

**University of Brighton**  
**School of Architecture and Design**  
**MSc Town Planning**

**Masters Level Assessment**  
**Submission and Feedback Form**

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<b>Declaration: By submitting this assignment I am declaring that it is entirely my own work</b>		

<b>Criteria being assessed:</b>	
<b>Knowledge/understanding</b>	Level of knowledge/understanding; evidence of independent study/originality; integration of module materials
<b>Structure/Conclusions</b>	Organisation and structure of assignment; level of analysis; relevance of conclusions
<b>Transferrable skills</b>	Development of clear, concise argument and its communication
<b>General assessment including presentation</b>	Adherence to assessment task; standard of English; absence of grammatical and typographical errors and overall presentation. Accuracy of citation, referencing and bibliography
<b>Grades: D+: Distinction (&gt;80%)   D: Distinction (70-80%)   M: Merit (60-69%)   P:Pass(50-59%)   F: (&lt;50%)</b>	
<b>Please specify if you have a <u>Learning Support Plan (LSP)</u> and quote adjustment/s relevant to this Assignment here:</b>	

**Feedback: Strengths**

**Suggested areas for improvement**

%	Grade

**Assessor's signature.....**

# **Peacehaven and Telscombe** **Neighbourhood Plan:**

## **Climate and Coastal Change**

Team Blue

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## Contents

Page	Section
<b>5</b>	1 Introduction
<b>5</b>	2 Planning Policy Context
<b>7</b>	3 Analysis of the Neighbourhood Plan Area
7	3.1 Visual Appraisal Summary
8	3.2 Land Use
10	3.3 Identification of Common Building Features
12	3.4 Neighbourhood Plan Survey and Questionnaires
<b>13</b>	4 Environmental Constraints and Vulnerability to Climate Change
14	4.1 Risk of Erosion
20	4.2 Risk of Flooding and Sea Level Rise
21	4.3 Risk of Habitat and Biodiversity Loss
25	4.4 Contamination
<b>26</b>	5 SWOT Analysis
<b>27</b>	6 Opportunities of Adaptation and Mitigation in Peacehaven
27	6.1 Flooding
28	6.2 Erosion
30	6.3 Biodiversity
30	6.4 Renewable Energy and Green Infrastructure
<b>30</b>	7 Policies
31	7.1 Vision Statement and Objectives
31	7.2 Policies and Policy Justifications
34	7.3 Potential Community Infrastructure Levy
35	7.4 Community Aspirations
<b>35</b>	9 Conclusion
<b>36</b>	10 Bibliography
<b>40</b>	11 Appendices

## List of Figures

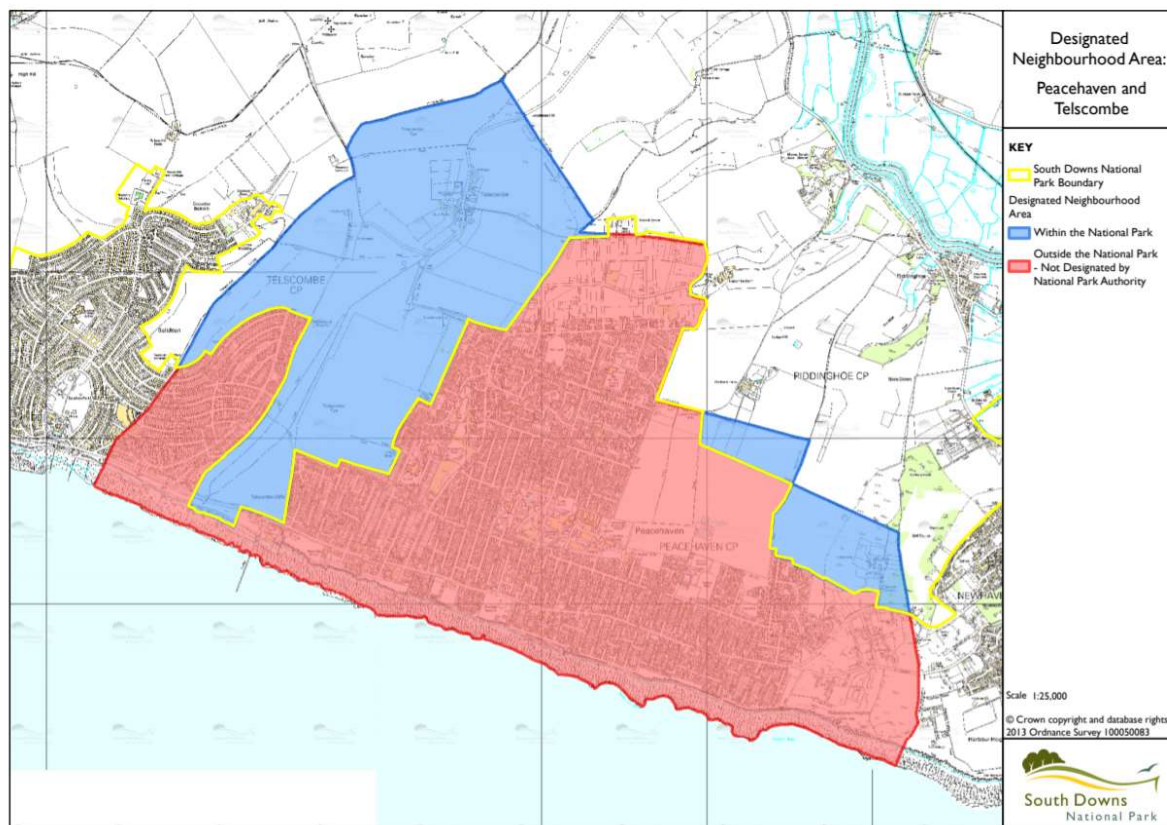
- 5 Figure 1. Designated Neighbourhood Plan Area
- 6 Figure 2a. Conservation Areas and Policy Locations
- 6 Figure 2b. Telscombe Conservation Area
- 7 Figure 3. Listed Buildings and Heritage Assets
- 7 Figure 4. Aerial Photograph of Peacehaven
- 8 Figure 5. Photograph of Cliff Edge
- 8 Figure 6. Photograph Showing the Paving over of Hardstanding
- 8 Figure 7. Photograph of Solar Panels on Existing Buildings
- 8 Figure 8. Photograph of Solar Panels on New Builds
- 9 Figure 9. Map Showing Land Use in Peacehaven
- 10 Figure 10. Aerial Photograph of Area North of Peacehaven
- 11 Figure 11. Aerial Photograph of Peacehaven and Telscombe Cliff Area
- 12 Figure 12. Results from q2 of the Neighbourhood Plan Survey
- 12 Figure 13. Results from q9 of the Neighbourhood Plan Survey
- 13 Figure 14. Results from q10 of the Neighbourhood Plan Survey
- 15 Figure 15. Sea Defences and Intervention Areas for Peacehaven
- 16 Figure 16. Sea Defences and Intervention Areas for Peacehaven
- 17 Figure 17a. Sea Defences and Intervention Areas for Telscombe Cliffs and East  
Saltdean
- 18 Figure 17b. Sea Defences and Intervention Areas for the Rest of East Saltdean
- 19 Figure 18. Sea Defences and Intervention Areas between Peacehaven and Newhaven
- 20 Figure 19. Topographic Map of Peacehaven, Newhaven and Seaford
- 20 Figure 20. Flood Risk Map of the Designated Area
- 22 Figure 21. Extract from Local Plan Part 2 Showing Landscape Designations
- 23 Figure 22. Map Showing the SSSI and Other Allocated Habitats
- 24 Figure 23. Extract from the South Downs National Park Policies Map
- 25 Figure 24. Groundwater Source Protection Zones
- 37 Figure 25. Diagram Showing Different Types of SuDs
- 28 Figure 26. Map Showing Areas of Ground Instability
- 28 Figure 27. Diagram Showing Cliff Groundwater Pumps

## **List of Tables**

10	Table 1. Common Building Features Within the Neighbourhood Plan Area
14	Table 2. Climate Change Risks In the South East
21	Table 3. Flood Risk for the Designated Plan Area
25	Table 4. SWOT Analysis
29	Table 5. Future Erosion Recommendations
31	Table 6. Objectives Table
32	Table 7. Policy Table
35	Table 8. Community Aspirations

## 1. Introduction

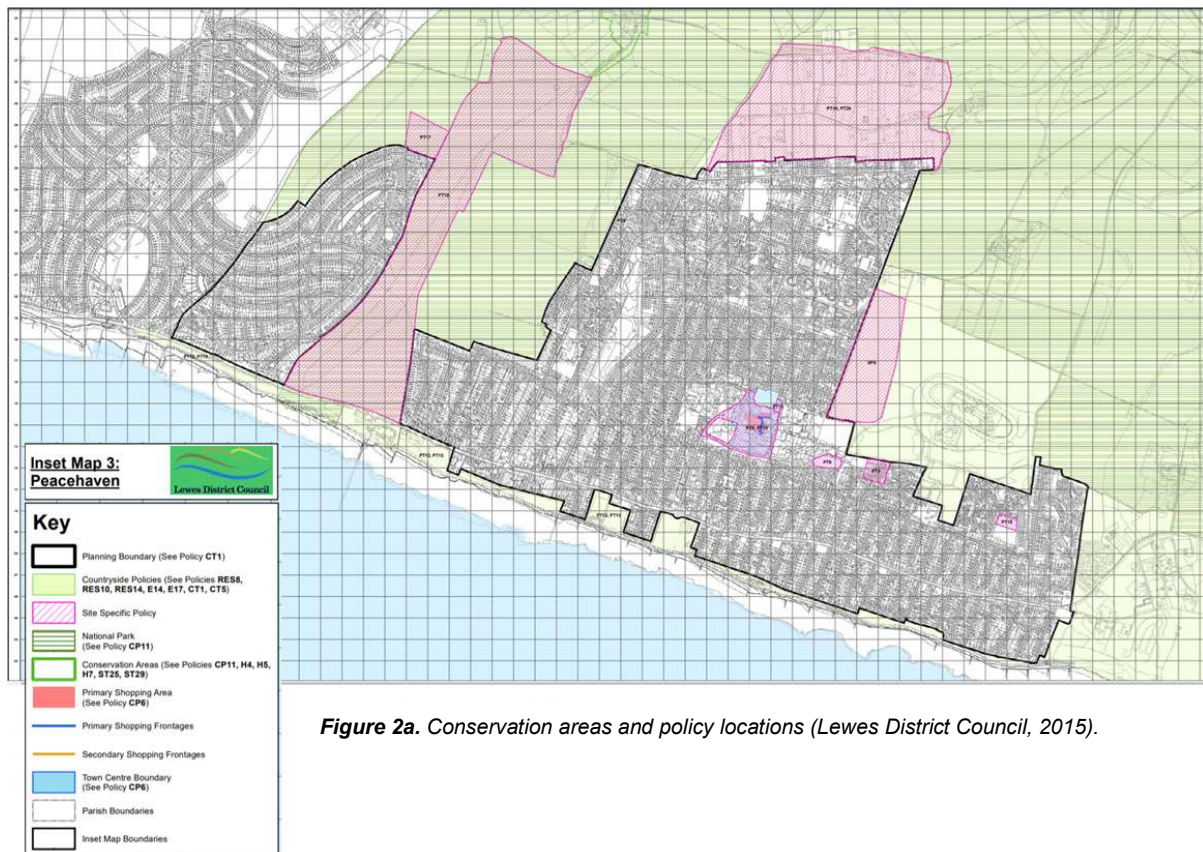
This report has been commissioned by the Peacehaven and Telscombe Neighbourhood Planning Team for the area identified in figure 1. This report is designed to help the neighbourhood plan team, decide the current and future risks of climate change and any opportunities, to adapt and mitigate against them.



**Figure 1.** Designated Neighbourhood Plan Area (Source: South Downs National Park, 2013).

## 2. Planning Policy Context

The designated neighbourhood area lies within Lewes District Council (LDC) and partially, the South Down National Park Authority (SDNPA) (figure 1). Subsequently this means that both the Lewes Local Plan (LDC & SDNPA, 2020) (LDC & SDNPA, 2016) and the SDNPA Local Plan (SDNPA, 2019) must be accounted for in decision and plan making. Figure 2a shows where countryside policies, site specific policies and shopping areas are in the designated area. Figure 2b shows that Telscombe benefits from a Conservation Area designation.



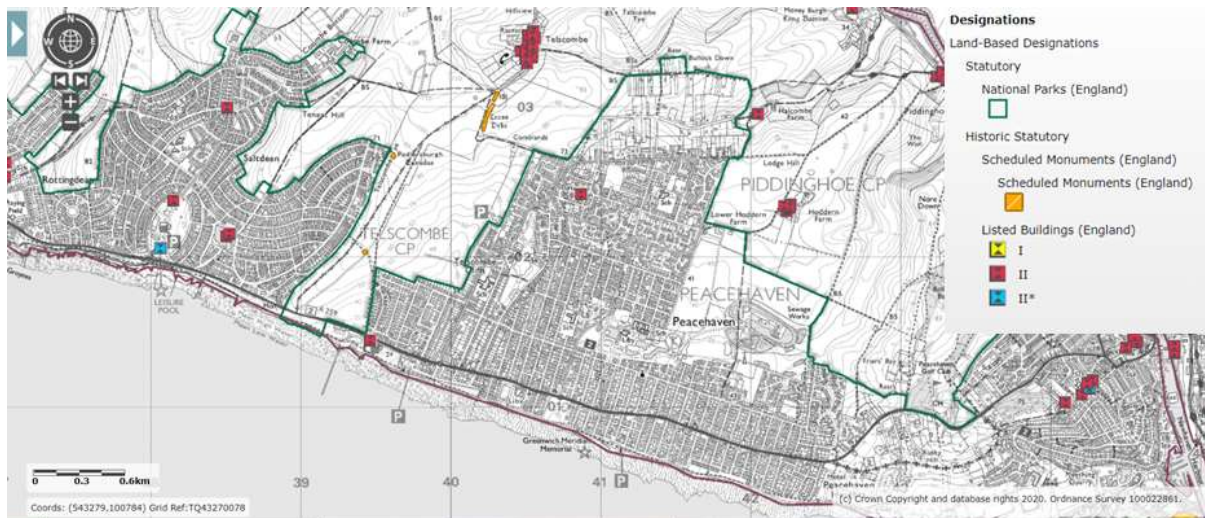
**Figure 2a.** Conservation areas and policy locations (Lewes District Council, 2015).



**Figure 2b.** Telscombe Conservation Area (South Downs National Park, 2020)

Figure 3 shows the listed buildings within Peacehaven, these need to be considered when retrofitting buildings or installing renewable energy e.g. solar panels.





**Figure 3.** Listed buildings and heritage assets in the designated area (Magic Maps, 2020).

### 3. Analysis of the Neighbourhood Plan Area

#### 3.1 Visual Appraisal Summary

In April 2020 a visual appraisal of Peacehaven and Telscombe (figure 4) was undertaken, focussing on climate and coastal change using google street view (Appendix 1).



**Figure 4.** Aerial photograph of Peacehaven (Cripps, n.d).

Key findings of the visual survey are show below:

- Residential properties in close proximity to the cliff edge (figure 5).
- Primarily urban development including extensive hard surfaces, little greenery, with many front gardens paved over for parking (figure 6).
- Limited transport options with few bus and cycle lanes with pedestrians given minimal thought.
- No railway connection (Harris, 2004, p.11).
- High proportion of south facing roofs but with minimal evidence of solar panel usage (figure 7).
- Evidence of solar panels to new builds (figure 8).
- Green spaces lacking established flora and are physically cut off from each other with no evidence of established green corridors.





**Figure 5** Photo showing how close development is to the cliff edge in Peacehaven



**Figure 6.** Photo showing the paving over of front gardens.



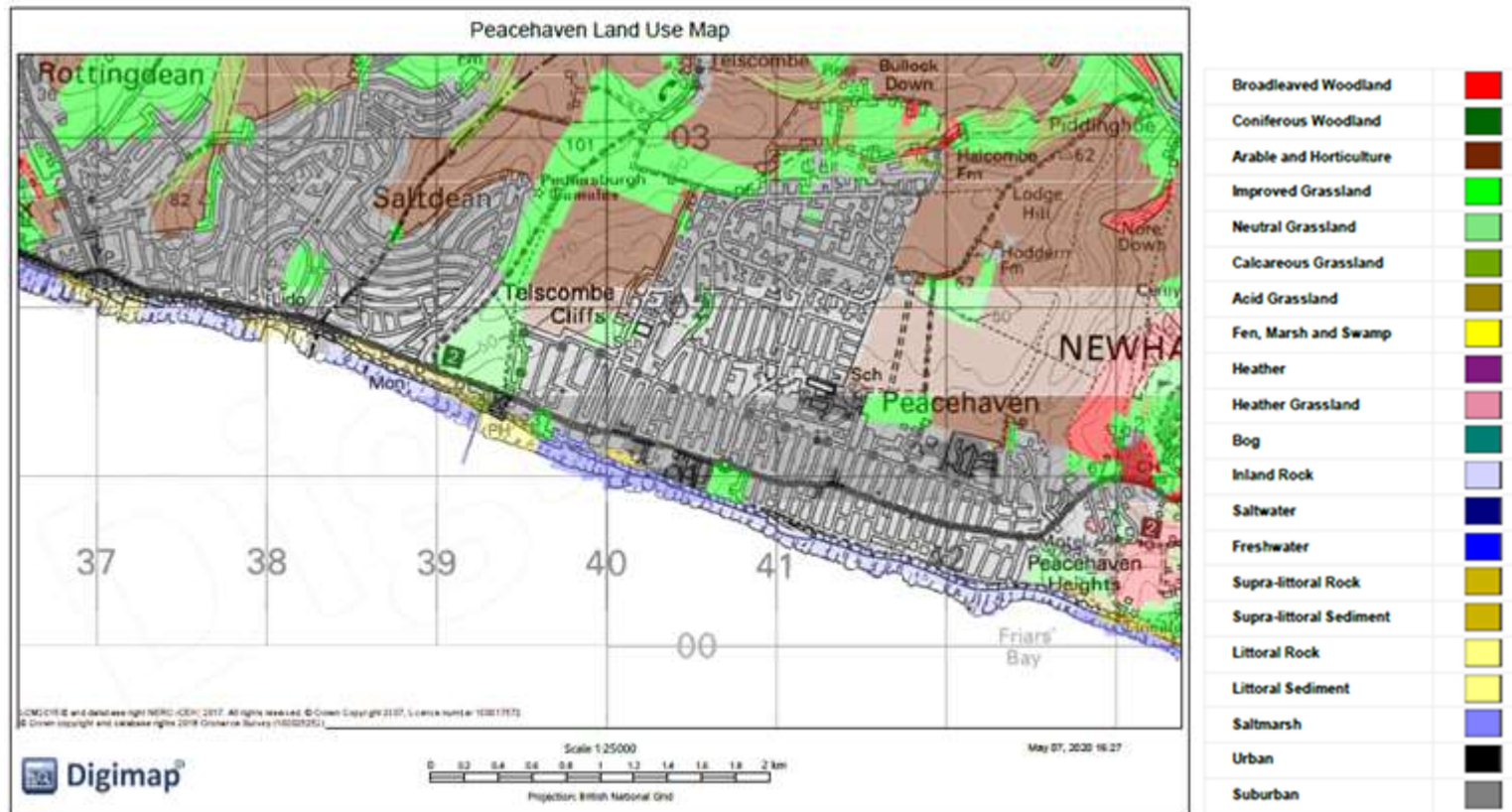
**Figure 7.** Evidence of solar panels on existing buildings.



**Figure 8.** Right-Evidence of solar panels on new builds.

### 3.2 Land Use

The major land use in Peacehaven is suburban housing, with open spaces in the area typically comprising improved or neutral grassland in addition to arable and horticultural land with saltmarsh rock and sediment dominating the area adjacent to the coast (figure 9).



**Figure 9.** Map showing land use in the designated neighbourhood area. Land Use Map of Peacehaven. "Peacehaven Land Use Map"[PDF map], Scale 1:25,000 [object HTMLSelectElement] [geospatial data], Updated: 2015, Centre for Ecology & Hydrology, Using: EDINA Environment Digimap Service, <<http://digimap.edina.ac.uk/>>, Created: May 2020

### 3.3 Identification of Common Building Features

The following link provides extra information:

[https://www.designingbuildings.co.uk/wiki/Types\\_of\\_road\\_and\\_street](https://www.designingbuildings.co.uk/wiki/Types_of_road_and_street)

Building and block types, materials and design features vary throughout Peacehaven (Table 1).

**Table 1.** Common building features within the designated plan area.

Allocated Areas	Common Features
Red Area (figure 10)	<ul style="list-style-type: none"><li>• No uniform design.</li><li>• Small number of dwellings on relatively large plots.</li><li>• Use of traditional materials e.g. uPVC windows and brick.</li></ul>
Red Area (figure 11)	<ul style="list-style-type: none"><li>• Residential housing estates.</li><li>• Uniform building designs.</li><li>• Typically using traditional materials e.g. uPVC windows and brick.</li><li>• Typically either two storey semi-detached and terraced dwellings or bungalows.</li></ul>
Green Area (figure 11)	<ul style="list-style-type: none"><li>• Uniform size plots.</li><li>• Variety of building designs and usage.</li><li>• No common design appearance on the streetscene apart for a few clustered areas.</li><li>• Typically, bungalows or converted chalet bungalows.</li><li>• Denser development in comparison to other areas.</li></ul>
Red and Blue (figure 11)	<ul style="list-style-type: none"><li>• Typically has a greener streetscene.</li><li>• More open space.</li><li>• Dwellings set back further from the street.</li></ul>





Figure 10. Area north of Peacehaven.

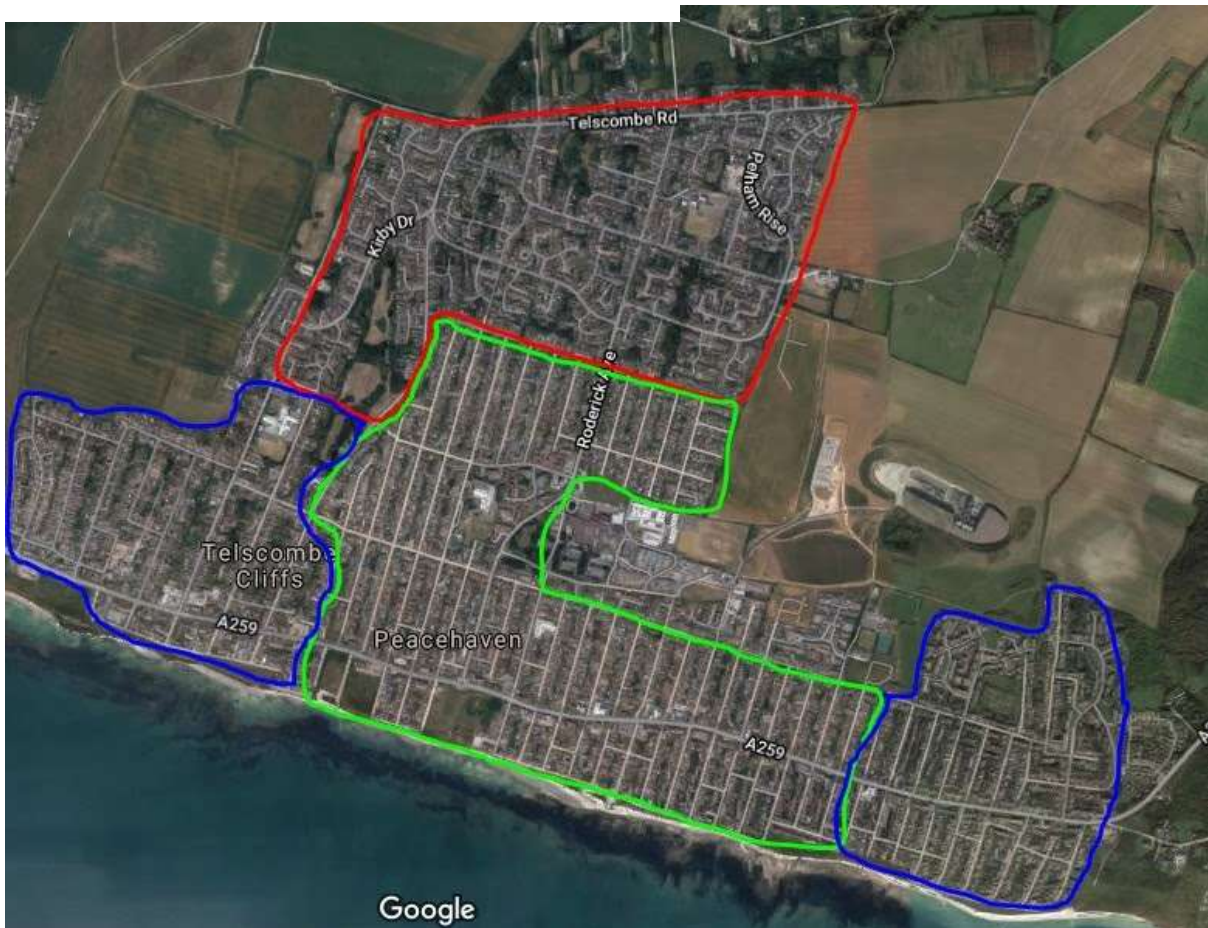
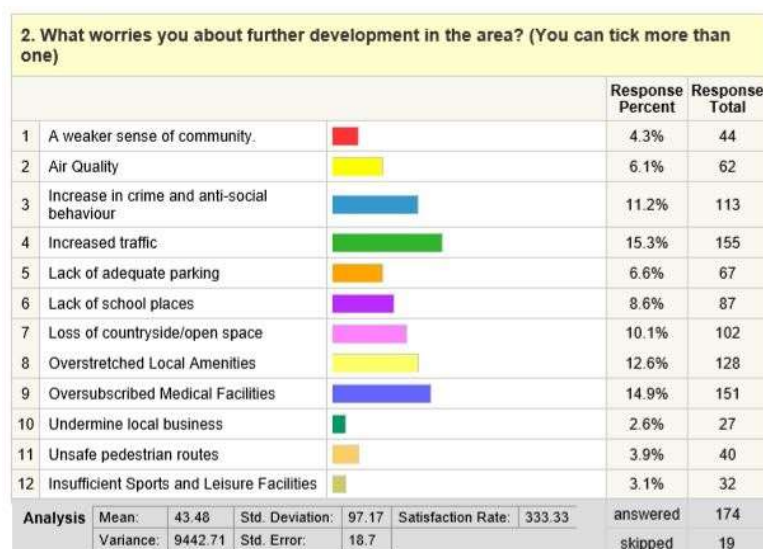


Figure 11. Peacehaven and Telscombe Cliff area.

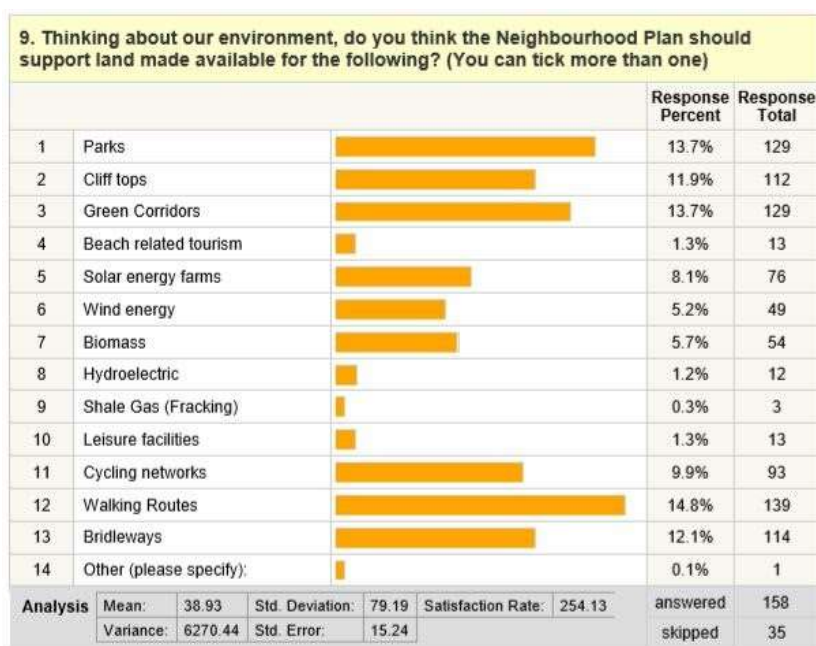
### 3.4 Neighbourhood Plan Survey and Questionnaires

In May 2018 Peacehaven and Telscombe Town Councils conducted a survey of residents; 193 responded (Peacehaven and Telscombe Town Councils 2018).

Figure 12 shows transport factors being the greatest concern to residents. Only 7% stated that they would like to see Eco-friendly dwellings and 6.1% were worried about air pollution.



**Figure 12.** Results from question 2 of the Neighbourhood Plan Survey (Peacehaven Town Council, 2018).



**Figure 13.** Results from question 9 on the Neighbourhood Plan Survey (Peacehaven Town Council, 2018).

The survey indicates land should be made available for parks, cliff tops, green corridors, there appears to be support for climate mitigation measures in particular for solar energy farms, biomass and wind energy (figure 13). There was little support for fracking or hydroelectric power (figure 13).

Question 10 indicated residents would favour open spaces, historic buildings and parks being protected (Figure 14).



10. Heritage is very important, from the Saxon church in Telscombe Village through to the Meridian Monument there are historical assets that the Neighbourhood Plan should seek to conserve as part of the areas identity. Are there any sites which you think are worth conserving as part of our heritage and if so where are they?

Dewdrop Inn	Peacehaven Pillars
Central Club	Telscombe Village
Bells Club	Chatsworth Park
Meridian Monument	Peacehaven Oval
The Big Park	Telscombe Playing Fields
The Dell	Under Cliff Walk
Peace Park/Howard Park	Pinnorr Bungalow
Telscombe Tye	War Memorial
Shepherd's Cottage	Gracie Fields House
Saxon Church (St. Laurence)	Coast Guard Cottages.

**Figure 14.** Results from question 10 in the Neighbourhood Plan Survey (Peacehaven and Telscombe Town Councils, 2018).

#### 4. Environmental Constraints and Vulnerability to Climate Change

Average global temperatures are increasing, with impacts in natural and human systems are being experienced and are predicted to continue in the future (IPCC, 2018). Assessing future climate-related risks will depend on the type of warming that will be experienced (IPCC, 2018).

For the South East of England, a number of future climate related risks are expected with Peacehaven being likely to be affected by the risks listed in table 2. An assessment of Peacehaven's environment and constraints will indicate the degree to which some of these may be experienced.

**Table 2.** *Climate Change Risks in the South East*

Climate Change Threat	Climate Related Risks	References
<b>Increased temperatures in particular summer</b>	<ul style="list-style-type: none"> <li>• Temperatures will be uncomfortable.</li> <li>• Species may change their breeding habits, species such as the frog already have.</li> <li>• Heatwaves are predicted to increase mortality rates.</li> </ul>	(Tomorrows England, 2008)
<b>Seasonal water shortages due to increased heat</b>	<ul style="list-style-type: none"> <li>• Change in farming conditions affecting crop yields and type.</li> <li>• Water restrictions will be required impacting leisure activities.</li> <li>• Falling river levels could damage river reliant species.</li> <li>• Water may come scarce and begin demanding high prices some can't afford.</li> </ul>	(Tomorrows England, 2008)
<b>Sea-level rise and increased seasons with intense rainfall are predicted to cause flooding largely flash floods and storm surges.</b>	<ul style="list-style-type: none"> <li>• Damage to infrastructure</li> <li>• Loss of life</li> <li>• Damage to residential properties</li> </ul>	(Tomorrows England, 2008)

#### 4.1 Risk of Coastal Erosion

Cliff face weathering leading to erosion is predicted to be exacerbated by the increased intensity of rainfall due to climate change (South East Coastal Group, 2006). Peacehaven is particularly susceptible to the impact of climate change given its coastal and cliffside location (South East Coastal Group, 2006). The Shoreline Management Plan (SMP) undertaken in 2006 chose to protect parts of the coast within the neighbourhood plan boundary and put in place present day, medium term and long term policies (South East Coastal Group, 2006) (see figures 15-18)

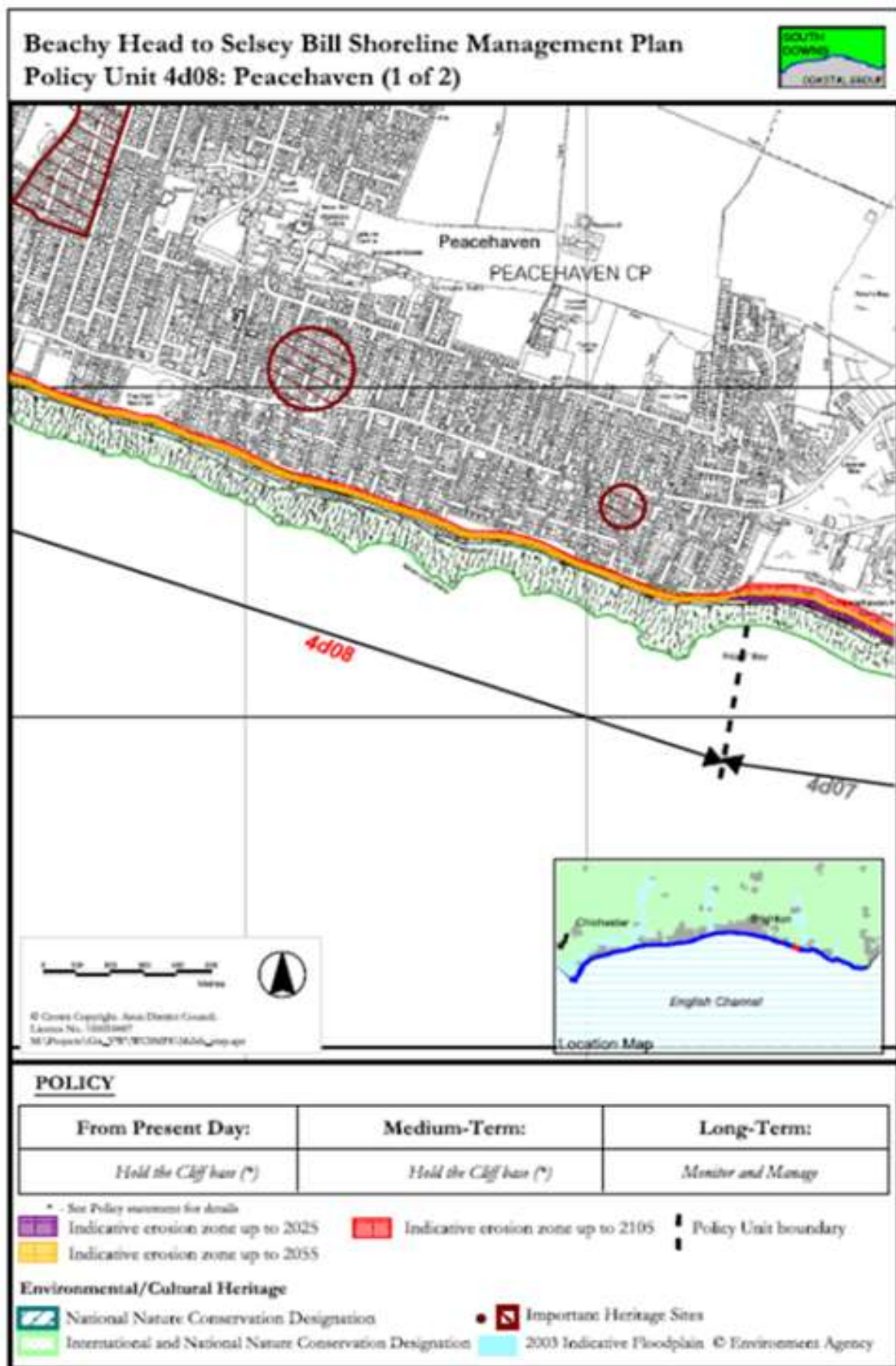
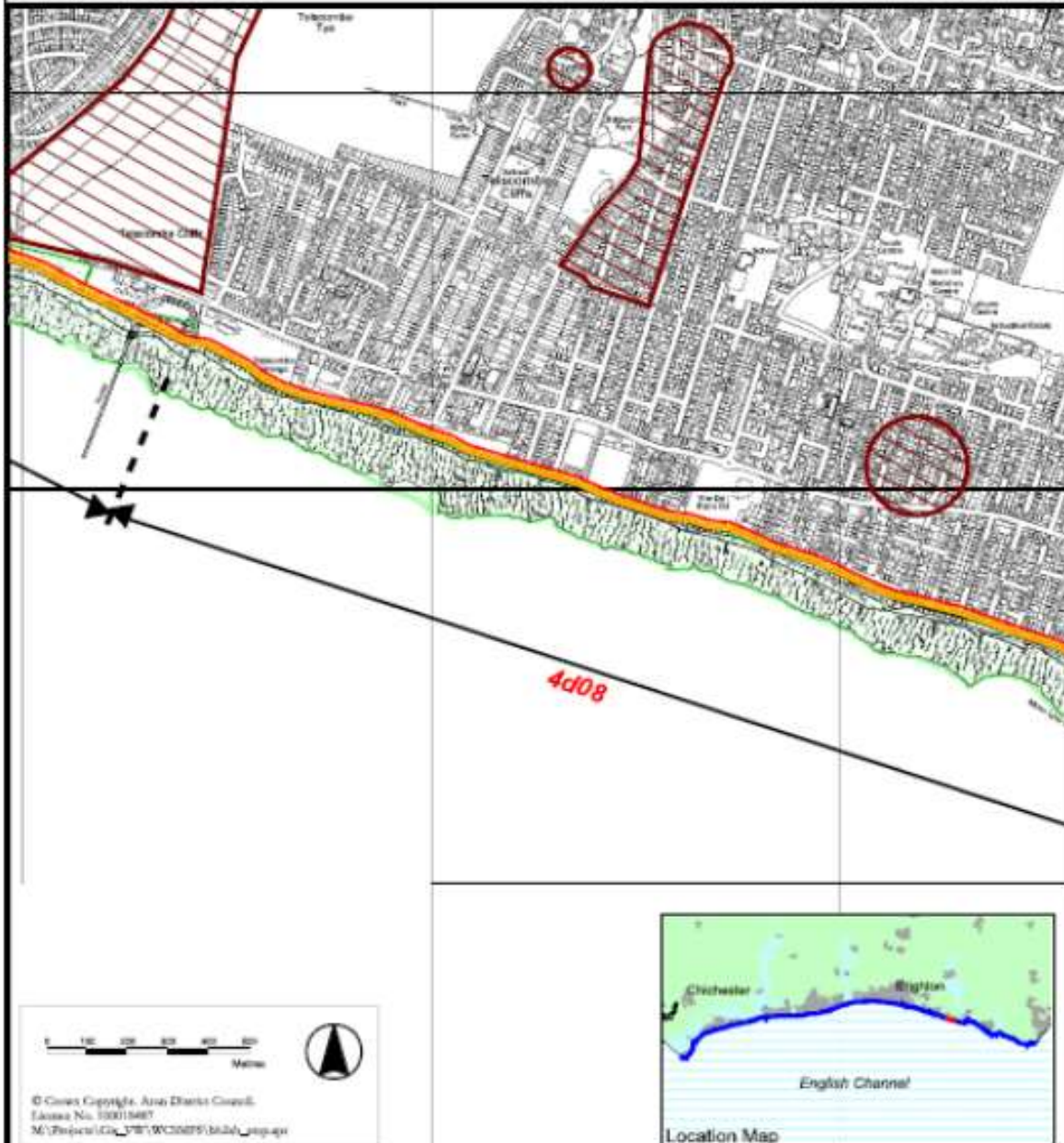


Figure 15. Sea defences and intervention areas for Peacehaven (South East Coastal Group, 2006).

# Beachy Head to Selsey Bill Shoreline Management Plan Policy Unit 4d08: Peacehaven (2 of 2)



## **POLICY**

From Present Day:	Medium-Term:	Long-Term:
<i>Hold the Cliff base (*)</i>	<i>Hold the Cliff base (*)</i>	<i>Monitor and Manage</i>

\* - See Policy Statement for details

- Indicative erosion zone up to 2025
- Indicative erosion zone up to 2055
- Indicative erosion zone up to 2105
- Policy Unit boundary

## **Environmental/Cultural Heritage**

- National Nature Conservation Designation
- International and National Nature Conservation Designation
- Important Heritage Sites
- 2003 Indicative Floodplain

Figure 16. Sea defences and intervention areas for Peacehaven (South East Coastal Group, 2006).



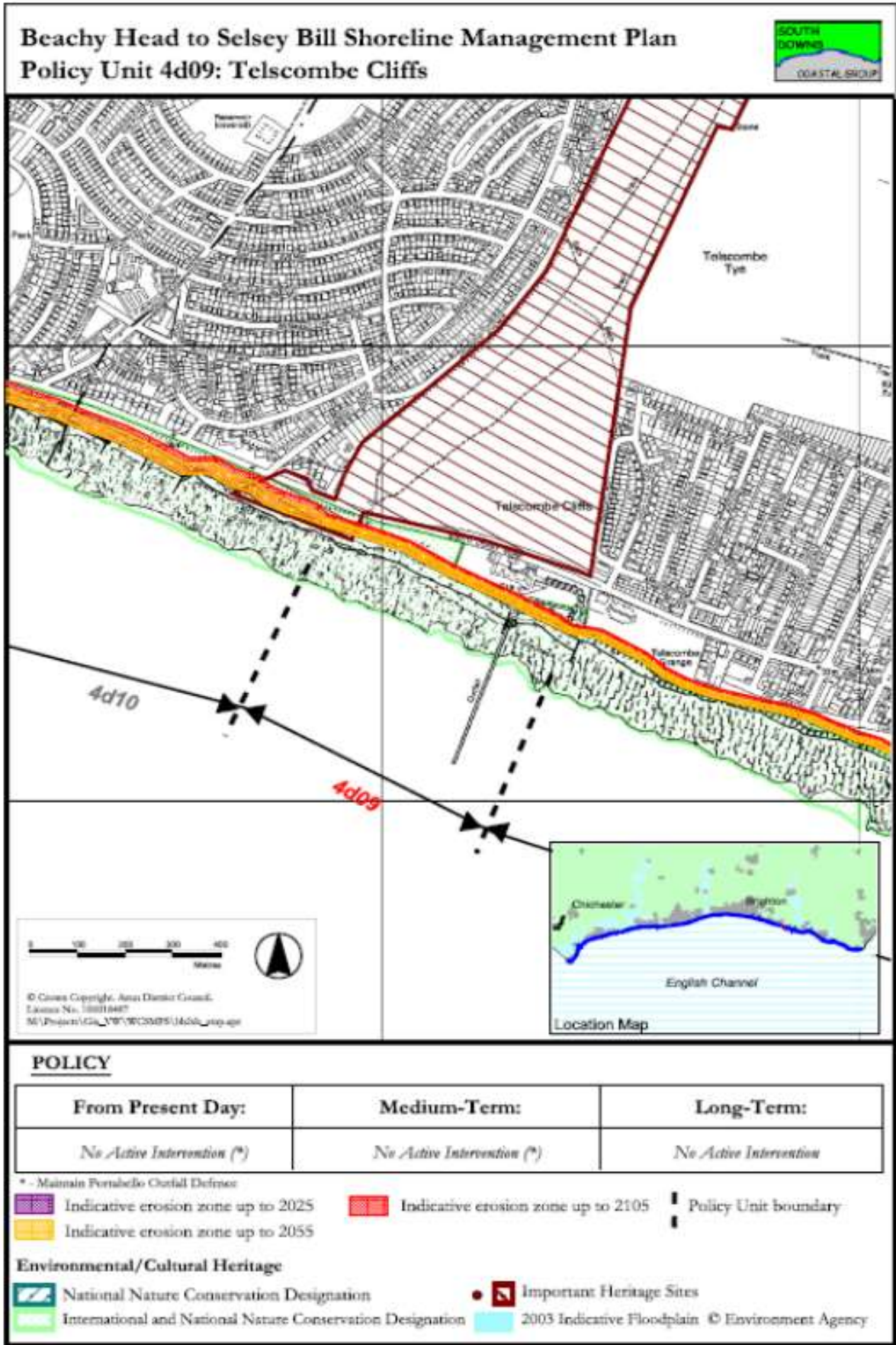


Figure 17a. Sea defences and intervention areas for Telscombe Cliffs and East Saltdean (South East Coastal Group, 2006).



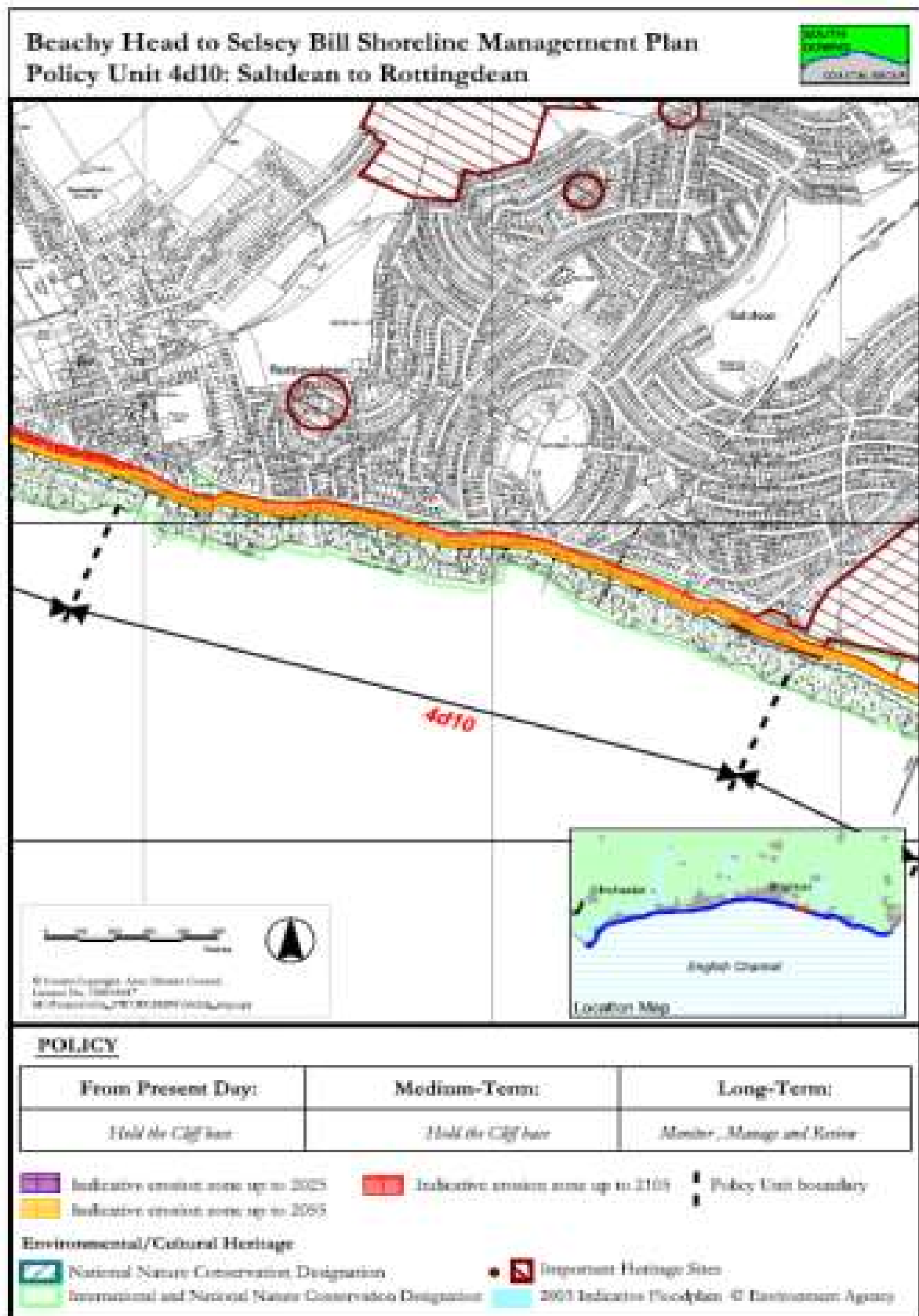


Figure 17b. Sea defences and intervention areas for the rest of East Saltdean (South East Coastal Group, 2006)

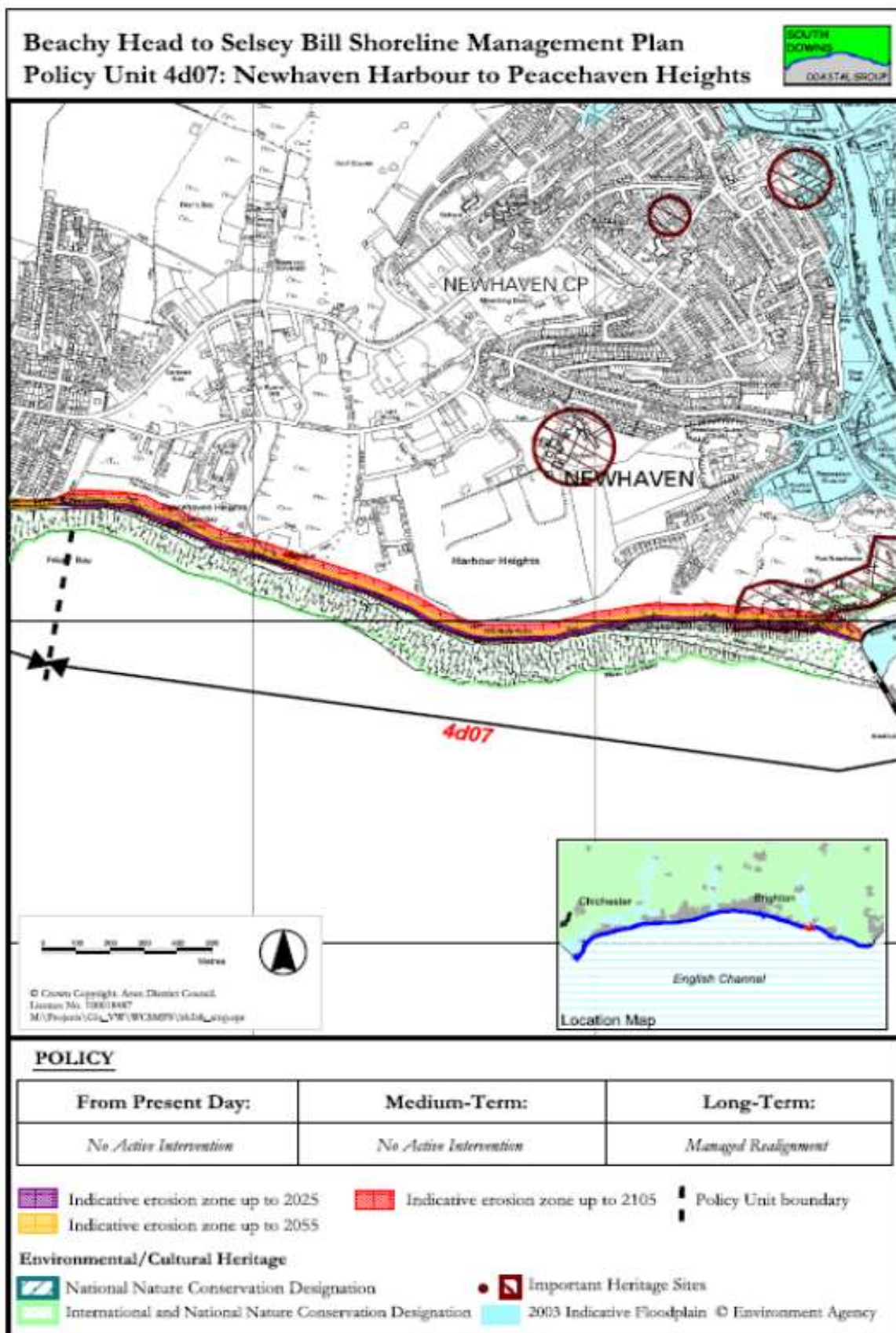
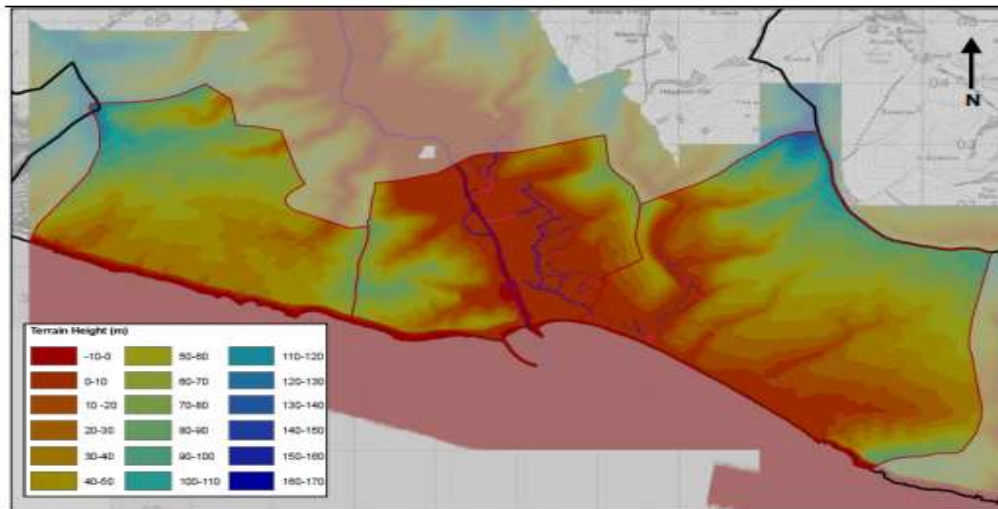


Figure 18. Sea defences and intervention areas between Peacehaven and Newhaven (South East Coastal Group, 2006).

Figures 15-18 show the designated plan area is partly protected from erosion, but predicted erosion by 2105 is expected to put assets and at least 100 residential properties at risk (South East Coastal Group, 2006). The current coastal sea defences are in need of renewal, however only defences in figure 19 provides the cost benefit ratio required by the government for funding (Mott MacDonald, 2016).

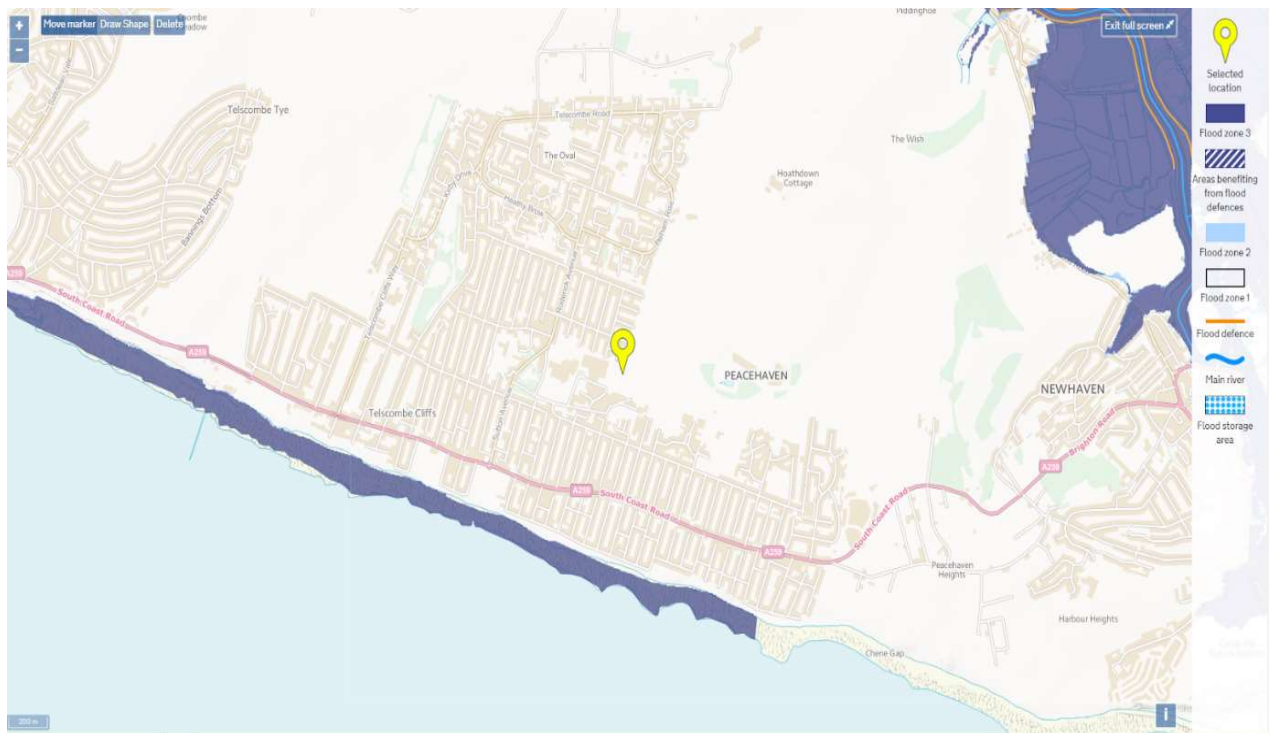
#### 4.2 Risk of Flooding and Sea Level Rise

The designated neighbourhood area apart from its coastline has a relatively high terrain height (figure 19).



**Figure 19.** Topographic Map of Peacehaven, Newhaven and Seaford (CAPITA, 2014 p.3).

Only the coastline of Peacehaven is included in a flood zone (figure 20) indicating the chance of current flood risk in the area is low.



**Figure 20.** Flood Risk Map of the Designated Area (Magic Maps, 2020a).

Table 3 shows the risk flooding for properties in Peacehaven, Telscombe cliffs and East Saltdean.

**Table 3.** Flood risk for the designated plan area.

Area	Flood risk	Number of properties	Reference
<b>Peacehaven</b>	1 in a 100 year surface water flood risk	0-1000 residential properties.	(East Sussex County Council, 2016 p.41)
<b>Peacehaven</b>	1 in a 30 year surface water flood risk	Maximum of 500 residential properties with no increased risk between 2013 to 2026 and fewer than 25 non-residential properties at risk between 2016-2026.	(East Sussex County Council, 2016 p.43)
<b>East Saltdean and Peacehaven</b>	Medium groundwater flood risk	0-500 residential properties at risk	(East Sussex County Council , 2016 p.41)

Increased rainfall and severe weather events caused by climate change are likely to cause increased flood risk in the future for the South East (CAPITA, 2014) (Tomorrows England, 2008). Peacehaven may therefore experience an increased risk of surface water, ground water and sewage flooding (Tomorrows England, 2008) (CAPITA, 2014).

#### 4.3 Risk of Habitat and Biodiversity Loss

Peacehaven benefits from a number of different habitats including local wildlife sites (figure 21), sites of special scientific interest (SSSI) (figure 22), marine conservation areas and local natural conservation areas (figure 23), demonstrating that the biodiversity of the area is fairly good (Parris et al, 2018). Further, the SSSI running parallel and adjacent to the seafront is within a core biosphere reserve containing a variety of different plants and animals (The Living Coast, 2020).

However, visual analysis of urban areas of Peacehaven indicate a homogenous flora composition with a number of front gardens being paved over giving the urban area poor biodiversity (Parris et al, 2018) with climate change being expected to cause a decrease in biodiversity, species loss and extinction (IPCC, 2018).





**Figure 21.** Extract from Local Plan Part 2 Showing Landscape Designations in Neighbourhood Plan Area that falls within Lewes District Council (Lewes District Council, 2020).



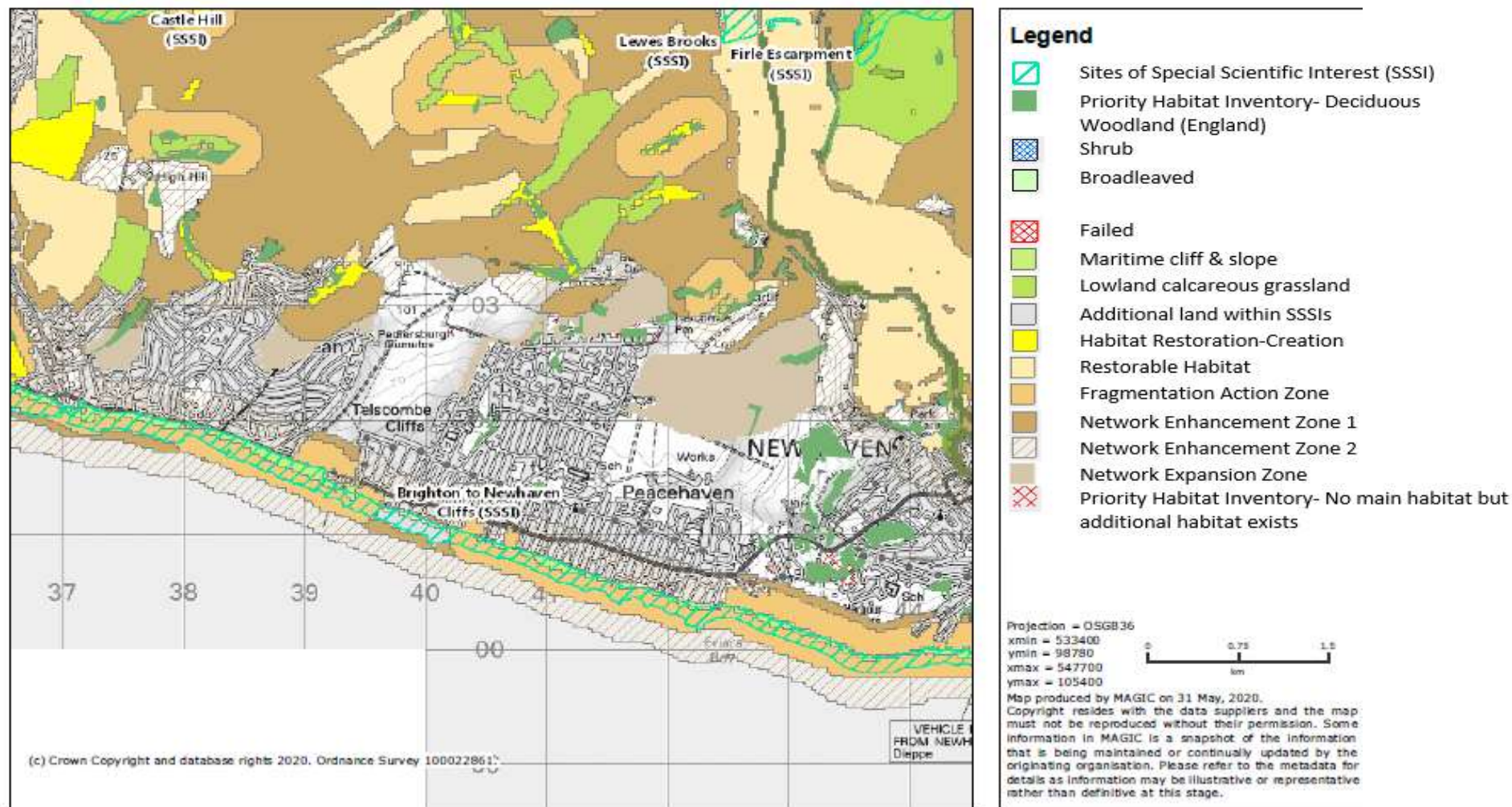


Figure 22. Map showing the SSSI and other allocated habitats (Magic Maps, 2020b).

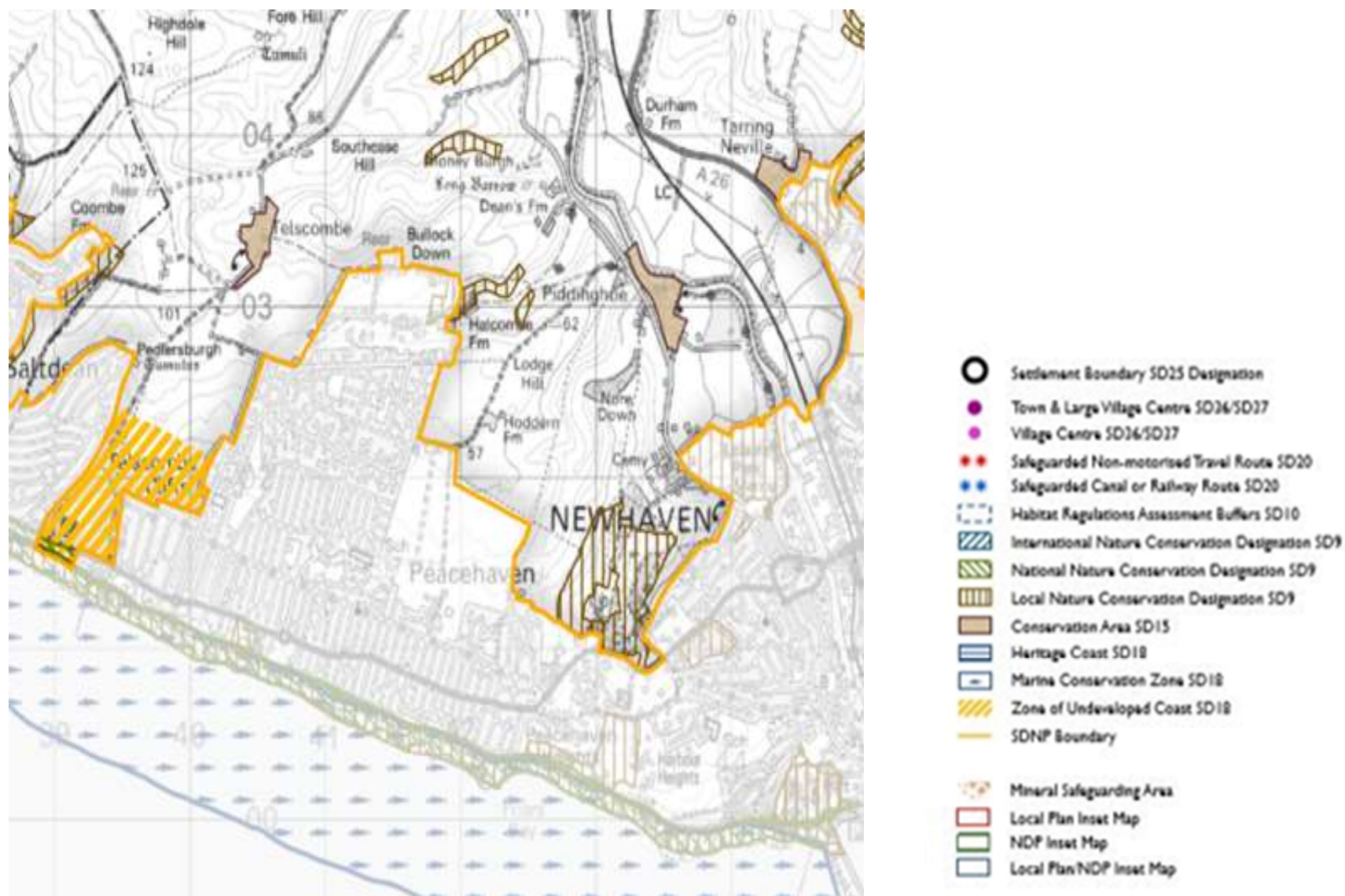


Figure 23. Extract from South Downs National Park Policies map that shows designations within SDNP part of Designated Area (South Downs National Park, 2018).



#### 4.4 Contamination

The site allocation process involves assessment for contamination. The protection zones highlighted in figure 24 must be accounted for when proposing infiltration Sustainable Drainage Systems, which are recommended to be included in refurbishments and redevelopments across Peacehaven (CAPITA, 2014).

MAGiC

#### Groundwater Source Protection Zones

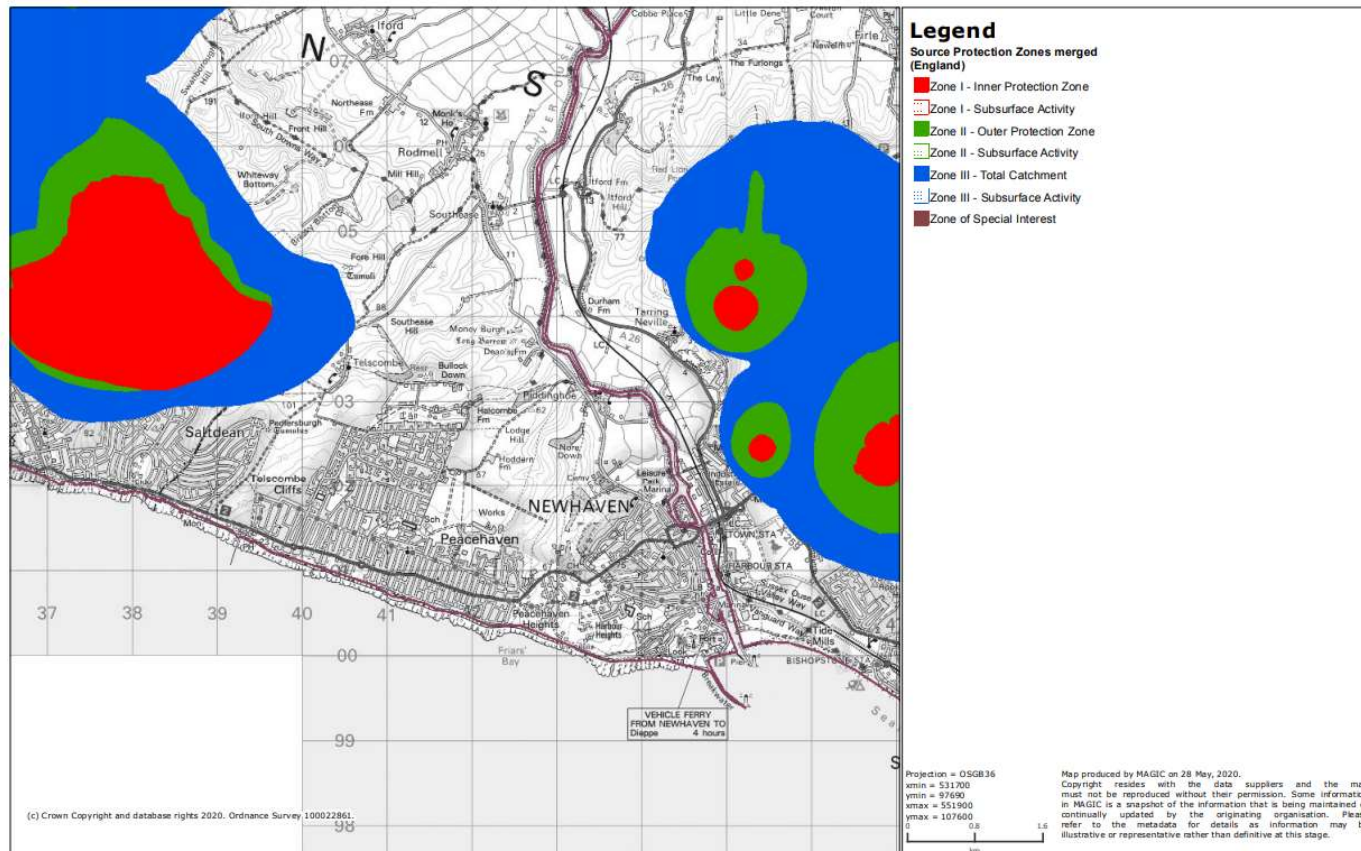


Figure 24. Groundwater Source Protection Zones (Magic Maps, 2020c).

## 5. SWOT Analysis

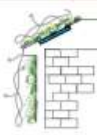



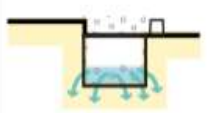







**Table 4.** SWOT Analysis.

Climate Change Current (CR) and Future Risks (FR)	Strength	Weakness	Opportunity	Threat
<b>FR and CR -coastal erosion (see section 4)</b>	Some areas of the coast are already protected (figures 15-18).	Defences are old and need replacing and some parts of the coast aren't protected at all (Mott MacDonald, 2016).	Adapt: Continue to upkeep existing defences. Taking erosion rate into account when building new developments may decrease infrastructure loss.	Unlikely to gain funding for further defences so infrastructure is likely to be lost (Mott MacDonald, 2016).
<b>CR: Low flood risk FR: Increased flooding (see section 4)</b>	Fairly high topography (figure 19) with a low number of properties at risk from flooding (Table 3).	A number of properties are a risk from flooding (Table 3). Flooding risk in the South East is expected to increase in the future (Tomorrows England, 2008).	Adapt: Use of Sustainable Drainage Systems.	Flood risk increasing due to an increase in storm severity before sufficient adaptation has occurred leading to loss of life (Tomorrows England, 2008).
<b>CR and FR: Increasing Temperatures (see section 4)</b>	Visual analysis shows Houses in the area appear to have gardens and open space.	Substantial amounts of the designated area are urban (figure 9).	Mitigate: Use of renewable energy. Mitigate: Grow food in gardens and allotments.	Loss of life (Tomorrows England, 2008). Poor public attitude and willingness to change.
<b>CR: Low biodiversity in urban areas FR: Decrease in biodiversity (see section 4)</b>	A variety of habitats indicate potential for higher biodiversity and species in designated areas (Parris et al, 2018).	Homogenous use of plants and trees in urban areas.  Green spaces such as front gardens being paved (figure 6).	Adaptation: Require new developments to increase biodiversity net gain.	Cost to developers.

## 6. Opportunities of Adaptation and Mitigation in Peacehaven

### 6.1 Flooding

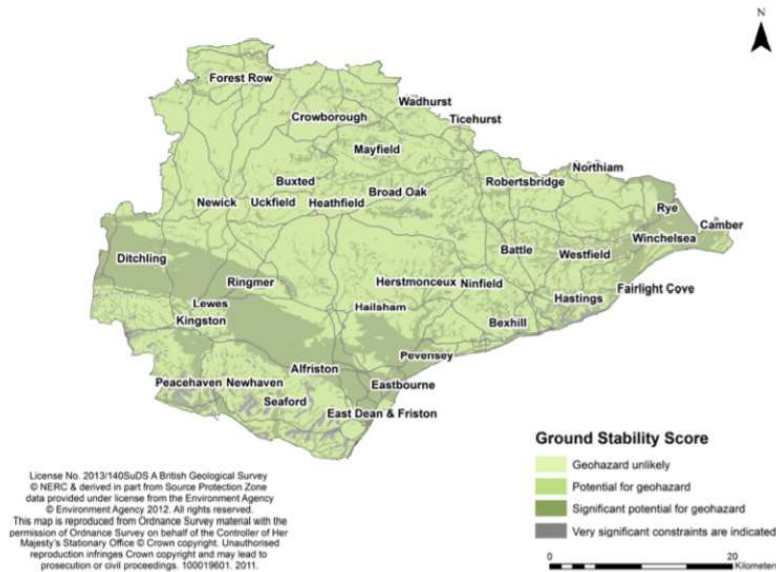
The use of Sustainable Urban Drainage Systems (SuDs) (Figure 25) should be promoted in urban areas to mitigate the effects of climate change such as reducing the urban heat island effect and reduce surface water flooding risk.

	Description	Setting	Required area
 Green roofs	A planted soil layer is constructed on the roof of a building to create a living surface. Water is stored in the soil layer and absorbed by vegetation.	 Building	Building integrated.
 Rainwater harvesting	Rainwater is collected from the roof of a building or from other paved surfaces and stored in an overground or underground tank for treatment and reuse locally. Water could be used for toilet flushing and irrigation.	 Building	Water storage (underground or above ground).
 Soakaway	A soakaway is designed to allow water to quickly soak into permeable layers of soil. Constructed like a dry well, an underground pit is dug filled with gravel or rubble. Water can be piped to a soakaway where it will be stored and allowed to gradually seep into the ground.	 Open space	Dependant on runoff volumes and soils.
 Filter Strip	Filter strips are grassed or planted areas that runoff is allowed to run across to promote infiltration and cleansing.	 Open space	Minimum length 5 metres.
 Permeable paving	Paving which allows water to soak through. Can be in the form of paving blocks with gaps between solid blocks or porous paving where water filters through the block itself. Water can be stored in the sub-base beneath or allowed to infiltrate into ground below.	 Street/open space	Can typically drain double its area.
 Bioretention area	A vegetated area with gravel and sand layers below designed to channel, filter and cleanse water vertically. Water can infiltrate into the ground below or drain to a perforated pipe and be conveyed elsewhere. Bioretention systems can be integrated with tree-pits or gardens.	 Street/open space	Typically surface area is 5-10% of drained area with storage below.

**Figure 25.** Diagram showing different types of SuDs (Lead Local Flood Authorities of the South East of England, 2013 p. 10)

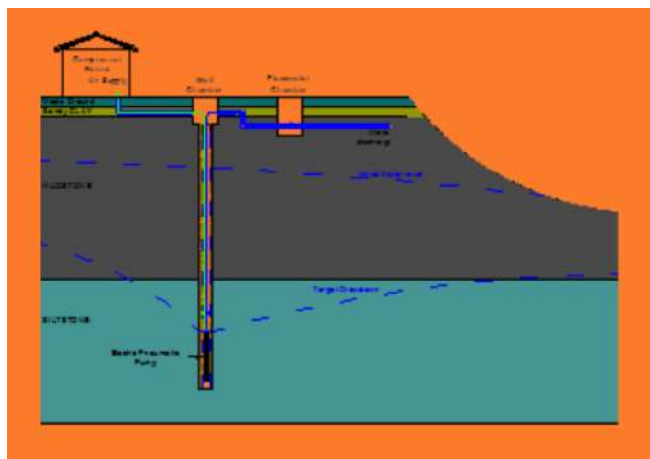
However, the location of SuDs should be monitored according to the geological condition of the bedrock and 'appropriateness of infiltration rates' (ESCC, 2015 p. 19). The open space adjacent to Telscombe Cliffs benefits from chalk bedrock which is highly permeable and at risk of freeze-thaw weathering causing surface cliff erosion. Infiltration in these areas can lead to ground stability problems (see Figure 26).





**Figure 26.** Map showing areas of ground instability, where the use of infiltration drainage will need to be more carefully considered (ESCC, 2015 p. 19).

Therefore, a potential adaptation is utilising 'cliff drainage to eliminate surface runoff and infiltration on the slope' (The European Climate Adaptation Platform Climate, 2015, np). Fairlight, East Sussex provides a practical example of this, whereby Rother District Council installed a groundwater pumping system (See Figure 27) (South East Coastal Group, 2020). This allowed the 'groundwater levels to be lowered and reduced pressures off the slip planes' (WJ Groundwater Limited, 2020, np) therefore reducing erosion and helping stabilise the cliffs. However, as a section of Telscombe Cliffs are designated as a SSSI, 'Natural England must agree to any work that may affect the cliffs' (BHCC, 2020, np).



**Figure 27.** Diagram showing cliff groundwater pumps to reduce groundwater and risk of surface cliff erosion (WJ Groundwater Limited, 2020, np)

## 6.2 Erosion

Since the (SMP) was produced in 2006 (East Sussex Coastal Group, 2006) the Brighton Marina to Newhaven Western Harbour Arm Plan (Mott MacDonald, 2016) has begun identifying a variety of future options for protecting the coast (Table 5).

**Table 5. Future Erosion Recommendations (Mott MacDonald, 2016).**

Area	SMP (East Sussex Coastal Group, 2006)	Risk	Options (Benefit Cost Ratio)
<b>East Saltdean - Western half</b>	Concrete and Rock Groynes and Sea wall	<ul style="list-style-type: none"> <li>No defence maintenance could lead to:</li> <li>Loss of A259 from year 15 with no maintenance.</li> <li>Properties at risk over the next 100 years.</li> </ul>	All proposed defence options are economically justifiable. (8.2-21.0)
<b>East Saltdean - Eastern half</b>	Currently undefended	<ul style="list-style-type: none"> <li>Loss of the main road from year 55.</li> <li>Properties at risk in the next 100 years.</li> </ul>	Rock revetment (39.3)
			Re-routing of the A259 (15.4)
<b>Telscombe Cliffs</b>	Currently undefended	<ul style="list-style-type: none"> <li>Loss of the main road from year 65.</li> <li>Properties at risk in the next 100 years.</li> </ul>	Rock revetment (37.6)
			Coastal adaptation (39.3)
<b>Portobello</b>	No active intervention	<ul style="list-style-type: none"> <li>Southern Water assets at risk.</li> </ul>	Not economically justifiable
<b>Telscombe</b>	Currently undefended	<ul style="list-style-type: none"> <li>Properties at risk in next 100 years</li> </ul>	No viable options (below 1)
<b>Peacehaven</b>	Defended by Groynes and Sea Wall	<ul style="list-style-type: none"> <li>Properties at risk in next 100 years (no maintenance of defences).</li> <li>Properties at risk even though defended due to proximity to cliff.</li> <li>Without maintenance, residual life of defences are only 15-20 years.</li> </ul>	Minimum/ Maintenance (1.5)
			Rock Revetment (1.5)
			Coastal Adaptation (1.1)
<b>Peacehaven (Groynes 18-19) Groynes</b>	Defended by groynes	<ul style="list-style-type: none"> <li>Properties at risk over the next 100 years with maintenance.</li> <li>With no maintenance, 5 years residual life left in groynes.</li> <li>No economically viable options.</li> </ul>	No economically viable options (below 1)
<b>Peacehaven to Newhaven</b>	Currently undefended	No properties at risk.	No viable options and low economic benefits

Options for re-routing the road and increasing the areas with defences seen within table 5 are in the preliminary stage and are unable to be used to form policies in this Neighbourhood Plan (LDC, 2017). Policies in the relevant local plans refer only to the SMP (LDC and SDNPA, 2016) (SDNPA, 2019) therefore this is used to inform suggested policies. It is accepted that in parts of Telscombe the A259 is less than 50 metres from the cliff edge and expected to fall into the sea within the next eighty years (Bealing, 2017).

### 6.3 Biodiversity

Peacehaven's coastal location should not be a barrier to successfully growing trees and shrubs; rather that salt-tolerant plants and trees should be selected as well as those that can tolerate strong winds. The following hyperlink gives examples of these;

<https://www.thespruce.com/salt-tolerant-plants-for-beach-and-roadside-landscaping-4767375> (The Spruce, 2019)

It is also possible to use windbreaks to widen the range of plants that can be grown. Further information seen here: <https://www.rhs.org.uk/advice/profile?pid=472> (RHS, 2020)

There should also be promotion of net gain in biodiversity through re-wilding (Brighton & Hove and LDBP, 2013 p. 62) (LTC, 2019 p.111). Peacehaven could focus on conserving "Telscombe Tye", restoring coastal grass chalkland and meadows (Brighton & Hove and LDBP, 2013 p. 62).

### 6.4 Renewable Energy and Green Infrastructure

Renewable energy should be promoted such as in Selsey's Neighbourhood Plan 2017 where it is working with climate change rather than against to enable a variety of renewable energy initiatives (STC, 2017a). Also, Selsey's plan enables south facing properties to install photovoltaic/solar panels and requires 'insulation to exceed minimum building standards to ensure any new build secures an Energy Performance Certificate (EPC Grade A)' (STC, 2017b, p. 32).

Also, Newhaven's Neighbourhood Plan 2017-2030, Policy D2 – Design and Climate Change promotes sustainable development and requires proposals to demonstrate how the development would practically be achieved (NTC, 2019 p. 91).

There could also be linking of Peacehaven to the South Downs National Park through a green infrastructure network linking the existing green spaces which is similar to Seaford's NP. Seaford's NP also contains policies on coastal change (STC, 2019 p. 81).

## **7. Policies**

### 7.1 Vision Statement and Objectives

The aspiration for Peacehaven and Telscombe is one of a resilient thriving community in the face of the adverse effects of climate change. It will be an area that has adapted to and is able to mitigate against the effects of climate change and coastal change. The vision is of a sustainable, low carbon future that enhances the character of the South Downs National Park and its setting.

**Table 6. Objectives table**

Objective Letter	Objective
<b>A</b>	Reduce CO2 emissions in the town to mitigate climate change.
<b>B</b>	Minimise the effects of coastal change on the community.
<b>C</b>	Encouraging the adaptation and mitigation of the community and its structures to the effects of climate change.
<b>D</b>	Protect and enhance green spaces.

## 7.2 Policy Recommendations

Table 7 contains recommended policies to help achieve the objectives in Table 6.



**Table 7. Policy Table**

<b>Policy Number</b>	<b>Objective</b>	<b>Policy</b>
<b>1</b>	A	New development must demonstrate how climate change adaptation and mitigation has been addressed.
<b>2</b>	A	Development will be supported where renewable energy resources are utilised, subject to them not having an adverse impact on heritage assets, sites of natural importance and the South Downs National Park.
<b>3</b>	A	The provision of new allotments will be supported provided the site is not allocated within the Lewes or SDNP Local Plan. Development proposals that enhance food growth will be supported.
<b>4</b>	B	Development proposals should evidence how habitats and biodiversity will be protected and, where possible, enhanced in accordance with the Lewes and South Downs National Park Local Plans and national policies. Proposals that result in a net loss of biodiversity will not be supported.
<b>5</b>	C	Development proposals within the indicative erosion zone shown in the Shoreline Management Plan will not be supported, subject to the submission of robust evidence.
<b>6</b>	C	Proposals for works to sea defences and to manage cliff faces will not be supported if the works are not consistent with the Shoreline Management Plan or more recent robust evidence.
<b>7</b>	D	High levels of sustainable design and construction should be the aim of new developments.
<b>8</b>	D	Development will be supported for improvements to the energy and water conservation qualities of existing buildings, where planning permission is required, and subject to no negative impact on historic buildings or environmentally sensitive areas.
<b>9</b>	D	Unless robust evidence shows SuDs would not benefit the development or be appropriate, all new developments should include SuDs. Proposals for the retrofitting of existing properties with SuDs would be supported (suitable areas only). New developments should not increase flood risk.
<b>10</b>	E	Development proposals should take every opportunity to include safe green open spaces, and where possible green infrastructure such as green roofs, planting and trees.
<b>11</b>	E	Designated green spaces will be protected unless adverse impacts are sufficiently mitigated.

## **Policy 1**

- Aligns with NPPF para 149 which states development should take a proactive approach to mitigating and adapting to climate change.
- Aligns with Policy SD48 of the SDNP Local Plan which encourages all development to show how the development addresses climate change adaptation and mitigation.
- Aligns with Lewes Core Policy 11 stating that development should adequately address the need to reduce resource and energy consumption. Aligns with Lewes Policy DM27 which encourages adaptation to climate change

## **Policy 2**

- Aligns with policy SD1 of the SDNP Local Plan which states that planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park. Aligns with Policy SD51 of the SDNP Local Plan which states renewable energy schemes will be permitted where demonstrated through a site-specific analysis.
- Aligns with Core Policy 14 of the Lewes Local Plan encouraging renewable energy.
- Aligns with NPPF chapter 14 in encouraging renewable energy.
- Neighbourhood Plan Survey q9- supportive of renewable energy.

## **Policy 3**

- Aligns with Policy PT18 of Lewes Local Plan allocating land for allotments.
- Aligns with paras 174 and 175 of NPPF, enhancing habitats and biodiversity.
- Will reduce food miles and increase biodiversity.

## **Policy 4**

- Aligns with Policy DM22 and Core Policy 12 of Lewes Local Plan by managing surface water run off through encouraged provision of rainwater collection systems.
- Aligns with Core Policy 10 of Lewes Local Plan regarding biodiversity.
- Aligns with SD2 of SDNP Local Plan, providing ecosystem benefits as a fringe neighbourhood to ensure the entirety of the SDNP area benefits from enhanced ecosystems
- Provides resilience to the community from extreme weather events by storing water during rainfall to prevent excessive surface water run-off, to then be used during dry spells to ease pressure on reservoirs and aquifers

## **Policies 5 and 6**

- Policy 5 aligns with the SDNP Local Plan where Strategic Policy SD18 aims to fulfil the objectives of the relevant SMP and its replacement, in addition to minimising the impacts of erosion on any new development similar to policy 6 (SDNPA, 2019).
- Policies 5 and 6 align with Core Policy 12 of the Lewes Local Plan by preventing development on areas that are at risk e.g. those identified in the SMP (LDC and SDNPA, 2016).
- Policies 5 and 6 are within the requirements of the NPPF by avoiding inappropriate development in areas vulnerable to erosion and following guidance to help adapt to the risks of climate change (MHCLG, 2019a).
- Part of the sea defences in East Saltdean are controlled by Brighton and Hove City Council (BHCC) (Mott MacDonald, 2016).
- Policy 5 is in accord with DM39 Development on the Seafront (BHCC, 2018) and policy 6 is in line with Policy SU6 which discourages development in areas where further coastal defences would be required (BHCC, 2005).

### **Policies 7, 8 and 9**

- Policy 7 aligns with Core Policy 14 of Lewes Local Plan.
- Policies 7 and 8 align with Strategic Objective 10 and Core Policy 11 of the Lewes Local Plan.
- Policy 9 aligns with Core Policy 12 of Lewes Local Plan and Development Management Policy SD50 of SDNP Local Plan; both highlight the importance of the appropriateness of SuDS within the development, which is vital within Peacehaven, as there are varying levels of suitability for the implantation of SuDS (ESCC, 2015).

### **Policies 10 and 11**

- Policy 10 complies with Core Policy 8 and DM14 of the Lewes Local Plan which focuses on promoting a 'multifunctional green infrastructure network' (LDC & SDNPA, 2016 p. 111) and Policy DM27 to encourage Climate Change adaptation.
- Policy 10 aligns with SDNP Local Plan Strategic Policy SD45 by promoting multifunctional green infrastructure 'to mitigate, adapt and improve resilience to climate change' (SDNPA, 2019 p. 151).
- Policy 11 complies with Core Policy 8 of Lewes Local Plan to resist development that would 'result in the loss of existing green spaces' (LDC & SDNPA, 2016 p. 112) and SDNP Local Plan Policy SD47 'to designate local green space' (LDC & SDNPA, 2019 p. 155) and Policy SD46 that aims to 'ensure provision is made for open space' (SDNPA, 2019 p. 87).
- Policy 10 and 11 both comply with the NPPF 2019 Para 91c), Para 150 Planning for climate change with suitable adaptation measures 'through green infrastructure' (MHCLG, 2019a p. 44) and Para 91c enables access to 'safe and accessible green space' (MHCLG, 2019a p. 27).

### **7.3 Potential Community Infrastructure Levy (CIL)**

- Once a neighbourhood plan is adopted the CIL for the Parish of Peacehaven and Telscombe will increase from 15% to 25% (MHCLG, 2019b, Para 145).
- CIL can be used to support the provision of 'infrastructure' as defined under S.216 of the Planning Act 2008, such as Open Space or Flood Defences to mitigate and adapt to climate change. (Policies are dealt with by the Environment Agency and East Sussex County Council in collaboration with Lewes District Council (ESCC, 2016, p. 15).
- CIL can be used to create and enhance multifunctional "green infrastructure" (LDC, 2015, p.4). This could enable greater investment into local green space and opportunities for Sustainable Urban Drainage Systems (SuDs) with green planting such as street planters, trees and hedging to improve biodiversity. The "shortfall of allotment provision in Peacehaven" (LDC, 2020, p.52) can be addressed by CIL funding to increase numbers of allocated allotment sites.

## 7.4 Community Aspirations

**Table 7.** *Community Aspirations*

Potential Community Aspirations
The community should consider forming a community energy group to look at ways of raising awareness of climate change, increasing sustainable technology and looking at community energy schemes e.g. heating.
The community should investigate the creation of a walking trail in and around the town linking sites of historic interest and the cliff top walk, encouraging people to walk rather than use their car.
The community should consider managing the green spaces in the town so that they are more wildlife friendly. It should also investigate the creation of a green network in the town, linking wildlife sites and open spaces with green corridors.

## 8 Conclusion

This report has outlined likely future climate and coastal change within Peacehaven and Telscombe, producing policy recommendations to mitigate and adapt to the associated effects. The policies have focused on increasing renewable energy, SuDS, retrofitting, increasing biodiversity and avoiding development within the indicative erosion zone. This report has been limited by the age of the SMP, which is one of the core documents used in the formation of LDC Local Plan policies. The economic viability of coastal protection schemes has proved to be a key issue. New research and plans are currently ongoing, which are likely to be vital in policy formation for future neighbourhood plans.



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# 10 Appendices

## Appendix 1- Visual Appraisal

### Visual Appraisal-Images from google streetview

- Entrance to town from east
- Wide, busy, main road, no cycle lane
- Side roads much quieter
- Bus route, no bus lane
- Little shelter for pedestrians from elements  
i.e. sun, rain
- Very little greenery, no trees
- Street lighting in much of town centre
- High proportion of hard surfacing



### Visual Appraisal

- Odd example of solar panels, but few and far between.
- Lots of south facing roofs.



### Visual Appraisal

- Attempts have been made at small scale areas of planting e.g. at pillars



### Visual Appraisal

- New dwellings are being built with solar panels but not every unit, or even close



### Visual Appraisal

- Is the odd sitting area for pedestrians but, as in this case, the car is the predominant focus of the streetscene.



### Visual Appraisal

- From Telscombe Cliffs there is a Bus lane out of town to west
- Street lighting dominates skyline- light pollution. Is it required here at edge of National Park e.g. for road safety reasons? Or could it be reduced



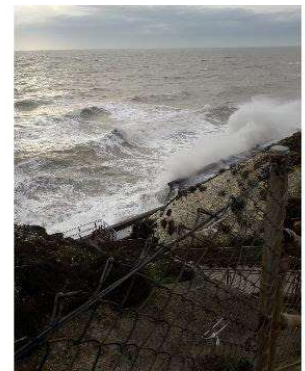
### Visual Appraisal

- Photo showing just how close Development is to the Cliff edge in places.



### Visual Appraisal

- Photo showing steps down to the under Cliff walk.



## Visual Appraisal

### The Dell

- Park, but very few trees or flowers
- No links to other green spaces in town e.g. green corridors
- What green spaces there are are very cut off from each other



## Visual Appraisal

- Down side roads many front gardens have been tarmaced over to provide off- road parking.



## Visual Appraisal

- View of Telscombe from south  
Showing how it is tucked down behind brow of hill.



## Visual Appraisal

- Whilst there is less off road parking than in Peacehaven, congestion along the only road through the village is a problem.



**Jisc**

## Peacehaven and Telscombe Neighbourhood Plan AIM29

Response ID	Start date	Completion date
602919-602910-60855398		

- Thank you for agreeing to take part in our questionnaire on climate and coastal change. Please ensure you have read the participant information sheet and filled in the consent form before proceeding.

  - I have read and understood the participant information sheet
  - I have signed the consent form
- Do you think there needs to be a greater push towards the production of renewable energy in Peacehaven and Telscombe?

Yes
- What methods of sustainable energy production would you like to see more of/introduced in Peacehaven and Telscombe? (Multiple suggestions are allowed)

the introduction of a local energy storage scheme has been proposed and as a means of encouraging people to instal solar panels and then passing to a local scheme this might have benefits and should be considered locally.
- Would you support a retro-fitting insulation on older buildings policy?

Yes
- Are there any parts of Peacehaven and Telscombe where you would discourage an increase in solar panels? If so, please specify where.

I have no particular objections to solar panels as long as they are not on community green spaces
- What do you think is the biggest barrier to electric car ownership in Peacehaven and Telscombe?

Cost
- If you selected Other, please specify:
- Would you like to see increased pedestrianisation within the town in order to reduce use of the private car?

Yes
- Please briefly explain your previous answer.

Walking with Peacehaven & Telscombe could be enhanced with provision of dedicated walkways not using the roads. In addition cycle ways may be created again aiding non car use.
- Do you think there is a demand for better cycling provision e.g. increased/improved cycle paths network?

Yes
- Would you support a policy of higher density and building up (e.g. building taller buildings and flats rather than single detached properties)?

Yes
- On a scale of 1-5, how willing do you think the local community would be in fundraising significant funds to help protect the coastline? (1 being very unlikely and 5 being very probable)

1 (very unlikely)
- Are there any specific pieces of infrastructure (e.g. roads, school etc) buildings or areas of local importance that you feel need particular protection from surface flooding? Please specify.

Rushey Hill, A259 East Peacehaven to Newhaven near Golf Course.
- Are there any specific areas where surface water drainage is inadequate? Please specify.

Rushey Hill, A259 East Peacehaven to Newhaven near Golf Course. This is a national infrastructure requirement requiring government support.
- What is the scope for enabling developments to install Sustainable Drainage Systems (SuDS)?

All developments must be SuDS compliant so I'm not sure what this question is getting at ? Sorry !
- Are there any areas of the Parish that you would like to allocate as 'Local Green Space'? If so which locations would be preferable?

Within Town Centre it would be good to consider joining green spaces from the Joff to the Big Park and perhaps within in any new Town Centre development. Thus having "green corridors".
- Is there scope for providing a Green Infrastructure Network of interlinked public and private open spaces and trees or hedgerows to improve Biodiversity Corridors and reduce surface water flooding in the Parish?

As above
- Do you think there is a demand for more open spaces and allotments?

Yes
- Would/do you use a compost?

Yes
- Please add any further comments you would like on climate and coastal change.

The demand for more green spaces and allotments has been discussed but not widely enough to know if there is a demand/need.



## Peacehaven and Telscombe Neighbourhood Plan AIM29

Response ID	Start date	Completion date
602919-602910-60825220		
1	Thank you for agreeing to take part in our questionnaire on climate and coastal change. Please ensure you have read the participant information sheet and filled in the consent form before proceeding.	<ul style="list-style-type: none"> <li>I have read and understood the participant information sheet.</li> <li>I have signed the consent form</li> </ul>
2	Do you think there needs to be a greater push towards the production of renewable energy in Peacehaven and Telscombe?	Yes
3	What methods of sustainable energy production would you like to see more of/introduced in Peacehaven and Telscombe? (Multiple suggestions are allowed)	Better promotion of solar panels i, and use of signs using solar energy plus have listened to a talk on a battery farm, sounds interesting
4	Would you support a retro-fitting insulation on older buildings policy?	Yes
5	Are there any parts of Peacehaven and Telscombe where you would discourage an increase in solar panels? If so, please specify where.	Do not like the idea of solar fields
6	What do you think is the biggest barrier to electric car ownership in Peacehaven and Telscombe?	Lack of information/knowledge
6.a	If you selected Other, please specify:	
7	Would you like to see increased pedestrianisation within the town in order to reduce use of the private car?	Yes
7.a	Please briefly explain your previous answer.	Walking should be a safe and doable activity for most of our residents and should be encouraged
8	Do you think there is a demand for better cycling provision e.g. increased/improved cycle paths network?	Yes
9	Would you support a policy of higher density and building up (e.g. building taller buildings and flats rather than single detached properties)?	Yes
10	On a scale of 1-5, how willing do you think the local community would be in fundraising significant funds to help protect the coastline? (1 being very unlikely and 5 being very probable)	2
11	Are there any specific pieces of infrastructure (e.g. roads, school etc) buildings or areas of local importance that you feel need particular protection from surface flooding? Please specify.	Centenary Park and Greenwich way come to mind
12	Are there any specific areas where surface water drainage is inadequate? Please specify.	Greenwich way near the junction of Meridian way
13	What is the scope for enabling developments to install Sustainable Drainage Systems (SuDS)?	Sorry do not have any info on this
14	Are there any areas of the Parish that you would like to allocate as 'Local Green Space'? If so which locations would be preferable?	The Dell, Howard's park, the oval, Chatsworth Park, Centenary Park. to be honest all areas currently marked as green space
15	Is there scope for providing a Green Infrastructure Network of interlinked public and private open spaces and trees or hedgerows to improve Biodiversity Corridors and reduce surface water flooding in the Parish?	If able to yes but most areas that can be planted already have been
16	Do you think there is a demand for more open spaces and allotments?	Yes
17	Would/do you use a compost?	Yes
18	Please add any further comments you would like on climate and coastal change.	If money was no object then the current Undercliff walkway should be joined to Saltdean allowing a corridor for walking/cycling through to the Marina and beyond



  
**University of Brighton**

MSc Town Planning  
MSc Town Planning (Chartered Apprenticeship)

Participant Consent Form

Title of Project: Peacehaven and Telacombe Neighbourhood Plan- MSc Town Planning Assignment

Name of Researcher: Team Blue – Climate and Coastal Change 

*Please initial or sign*

I have read and understood the information sheet for the above study, and have had the opportunity to consider the information and ask questions.

The researcher has explained to my satisfaction the purpose, principles and procedures of the study and any possible risks involved.

I am aware that I will be required to complete a questionnaire

I understand that my participation is voluntary and that I am free to withdraw from the study at any time until 4<sup>th</sup> June 2020 without giving a reason and without incurring consequences from doing so.

I understand how the data collected will be used, and that any confidential information will normally be seen only by the researchers and will not be revealed to anyone else.

I agree to take part in the above study.



Name of Participant, Date, Signature



Name of Researcher, Date, Signature

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## University of Brighton

MSc Town Planning  
MSc Town Planning (Chartered Apprenticeship)

### Participant Consent Form

Title of Project: Peacehaven and Telscombe Neighbourhood Plan— MSc Town Planning Assignment

Name of Researcher: Team Blue – Climate and Coastal Change – [REDACTED]

1-4

Please  
initial or  
tick box

I have read and understood the information sheet for the above study, and have had the opportunity to consider the information and ask questions.

The researcher has explained to my satisfaction the purpose, principles and procedures of the study and any possible risks involved.

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[REDACTED]  
Name of Participant, Date, Signature

[REDACTED]  
Name of Researcher, Date, Signature

V1 250320