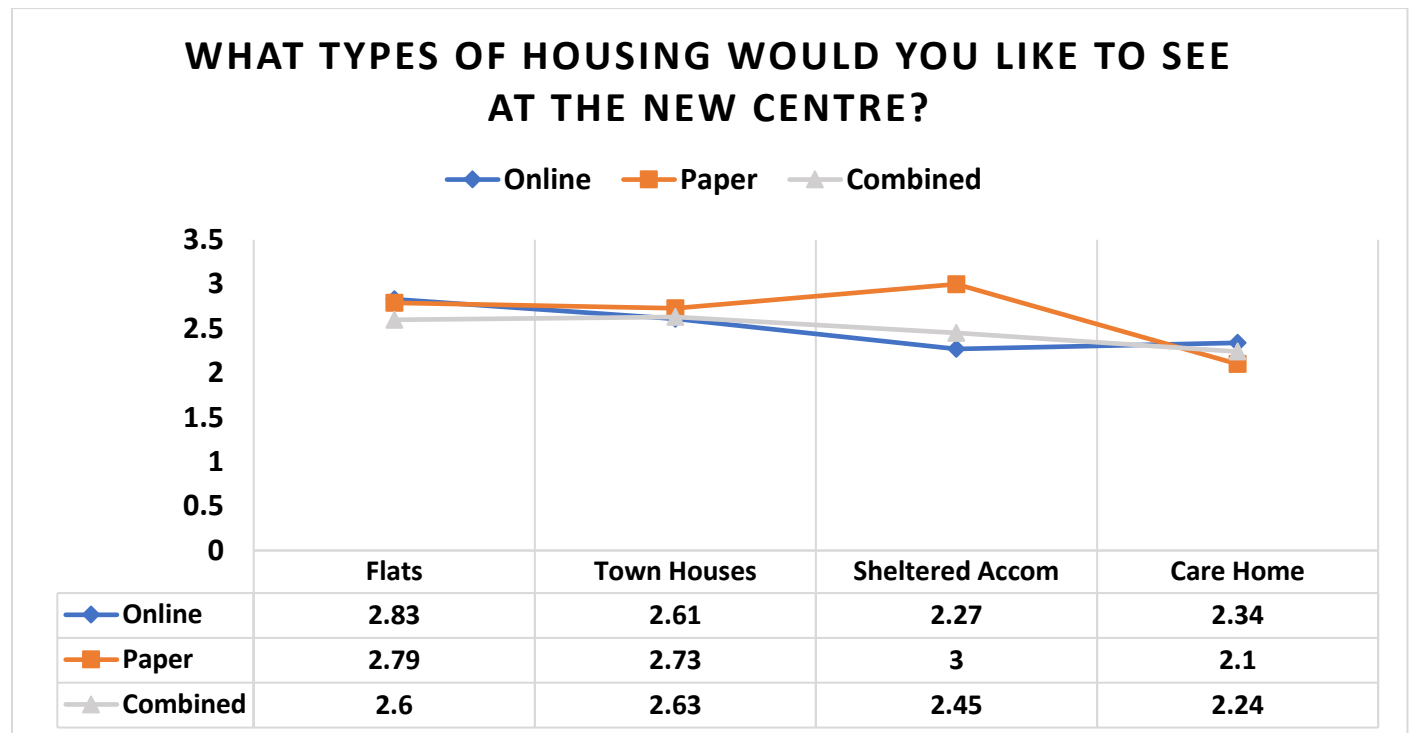


Figure 10: Chart showing responses to Question 3 What types of housing would you like to see at the new centre?

Or:

WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE AT THE NEW CENTRE?

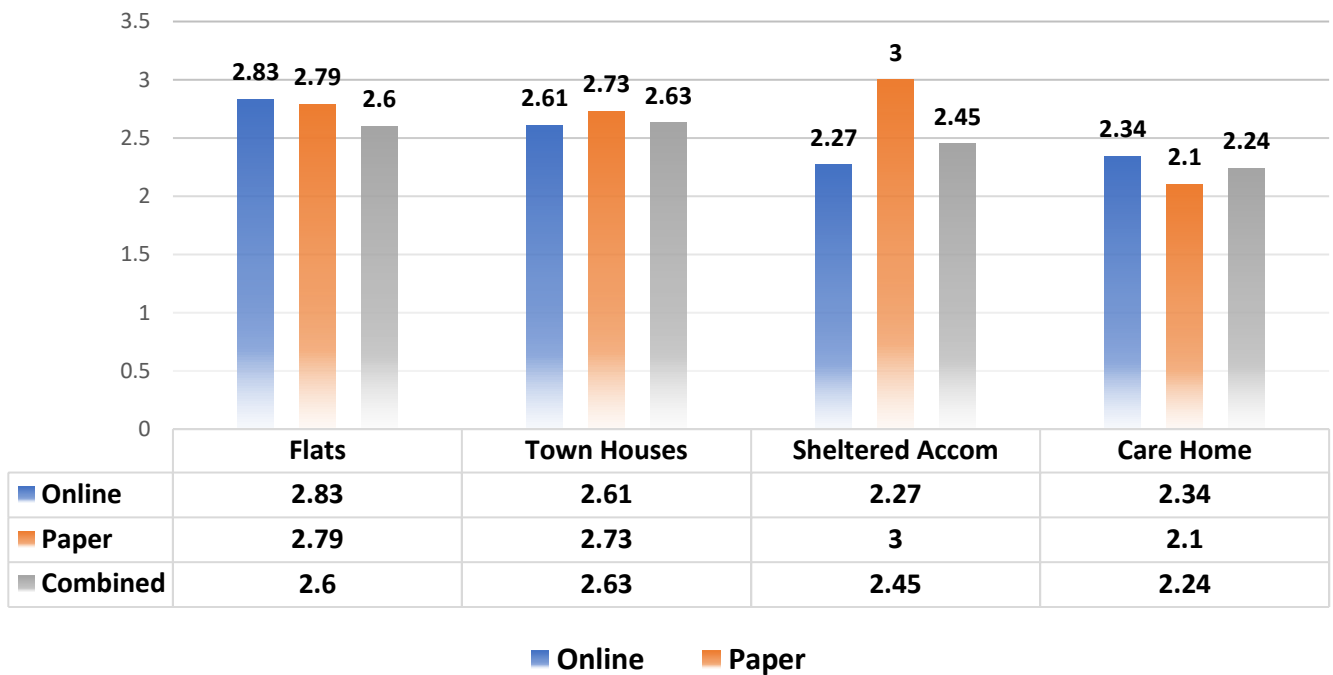


Figure 11: Bar chart showing responses to Question 3 What types of housing would you like to see at the new centre?

The responses suggest that while town houses were most popular, none of the options was very popular with respondents. This might reflect that many respondents (in their free text responses) didn't agree to the need for more housing of any type. However, the next question on tenure, suggests that if the area is required to take more housing, then respondents did have a view on the type of tenure (to buy or rent) they would prefer.

Question 4 - What types of affordable housing should be made available?

This was a ranking question, with rankings from 1 – 4 being used in both the online and paper surveys. The online survey used a standard weighting system to calculate the ranks. We applied the same weighting system to the paper survey. We then combined the two surveys.

The rankings are shown in the table below:

Online	Paper	Combined
1 st – Shared Ownership	1 st – Shared Ownership	1 st – Shared Ownership
2 nd – Discounted Market Rate	2 nd – Discounted Market Rate	2 nd – Discounted Market Rate
3 rd – Social Rent	3 rd – Sheltered Housing	3 rd – Social Rent
4 th – Sheltered Housing	4 th – Social Rent	4 th – Sheltered Housing

Figure 12: Table showing responses to Question 4 What types of affordable housing should be made available?

There is a larger range between these ranks, with Shared Ownership scoring 2.99 and Sheltered housing scoring 2.10, so a range of 0.89, producing more of a definitive difference in rankings.

Graphically, these can be represented as:

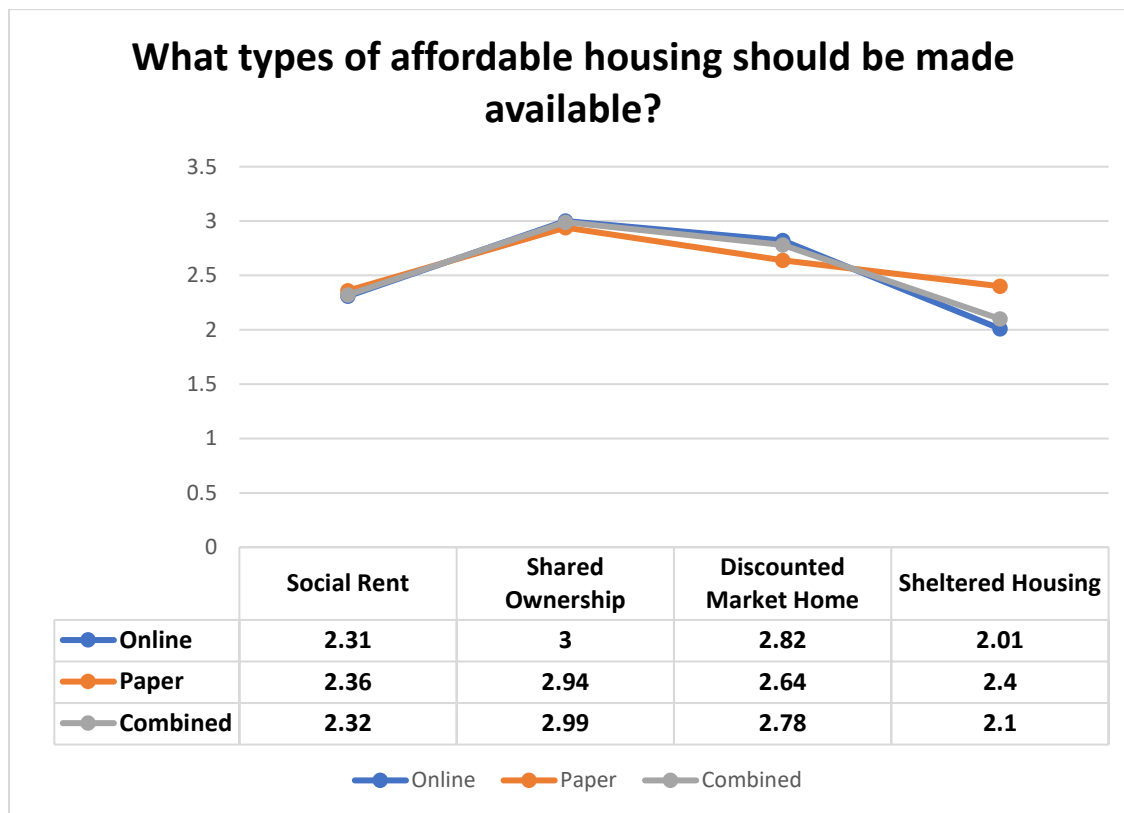


Figure 13: Chart showing responses to Question 4 What types of affordable housing should be made available?

Or

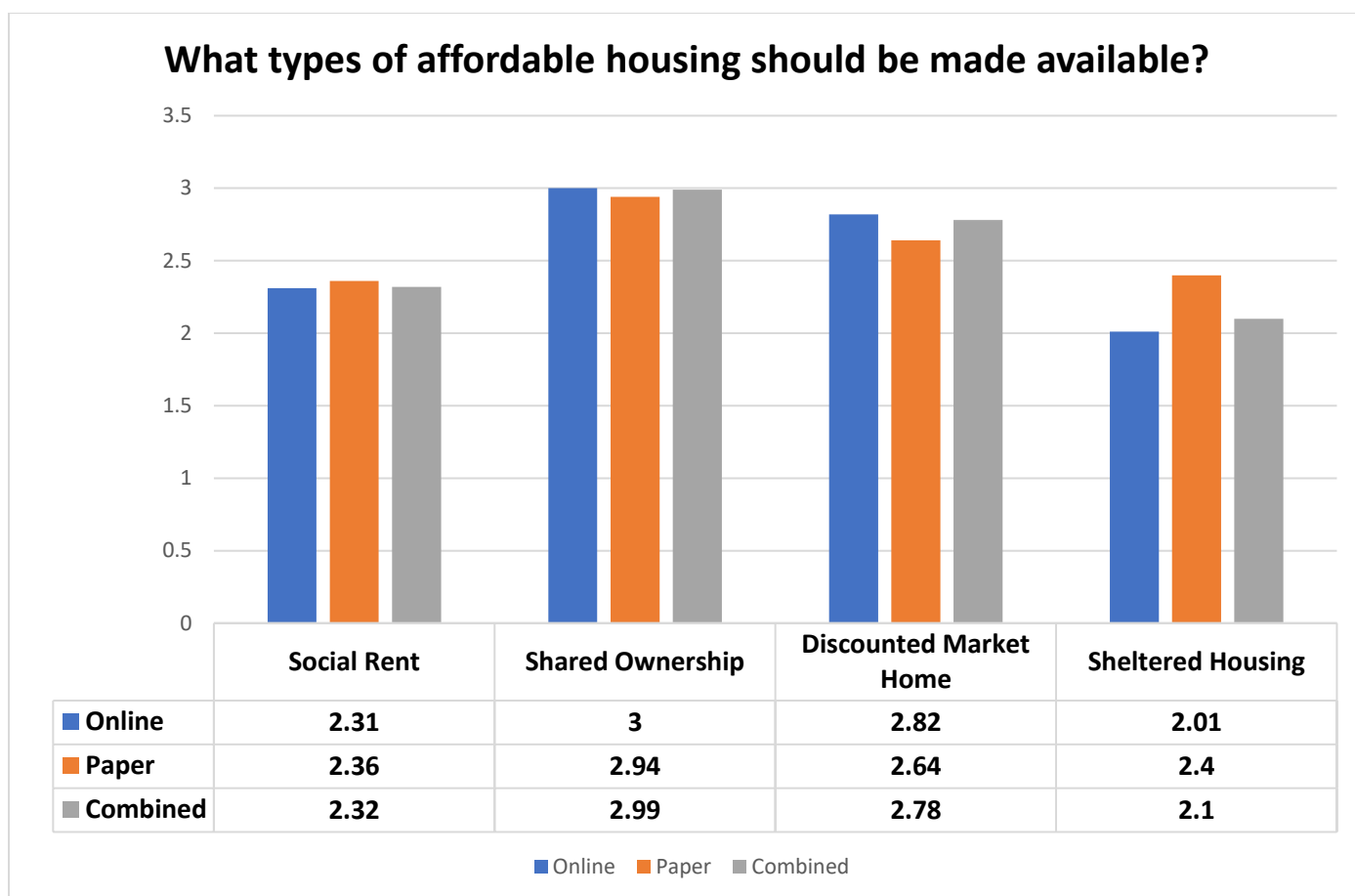


Figure 14: Bar chart showing responses to Question 4 What types of affordable housing should be made available?

Again, the results don't show very strong support for any of the options. However, it perhaps reflects the strong tradition of home ownership on which Peacehaven was founded (homes for heroes) that there was stronger support for Shared Ownership (also called shared equity housing) and Discounted Market Homes rather than social rent (also known as council housing), although the difference isn't very great. However, these 'views' have to be compared with the 'needs' as set out in the draft Housing Needs Assessment¹ which are based on factors such as the current housing waiting lists held by Lewes District Council.

For example, the draft HNA states: 'socially rented dwellings constitute a significantly smaller proportion of all dwellings, 6.99% as against 10.32%' for Lewes District as a whole suggesting there is a greater need for more socially rented dwellings than the respondents' views would suggest. Housing Needs should be more clearly established before decisions are made.

¹ The draft Housing Needs Assessment produced by Lewes District Council will be superseded by a new HNA commissioned from AECOM as an additional free Technical Support Package.

Question 5 - What type of activities or facilities would you like to see provided for young people in the centre of Peacehaven?

There were more than 550 responses to the online survey and some 34 responses to the paper survey to this question. These responses resulted in more than 1,100 individual comments to analyse with some people giving more than one suggestion in their response.

When examining these comments, we have categorised them as follows:

- Outdoor Physical Activities – this includes things like skate parks, sports fields, all weather pitches, etc.
- Indoor Physical Activities – this includes things like soft play areas, climbing walls, indoor courts, gym's, etc.
- Social Activities Centre – this includes things like cinema's, bowling ally's, pool halls, amusements, etc.
- Swimming Pool –
- Library –
- Youth / Community Centre – indoor community space aimed at under 18's
- Café / Bar / Takeaways– including provision of refreshments, internet café's, food outlets, McDonalds, etc.
- Nothing – this section covers those who did not have a suggestion to make.
- Other – areas not covered elsewhere, and include a worded note.

The results of the categorisation are as follows:

What type of activities or facilities would you like to see provided for young people in the centre of Peacehaven?

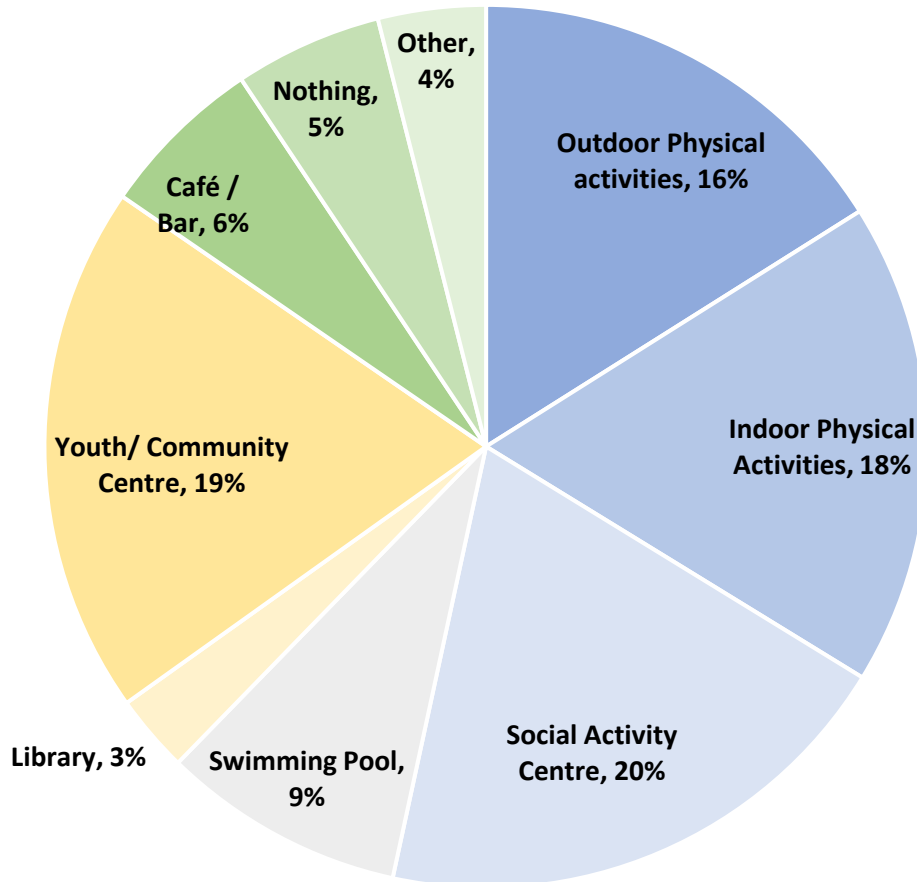


Figure 15: Pie chart showing responses to Question 5 What types of activities or facilities would you like to see provided for young people (%)

There is already the Joff youth centre nearby and an extensive skate park at the Big Park so it might be that some of the respondents, given the age profile, weren't aware of these. Also given the age profile of respondents, it would seem sensible to 'reality check' the suggestions with young people themselves, particularly users of the nearby Joff youth centre and Peacehaven Community School (secondary school) in a follow up Covid secure survey or consultation exercise in due course.

What type of activities or facilities would you like to see provided for young people in the centre of Peacehaven?

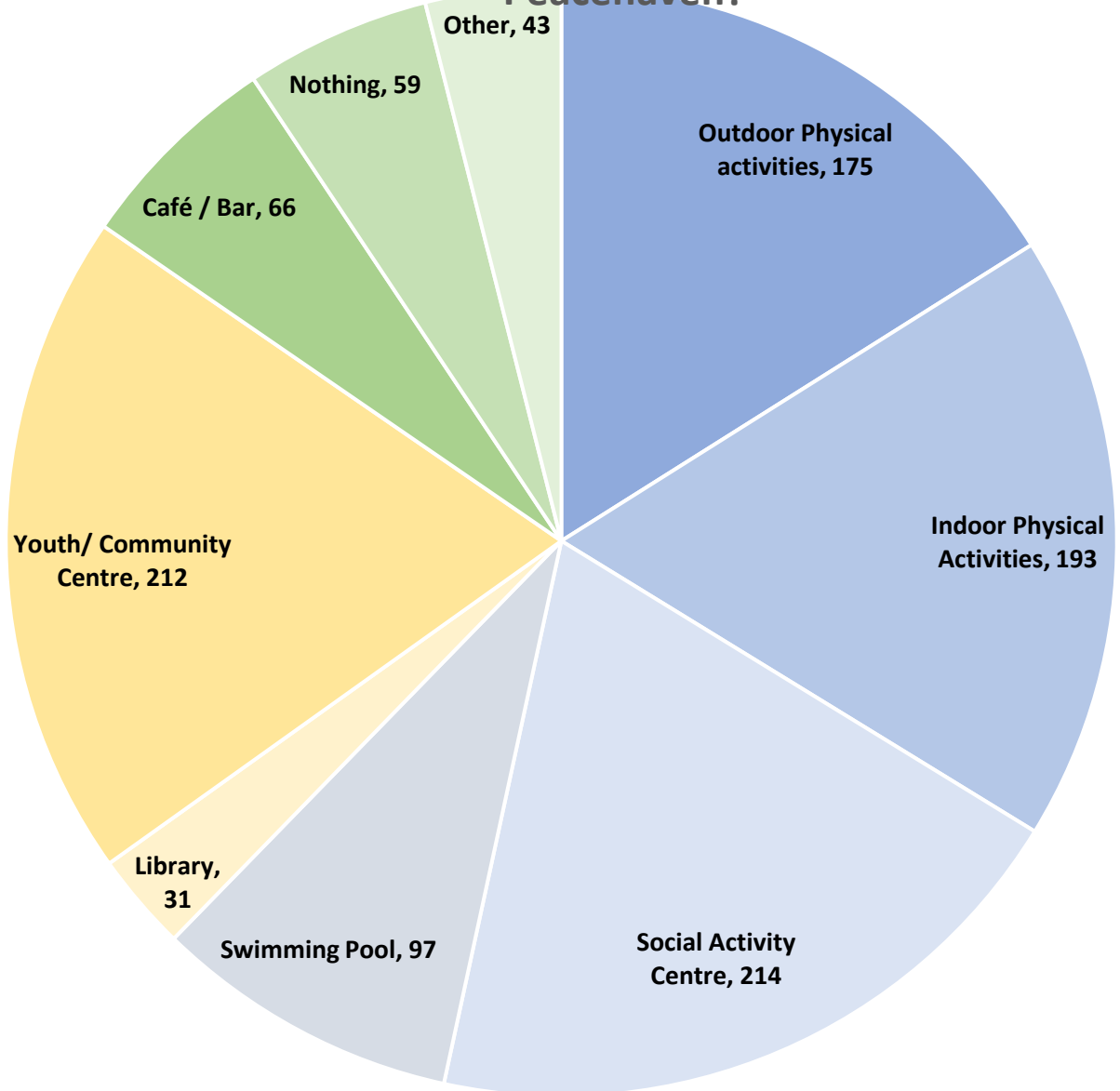


Figure 16: Pie chart showing responses to Question 5 What types of activities or facilities would you like to see provided for young people (number)

These suggestions, and their quantity, appear to reflect that there is a general feeling amongst those surveyed that there should be more and varied activities and facilities for the younger members of the Peacehaven community. Although there is no definitive top answer, if you were to look at a Youth / Community / Social Activity centre as being a multi-purpose facility, this would appear to outrank others, with a 39% share of the suggestions. Given that there is likely to be a further period of austerity in public services this would suggest there remains

strong community support for retaining youth facilities and services in Peacehaven into the future.

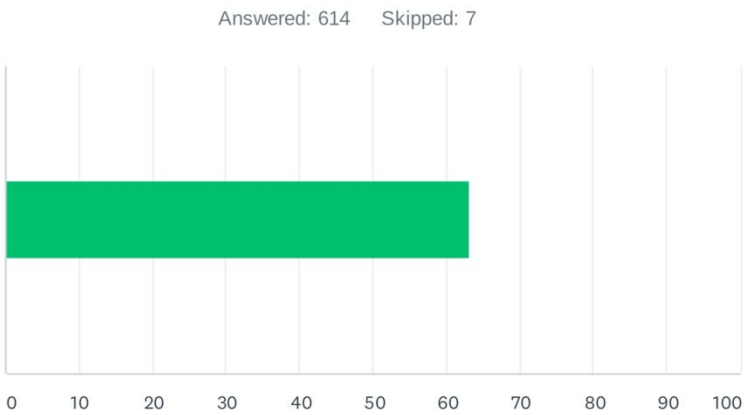
A full list of the suggestions made in the surveys can be found in the spreadsheets attached as Appendix A.

Question 6 - Do you agree with the proposals for a business hub or enterprise centre on the Hoyle Road industrial estate?

A new centre for Peacehaven

SurveyMonkey

Q6 Do you agree with the proposals for a business hub or enterprise centre on the Hoyle Road industrial estate?



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	63	38,822	614
Total Respondents: 614			

Figure 17: SurveyMonkey responses to Question 6 Do you agree with the proposals for a business hub or enterprise centre on the Hoyle Road Industrial Estate?

The online responses suggest that on average, respondents were generally supportive of the idea of a business hub or enterprise centre on the Hoyle Road industrial Estate. The respondents to the paper survey (below) were more on the fence (91) although with a slightly higher number disagreeing with the suggestion (67) than agreeing (60) although the number of respondents overall was much lower for the paper survey (218). It is unclear why this might be although it might be that respondents didn’t feel a personal need for a business hub or else were concerned over its cost or viability.

Q6	
Strongly Disagree	67
Neither	91
Strongly Agree	60

Figure 18: Paper responses to Question 6 Do you agree with the proposals for a business hub or enterprise centre on the Hoyle Road Industrial Estate?

Question 7 - Overall do you agree with the preferred option masterplan for the centre of Peacehaven?

The SurveyMonkey responses for this questions are set out below. These suggest that on average respondents didn't agree overall with the preferred Masterplan Option 3.2 as set out in the survey leaflet and online. This is a challenge for the Steering Group Committee and so we have analysed all the free text comments that followed this question (overleaf Question 8) to gain a better understanding of this.

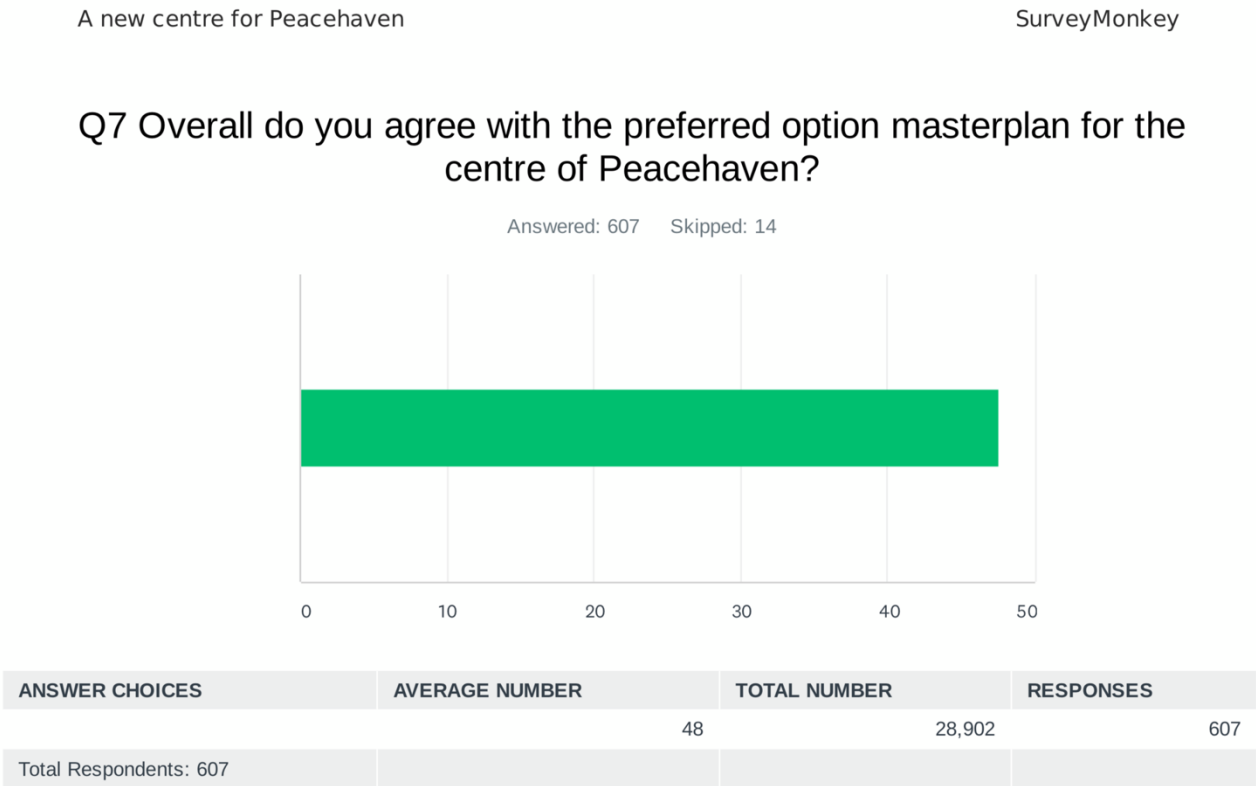


Figure 19: SurveyMonkey responses to Question 7 Overall do you agree with the preferred option (3.2) for the centre of Peacehaven?

Overall do you agree with the preferred option masterplan for the centre of Peacehaven?

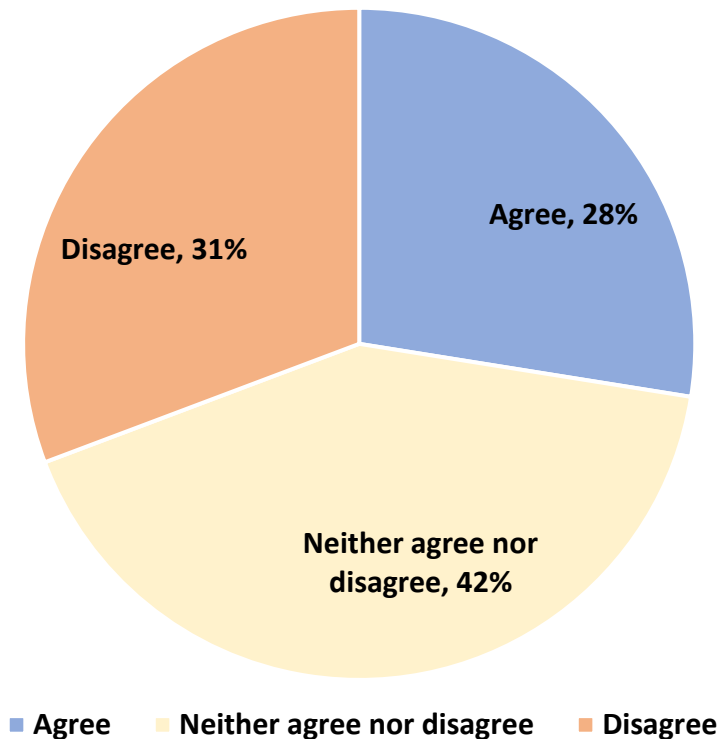


Figure 20: Paper responses to Question 7 Overall do you agree with the preferred option (3.2) for the centre of Peacehaven?

The pie chart of paper respondents perhaps gives a clearer understanding of people's responses with the largest percentage of respondents (42%) again 'sitting on the fence'.

Question 8 - What other comments would you like to make to the town councils or the developers about the masterplan for the centre of Peacehaven?

There were almost 550 comments in response to the online survey and some 42 comments in response to the paper survey for this question. These responses resulted in 1,227 items of data to analyse (some people entered more than one suggestion in their response).

The main themes within the response were:

- Public Transport – Here we look at whether the comment was positive or negative (concerned) about public transport.
- Roads – Here we look at whether the comment was positive or negative about roads.
- Supermarket – Here we look at whether the comment was positive or negative about supermarkets within the Peacehaven area.
- Retail – under this section we looked to see if the respondents wished for more or less (smaller non-supermarket) retail within the area.
- Hospitality – under this section we looked to see if the respondents wished more / improved or fewer, bars restaurants and café's, within the area.

- Community Centre / Library – under this section we looked to see if there was a call for more facilities / an improved Community Centre or Library or if it was felt they were okay as they are.
- Housing – the main thrust of this theme was whether or not there was a need (perceived or real) for more housing within the Peacehaven area.
- Parking – we looked to see if the general feeling towards parking provision in the area was positive or negative.
- GP's / Dentists / Health Centre – here we looked to see if there was sufficient GP / Dentist / Health provision in the area.
- Green Space – we looked to see if we could gauge the feeling towards green space within the Peacehaven area.

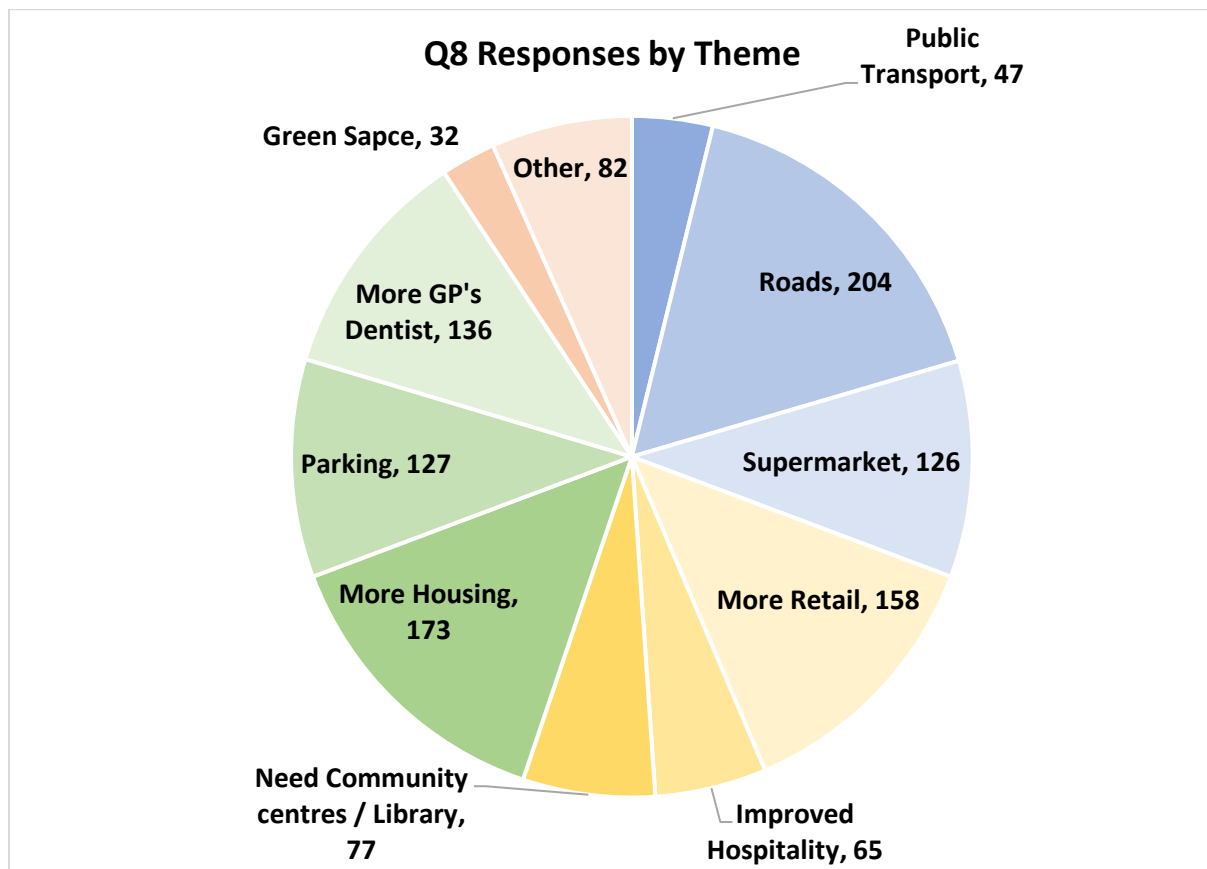


Figure 21: Analysis of free text responses to Question 8 What other comments would you like to make to the town councils or the developers about the Masterplan [preferred Option 3.2]

The pie chart shows the overall number (positive and negative comments). Roads and housing were the largest categories followed by More Retail, GPs / Dentists and then Parking. We now consider the themes in more detail:

Public Transport

Of the 1,227 comments across both the online and paper survey, 47 (3.8%) related to public transport within the Peacehaven area. Of these, 2 were positive and the remaining 45 were negative towards the public transport services.

The positive responses included:

- Limit [the] amount of parking time to encourage people to use public transport or walk instead.
- At the moment the bus stop is convenient for people shopping at the Co op who do not have other means of transport.

The negative responses include:

- “Local transport for the area needs to be included.
- Bus services are overpriced and overcrowded.
- a park and ride for local residents to combat traffic queues.
- Also, you have not mentioned buses which are essential.
- We do not need more housing but we do need a centre be it for shopping & socialising & better public transport links & A259 looked at for its future.
- The plan is ok, but what about the doctors surgery, who cannot cope with the number of people in the area already, the roads are always rammed, the buses don’t run regularly.”

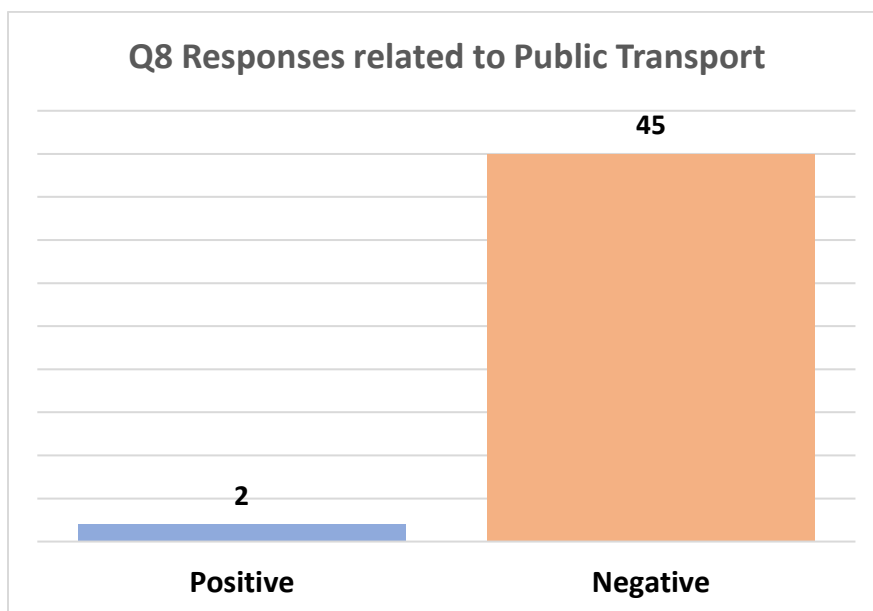


Figure 22: Question 8 responses on public transport

Roads

Of the 1,227 response views supplied across both the online and paper survey, 204 (16.6%) related to the roads within the Peacehaven area. Of these all 204 were negative towards the

road infrastructure. The general feeling of the respondents to the survey, who mentioned the road infrastructure, is that the road infrastructure needs to be improved to handle any increase in traffic resulting from an increase in housing within the area.

Comments include:

- “This will add to traffic congestion which is already a problem.
- Too many cars for South Coast Road.
- There needs to be thought put into the roads in and out of Peacehaven to manage the amount of traffic this will produce with the amount of new residents!
- It’s great having a vision for the centre but the road infrastructure into and out of the town is appalling. Without better roads the town will not attract ‘new blood’”

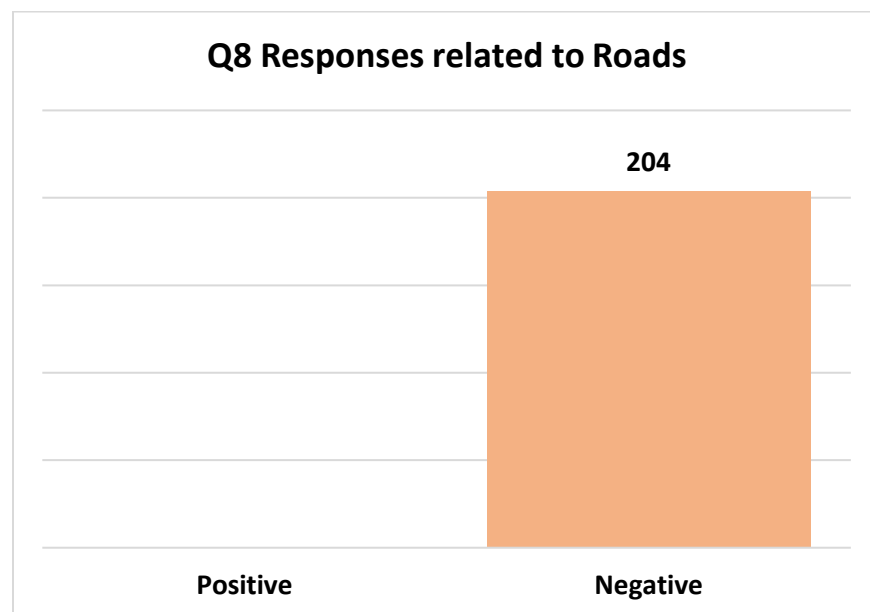


Figure 23: Question 8 responses on roads

Supermarket

Of the 1,227 response views supplied across both the online and paper survey, 126 (10.3%) related to a supermarket within the Peacehaven area. Of these, 39 were generally positive and the remaining 87 were generally negative towards a supermarket.

Some of the positive comments include:

- “The Co-Op supermarket is really useful...otherwise we have to go to Sainsburys in Newhaven.
- The big co op is useful and appreciated so keeping a shop about that size for groceries would also be a priority.
- We need a decent sized supermarket in order to ease congestion on the south coast road.

- Peacehaven needs a large supermarket. A smaller one would require people travelling to Lewes or Brighton.”

A consistent theme within the responses relating to a supermarket was a request for another supermarket, other than, or as well as, the Co-op, to be brought into the town, to provide competition for the Co-op.

More challenging comments include:

- “Competition with another supermarket would be great.
- The Co-Op needs competition with a good supermarket like Tesco or Lidl/Aldi.
- It's also in need of a bigger supermarket than the one on offer in the Meridian Centre.
- We need a supermarket not a ‘Local’ sized store
- There is very poor choice of supermarkets in Peacehaven, with not much market competition, hence my weekly food shop does not take place in Peacehaven, which is a great inconvenience.
- The supermarket should be bigger so as to stop people having to leave Peacehaven and the surrounding areas.”

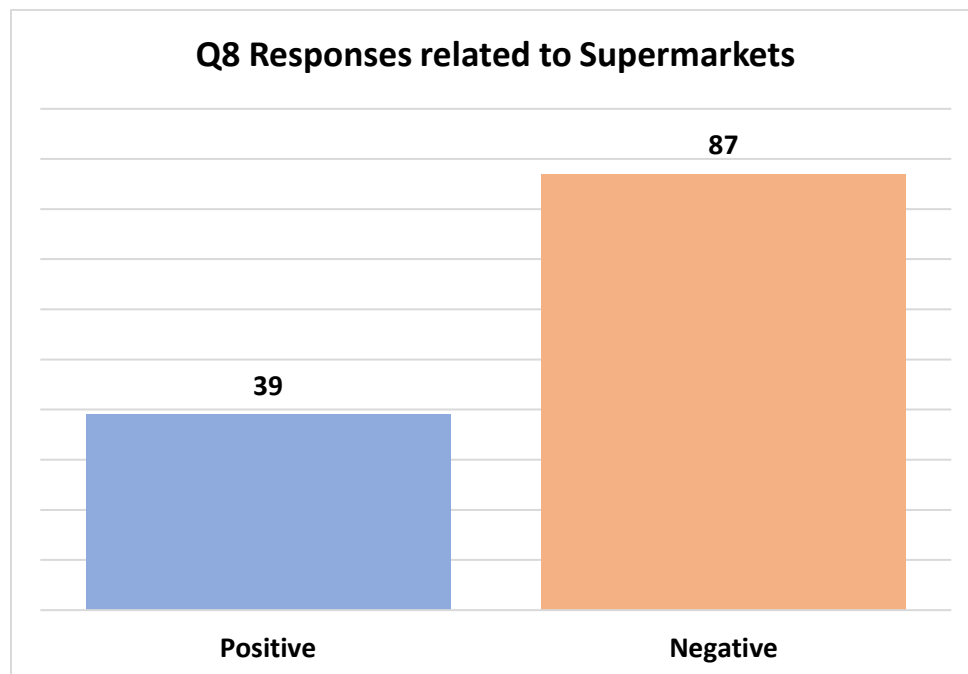


Figure 24: Question 8 on supermarkets

Smaller shops and retail outlets

Of the 1,227 response views supplied across both the online and paper survey, 158 (12.9%) related to retail outlets, other than supermarkets, within the Peacehaven area. Of these, 156 felt there should be an increase in other retail outlets.

There is a consistent theme running through many of the responses related to retail, asking for more shops, with reduced rents to attract smaller retailers or start-ups. More variety, to encourage the locals to shop locally rather than travelling to out-of-town retail centres.

Some comments include:

- I think it’s brilliant for Peacehaven what has been drawn up and we are definitely lacking things like shops, cafes, bars, restaurants and family activities.
- We need focus on a town centre, where we can shop, give opportunities for independent shops to open, and reduce the need to drive to Brighton, Lewes, Eastbourne.
- A high street would be amazing, Peacehaven is desperate for some clothes shops.
- We need outdoor areas now, farmers markets, small shops not massive chains, have a busy ‘hub’ which is safe early evening and nighttime.
- To make the shop rents reasonable so we get a variety of independent shops, not just the big businesses.
- The centre doesn't look big enough. Too many houses and not enough commercial space. I like the idea of a pedestrian street with cafes and trees, but there needs to be enough shops or people will just drive to Brighton.
- Higher quality shops to attract younger professionals to the area

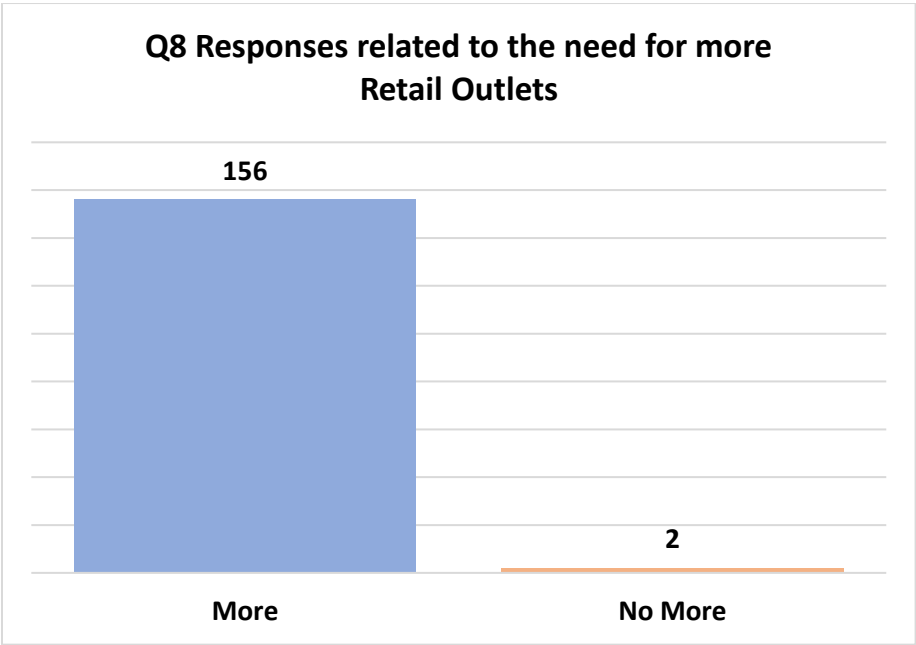


Figure 25: Question 8 responses on smaller shops and retail outlets

Hospitality (cafes, restaurants and bars)

Of the 1,227 response views supplied across both the online and paper survey, 65 (5.3%) related to a hospitality within the Peacehaven area. Of these, 62 were generally positive and the remaining 3 were generally negative towards increasing the hospitality offer.

The more negative comments include:

- There's enough cafes and pubs in Peacehaven, more aren't needed.
- We don't need pubs n bars there are enough around here.

Within the positive responses was the need for outdoor areas for hospitality, with the increased warmer weather, the new behaviours resulting from the pandemic and as a way of encouraging inter-generational mixing and interaction.

Comments include:

- To have places to eat and drink socially within walking distance would be fantastic.
- Would be nice to have a shopping quarter with nice restaurants and bars to create jobs.
- A pedestrian area with cafes, shops would make the area friendly.
- I like the idea of a pedestrian street with cafes and trees, but there needs to be enough shops or people will just drive to Brighton.
- Peacehaven needs a proper shopping centre with a much more diverse range of shops and food outlets to provide a 'heart' to the town where people can meet, shop and dine during the day and evening.
- What Peacehaven needs is a proper town centre with shops and cafe that people will actually use and somewhere that feels full of life.
- I really want to have somewhere nice to go shop/eat enjoy that is local and not outdated. Cater for all ages.
- People like eating out at good value family friendly places like Harvester or Brewers Fayre. Teens like to congregate at McDonald's etc. The town is growing it needs to evolve.
- Assuming the pandemic ends, the centre will need to attract people, which might mean cafes and restaurants as much as shops.
- As Peacehaven is a growing town, between the row of shops, is there enough space for the shops, ie cafe, restaurant to have outside sitting areas, as this appears to be the forward approach, with this warmer weather.

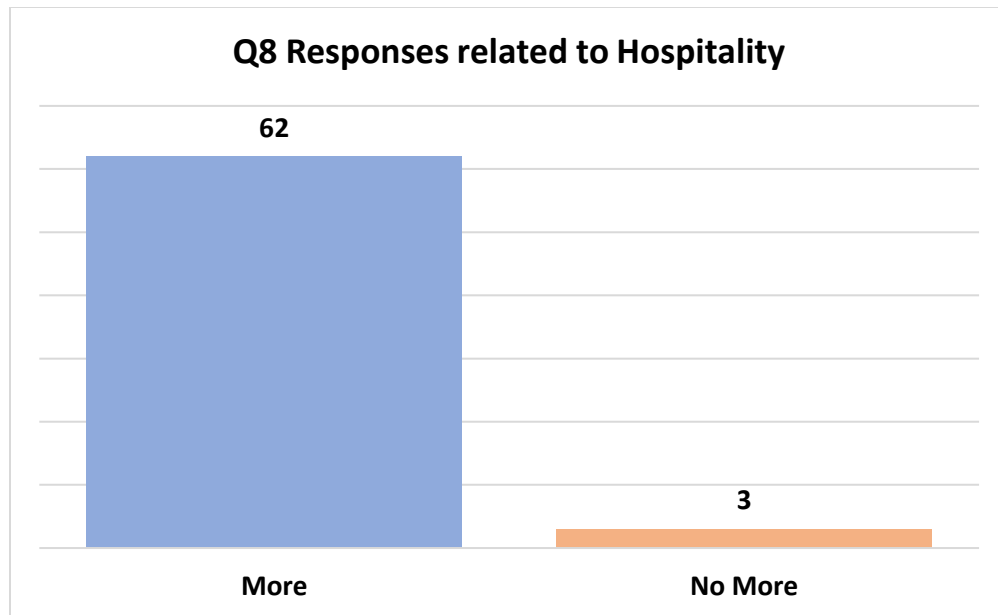


Figure 26; Question 8 responses on hospitality (cafes and restaurants)

Community Centre / Library

Of the 1,227 response views supplied across both the online and paper survey, 77 (6.3%) related to a community centre and or library within the Peacehaven area. All 77 were generally positive towards the need for a community centre and / or library.

There was very real concern shown by some respondents with regard to the possible loss of the library with many sharing their view that the library was needed. There was a feeling that a vibrant community hub could work well across all ages, and could connect between age groups.

Comments include:

- It needs to create a sense of community and bring together young and older citizens - evidence suggests we all do better when our young and older citizens are connected.
- Bringing culture to Peacehaven should be a driving force when planning as PH is a cultural desert. An arts centre that could double as venue, have lessons, run arts courses, could become a hub.
- There's no mention of the library. If Peacehaven loses its library then I'll probably want to move away from the area. This would also be a good opportunity to put some spaces for clubs/societies for adults too.
- A vibrant community library, with its own café, is the crucial institution to make Peacehaven an inclusive town. It can be a community hub for people to learn skills, a safe place young people can go to do their homework after school, and an anchor institution for digital inclusion meeting the needs of those who don't have home access. The access to information that libraries provide is the single fundamental solution to inequality over time.
- No mention of a library on plans, much needed.
- To offer social opportunities, day classes etc for older residents as well as for the young.

- Make sure you keep the community hall/rooms and library please.

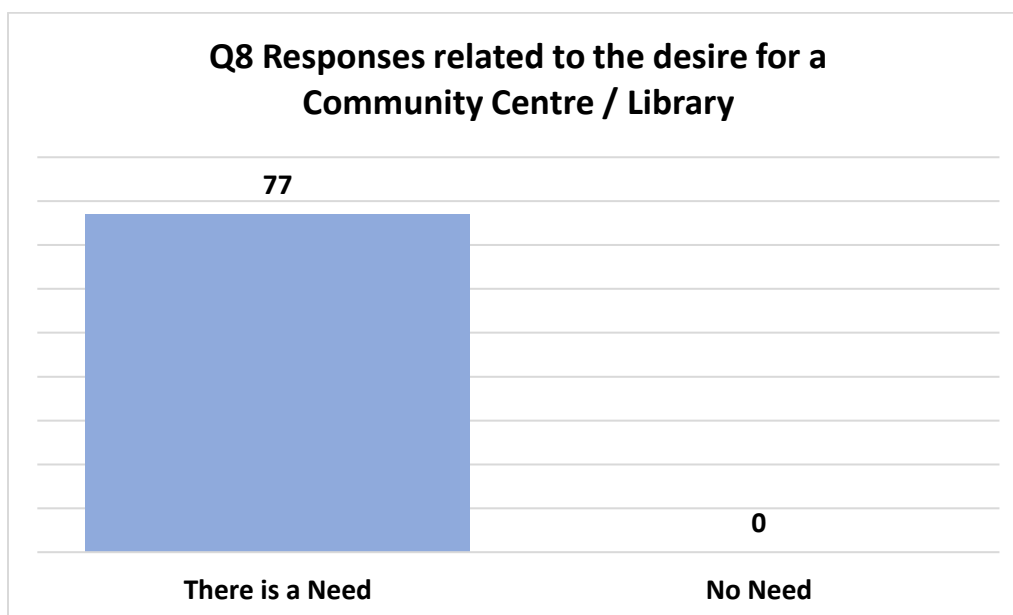


Figure 27: Question 8 responses on the community centre and library

Housing

Of the 1,227 response views supplied across both the online and paper survey, 173 (14.1%) related to housing within the Peacehaven area. We categorised these by looking at those who were calling for more housing and those opposed to it. Of the 173 responses, 6 were generally in favour of more housing, while 167 were opposed to it.

There were several themes running through the responses related to housing. These included a feeling that Peacehaven has grown fairly rapidly recently, and that the infrastructure has not followed the growth. Two areas of concern related to this were issues over a possible lack of capacity within the GP / Dental offering within Peacehaven and also concerns of overcrowding on the road infrastructure.

The comments supporting more housing included:

- Build council housing because what the government view as 'affordable' homes are not affordable to most.
- Social housing should take priority.
- Need for housing for first/second home buyers, locally this has always come in flats but speaking anecdotally small houses would be appreciated. This is because the market for houses is generally getting further out of reach for first time buyers as they are being guided into flats.

The range of comments which opposed more housing, or the level indicated, included:

- They needs to be less houses on the site as there doesn't appear to be sufficient parking!

- There are numerous sites to build more homes in Peacehaven. This is a golden opportunity to build a thriving town centre.
- I am concerned at the amount of extra housing, especially considering that the full impact of current building is unknown. For this to work, there needs to be enough to draw people from outside the area
- Far less housing until roads/doctors surgery/ schools can show us that they can cope with the present extra housing being built at this time.
- Too many housing units - where is the infrastructure to support them? Doctors, schools road improvements?
- This should be a proper town centre to be proud of. Not a housing development with a small co-op that most won't use, which will result in residents shopping elsewhere.

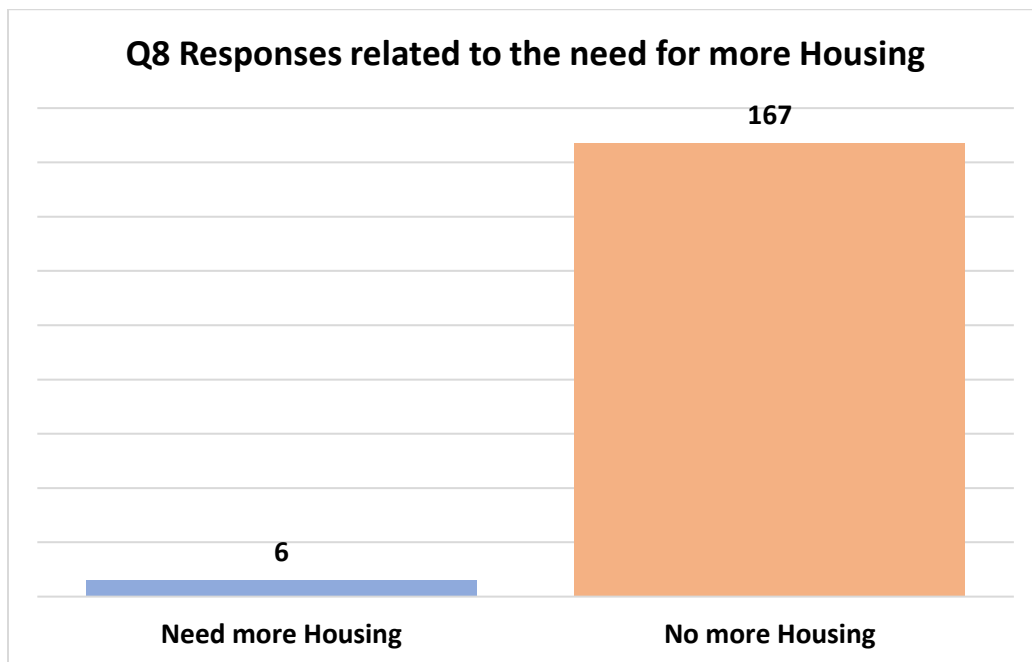


Figure 28: Question 8 responses on housing

Parking

Of the 1,227 response views supplied across both the online and paper survey, 127 (10.4%) related to parking within the Peacehaven area. We categorised these by looking at those who were generally positive towards parking within Peacehaven and those who held a generally negative view of it. Of the 127 responses, 11 had a generally positive view of parking within Peacehaven, while 116 had a generally negative view of parking within Peacehaven.

The general themes relating to parking within the responses to the surveys are around the need a sufficient amount of parking for residents and the potential new properties.

- They needs to be less houses on the site as there doesn't appear to be sufficient parking!
- Needs more parking no matter your hopes people have at least 1 car.

- There appears to be less parking in the plan, if this is the case it will result in parking problem being pushed out into the surrounding streets or people not using the area.
- There is little designated parking for residents in the new houses.

Concerns have been raised around the parking within the new centre development, or the apparent omission of sufficient parking.

- Additional car parking is required (possibly under the development).
- We need sufficient parking for the supermarket and shops, etc.
- There is already insufficient parking at the doctors' surgery.
- Stop people parking all day and then catching the bus to work in Brighton.
- Make sure there is enough parking space to cope with the anticipated demand.
- More parking especially near to the havens Health Centre.
- Will there be an underground car park for supermarket users?

A theme related to electric vehicles and the availability of charging points is also apparent within the responses:

- Provision of electrical vehicle charging points having precedence over parking for non-electrical vehicles. Couldn't find this mentioned in any of the proposed options.
- Car charging points for each dwelling.
- It isn't clear how many of the parking spaces for shoppers will be equipped for electric vehicles.

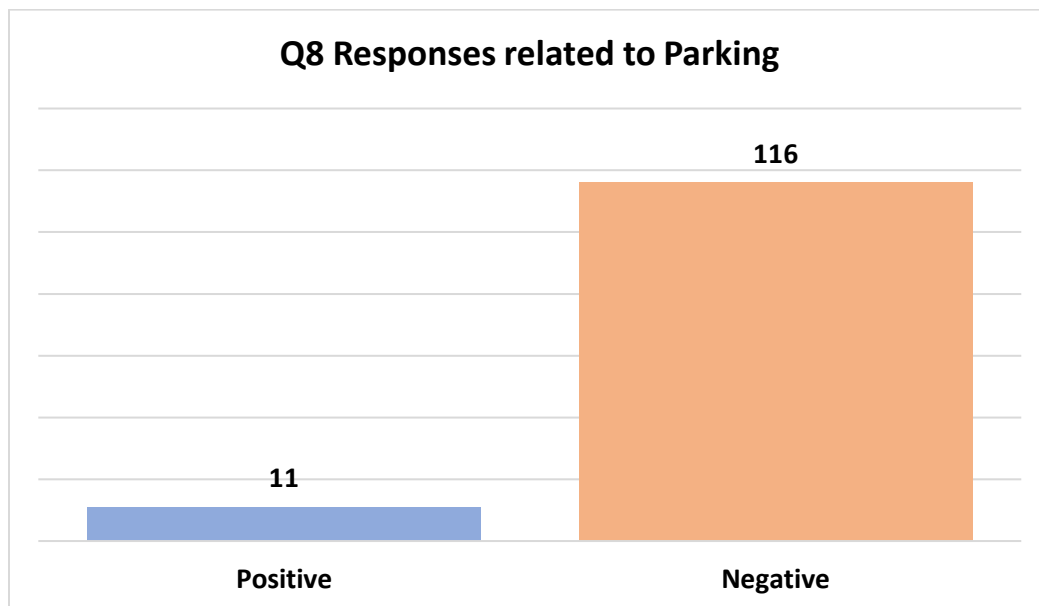


Figure 29: Question 8 responses on parking

GPs / Dentists / Health Centres

Of the 1,227 response views supplied across both the online and paper survey, 136 (11.1%) related to GP's and Dentists within the Peacehaven area. Of the 136 responses, all indicated that they felt there was a need to increase the GP / Dentist offering within Peacehaven.

Themes related to GP's / Dentists include there being a limited capacity for the Doctors already working within Peacehaven:

- More people means doctors continues to be over capacity. We need another doctor's surgery to deal with the amount of homes continuing to be built.
- Absolutely no mention of provisions to increase the number of GPs, dentists etc. The current GP [offering] is one of the worst rated, with one of the worst patient-doctor ratios, and yet you want to add more people??
- The infrastructure in Peacehaven is not good enough to support more residents ie one doctors surgery,
- Too much housing for GP capacity.
- Lack of community resources, i.e. Doctors, Dentists etc.
- The Doctors surgery is overwhelmed.
- Peacehaven Town over anything else is in need of another Drs surgery.

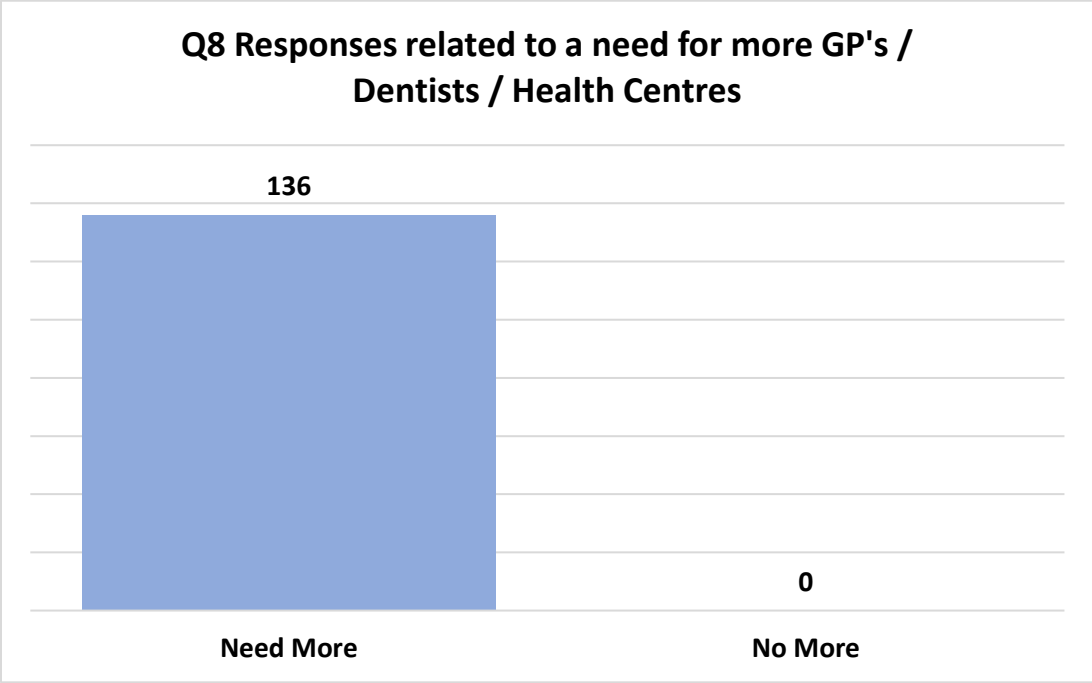


Figure 30: Question 8 responses on GPs and Dentists

Green Space

Of the 1,227 response views supplied across both the online and paper survey, 32 (2.8%) related to green space within the Peacehaven area. We categorised these by their general feeling of positivity or negativity of the response in relation to green space and the plan. Of the 32 responses, 25 were positive towards green space within the plan and Peacehaven, 7 were negative.

Of the positive responses, comments include:

- Green areas with seating, outside seating for coffee shops.
- Plenty of trees, seating and some upmarket cafes and shops

- Strongly support green roof proposal (and more if possible, on other buildings).
- Also more effort with the plants and beds around Peacehaven.
- Don't build on green spaces such as The Dell or Howard Park.
- Keep the Joff field unspoilt for locals to use.

Of the negative responses, comments include:

- Provide more green space and reduce the housing proposal as the main road cannot cope with the existing traffic.
- Do not want bushes around green area attracts undesirables.
- We have the Big Park close by so the need for all this green space is not required.
- The current site is hidden away by trees making it invisible!

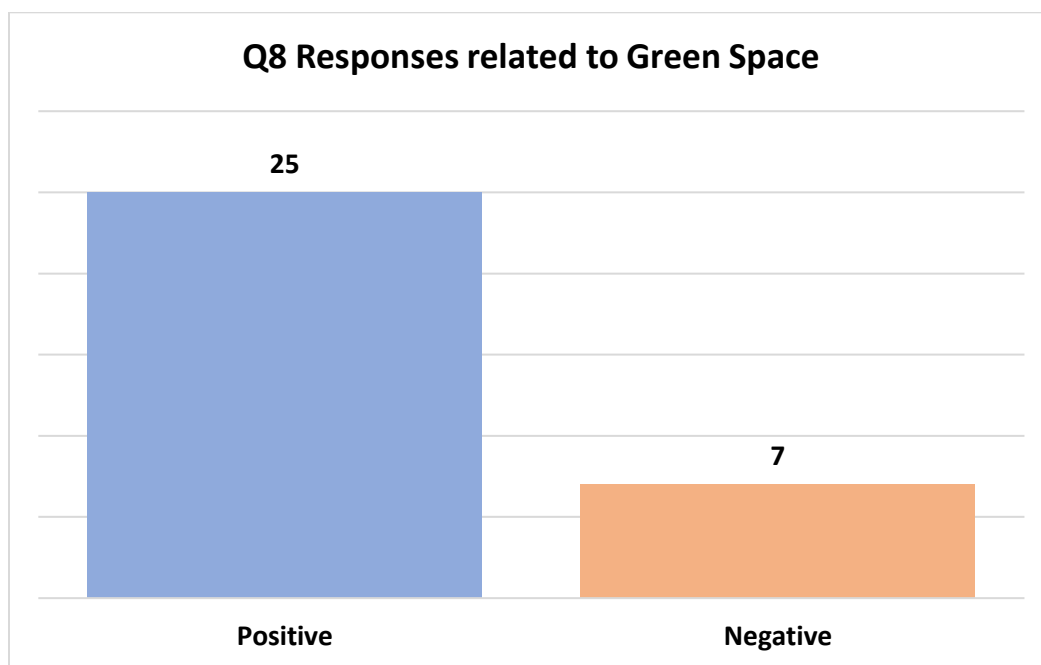


Figure 31: Question 8 responses on green spaces

Question 9 looks at the Survey Respondent's Age group

It is interesting to note that only 22 of the 617 respondents (3.6%) were aged under 25 or that 96.4% of the respondents were over 25. This is especially relevant to the responses for Question 5 regarding youth activities and facilities.

Having said that, although the majority of respondents were in the older age range, it was encouraging that a reasonable proportion (83) were in the age range 25-34, and a good proportion (109) were in the age range 35-44. These age groups are often underrepresented in Neighbourhood Plan surveys so it encouraging that the online survey responses in particular had a higher representation in this age group.

This also compares favourably with the two tables below showing the Census 2011 figures for age groups.

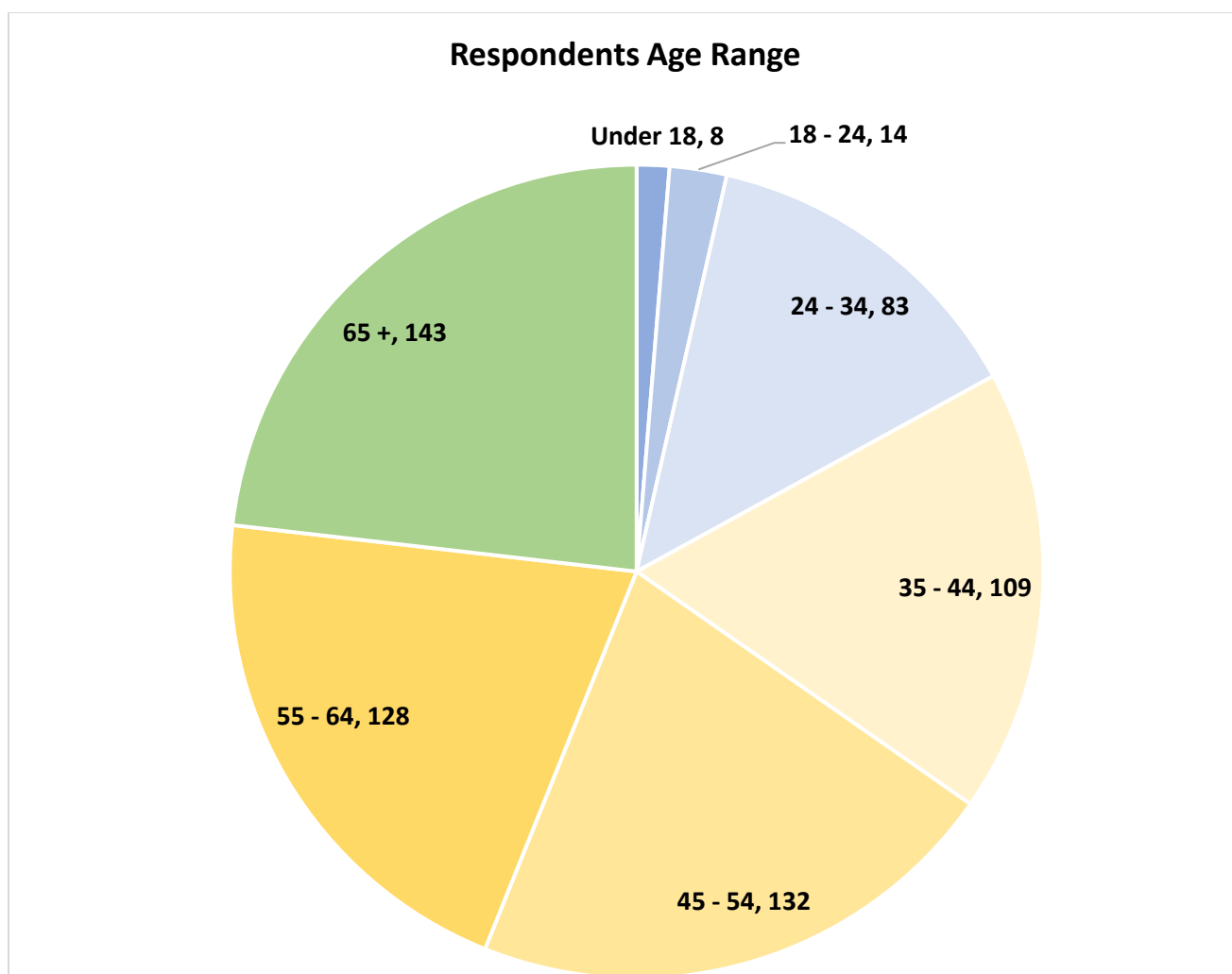


Figure 32: Question 9 respondents by age group

The Population by age groups in 2011

This dataset shows the resident population by broad age groups from the 2011 Census.

Age	All people	Percent aged 0-14	Percent aged 15-29	Percent aged 30-44	Percent aged 45-64	Percent aged 65+
Geography						
England and Wales	56,075,912	17.6	19.9	20.5	25.4	16.4
South East	8,634,750	17.8	18.6	20.4	26.1	17.2
East Sussex	526,671	16.1	15.9	17.2	28.0	22.7
Lewes	97,502	16.2	15.2	17.3	28.5	22.7
Peacehaven	14,067	15.4	16.5	17.6	27.2	23.3

Source: 2011 Census, Office for National Statistics

Population by age groups in 2011

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Geography						
England and Wales	56,075,912	17.6	19.9	20.5	25.4	16.4
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East Sussex	526,671	16.1	15.9	17.2	28.0	22.7
Lewes	97,502	16.2	15.2	17.3	28.5	22.7
Telscombe	7,477	16.5	15.4	18.5	28.4	21.2

Source: 2011 Census, Office for National Statistics

General recommendations

- A. Further work should be carried out to obtain the views of younger residents and stakeholders perhaps through focus groups at the Joff youth centre and Peacehaven Community College secondary school. An approach should be made to both institutions to offer this.
- B. Future consultations (for example for the Pre-Submission Draft Neighbourhood Plan) should ensure that online survey questions and paper questions are asked in the same way so that the results can be more easily compiled and analysed together.
- C. The combination of paper and online surveys worked well (particularly the latter) for engaging with larger numbers and with a younger age group. This approach should be replicated in the next consultation as suggested in B.

Policy recommendations

1. There was overall support for the proposed new pedestrian squares and streets layout for the new centre of Peacehaven and this should be reflected in plan policies, design guidance and codes for the new centre.
2. Responses on housing tenure favoured shared ownership and discounted market rate homes over social rent and sheltered housing but there wasn't strong support for any of these options. The draft HNA states: 'socially rented dwellings constitute a significantly smaller proportion of all dwellings, 6.99% as against 10.32%' for Lewes District as a whole suggesting there is a greater need for more socially rented dwellings than the respondents' views would suggest. A full Housing Needs Assessment Technical Support Package has been commissioned and will be used to ensure that the right mix of homes (by tenure and size) is achieved through the Neighbourhood Plan.
3. There wasn't overall support for the preferred Masterplan Option 3.2. The Neighbourhood Plan policies for the development of the centre of Peacehaven should provide a more nuanced approach to the development of the centre reflecting residents' concerns for example over the impact of any number of new homes on traffic or other community infrastructure.
4. Residents were concerned over public transport provision which should be retained or enhanced through new development.
5. Residents were concerned over road infrastructure and that new development should either be limited to reflect the poor road infrastructure, particularly traffic on the A259, or that new development should contribute / be accompanied by improvements.
6. Residents were concerned over losing access to a 'weekly shop' sized supermarket in Peacehaven that would necessitate travelling to Newhaven or Brighton for these in future. Policies should encourage the retention or increased supermarket provision.

7. Residents liked the idea of new smaller shops and other retail outlets in Peacehaven Centre and policies should resist a reduction in retail space or propose more retail space, even in a challenging period for retail in the UK following Covid.
8. Policies should reflect the general support for cafes and restaurants. Although the government has changed the use classes for A3 Restaurants and Cafes 'For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes' in part to create greater flexibility for them to operate as A5 Hot food takeaways during the pandemic, the Neighbourhood Plan should still try and encourage greater provision of floor space for restaurants and cafes (but probably not pubs or bars - A4 Drinking Establishments) in the proposals for the centre of Peacehaven.
9. Residents were keen to retain the existing community centre and library facilities. The Masterplan had proposed moving these nearer to the bus stops at the north western corner of the existing site but it is unlikely, given the amount of development proposed, that there would be sufficient developer contributions to help achieve this. Instead, policies and developer contributions should be aimed at improving the enhancing the existing community centre and library facilities with a café.
10. There was a concern that the amount of new housing proposed for the new centre for Peacehaven would have a negative impact on the provision of shops, restaurants and cafes. Policies should be strongly for a balanced mixed use of the site as a commercial centre rather than favouring simply more homes.
11. Parking provision (parking standards) were a widespread concern and in particular that there should be sufficient parking on the site to meet the needs of both shoppers and the residents of the new proposed homes. This reflects Peacehaven's relative isolation from a railway station and other facilities that require most residents to own one or more cars to access these. However, this needs to be balanced with the towns trying to move away from reliance on cars and create more active travel through better cycle and walking routes for small journeys and buses for medium journeys. Having said that, the Neighbourhood Plan should consider having a policy on parking standards that reflects Peacehaven's relative isolation from key services rather than simply relying on East Sussex County Council's separate standards for residential and non-residential parking. Consideration should be given to undergrounding the parking. There should also be a policy on the provision of electric charging points for both visitors and residents.
12. The concerns over GP and Dentist provision in Peacehaven and Telscombe suggest that, following an assessment of current and future provision, policies for increasing the capacity for both should be included within the Neighbourhood Plan.
13. Most of the comments made about green spaces were positive and wanted to make more of what there is including the mature trees. Consideration should be given to commissioning an arboricultural report on the existing trees at Meridian site and then protecting those that meet Tree Preservation Order (TPO) criteria, to help keep existing mature landscaping.
14. The Neighbourhood Plan should also make sure that the green spaces that meet the National Planning Policy Framework (NPPF) criteria are proposed for Local Green Space designation.

Acknowledgements

The steering group committee would like to thank the following people for their help in consulting the community:

- Gaston Malia for the leaflet and websites
- George White for social media, articles and press releases
- Cathy Galagher for co-ordinating everything
- Cllr Christine Robinson for inputting and analysing the paper surveys

- Nancy Astley RTPI for technical guidance and support
- Matt Gunn at Peacehaven Town Council for compiling the online survey