

PEACEHAVEN AND TELSCOMBE NDP STEERING GROUP MEETING

Held on Thursday 10 September 2020 via Zoom at 7.00pm

In Attendance:

C Gallagher (CG)	Chairman
L O'Connor (LOC)	Vice Chair
N Watts (NW)	Steering Group Committee
C & P Bowman (PB)	Steering Group Committee
Cllr D Paul (DP)	Peacehaven Town Councillors
Cllr I Sharkey (IS)	
Cllr R White (RW)	
Cllr L Mills (LM)	
Cllr J Harris (JH)	
J Boot (JB)	Consultant
S Newman (SN)	Town Clerk TTC
Tony Allen (TA)	Town Clerk PTC
T Davis (TD)	LDC Neighbourhood Plan Officer
N Astley (NA)	Planning Consultant
R Brown (RB)	Communications
Dr M Earthey (ME)	Community Energy Scheme
G White (GW)	Communications/Social Media
M Gatti (MG)	Peacehaven Focus Group
M Edser (ME)	Senior Project Officer, Business Development and Planning PTC
A Standing (AS)	Peacehaven Residents Association

MINUTES

1. Welcome, introductions and apologies

CG welcomed everyone to the meeting. Michele Edser was introduced as the new Senior Project Officer, Business Development and Planning at PTC. Apologies received from G Melia and P Seed (who was unable to join Zoom meetings). It was confirmed the Core Steering Group Committee comprised C Gallagher, L O'Connor, D Judd, C & P Bowman, N Watts and P Seed who had been working on the NP for 3 years,. The Steering Group is non-political and independent. More recent inputs have come from Consultants N Astley and J Boot.

2. Acceptance of Minutes

On P3, M Earthey noted his name had been spelt incorrectly. With that amendment, the minutes of the meeting held on 13 August were agreed as a true record.

Comments and Action Points not covered by Agenda:

M Earthey noted that following his comments at the last meeting, there had been no contact or feedback from Cllr Seabrook or anyone else. CG confirmed that NA would be in contact with him shortly.

7.15 TD joined the meeting.

3. Chair of Steering Group Update

CG confirmed increased activity on Facebook and Twitter, also on the NDP website. New pages relating to the NP will be published shortly on the PTC and TTC websites. The Co-op and their preferred developer HDD are liaising with NA and the Steering group Committee; they will also be consulting with PTC and the public.

4. **New Planning for The Future (White Paper) Open Consultation (NA)**

NA appraised the meeting on the government consultation document to develop a new planning system.

- The current national guidelines interpreted by local councils and planning applications will be replaced.
- Proposal to have a plan-led approach for housing numbers, green space and urban renewal to be set within a national policy framework.
- Local councils to develop their plan for a zoned approach:
 - Growth areas (major development sites/towns)
 - renewal areas (Peacehaven will probably come into this)
 - protected areas such as AONB, green belt, national parks and SSSI.
- Once agreed there will be a local policy for what can be built in that area negating the need for the existing planning process – only confirmation that applications conform to the plans (although sustainability will be checked).
- A 6-week consultation on the proposed planning policy - but once agreed will only come up for renewal every 5 years.
- No negotiation with government regarding set housing numbers.
- Emphasis on better design and materials: local authorities will be asked to set their design codes.
- Community Infrastructure Levy (CIL) – currently calculated according to new floor space created in a development and paid to the local council. Section 106 will be scrapped and CIL replaced by the Infrastructure Levy based on the asset value of the project at the point of occupation. Increase in CIL will go towards affordable housing.
- The white paper references NP at local level for 25% and an input on how the money is spent at local level, but no details as to how it will be paid.
- Scrutiny and comment on this consultation is important regarding the NP to ensure decisions are made at a local level – as changes can only be made every 5 years.
- If the proposals are implemented, it will be 3 or 4 years before taking effect. Consultation on the proposals ends on 29 October.

TD added that the overhaul would ensure applications are analysed by digital software against specific controls. Having spoken to the Ministry of Housing and Local Government, the details on where NP sit going forward are not finalised however the emphasis was on design codes via community input and she urged either the SG or Town Council to submit a representation. TD has written a report on this which has many useful links.

LOC confirmed interim proposals before the main changes to the current planning system start on 1 October relating to the number of homes each district is expected to deliver. New proposals require an increase in affordable homes – he has information to share if anyone needs clarification and will be commenting as a District Councillor.

ACTION NA to write a consultation opinion on behalf of The Steering Group in relation to the effect of NDP's

5. **Overview of finalised Aecom masterplan Options**

a) JB shared a presentation of key dates on the various stages of the plan.

- Current activity is focussed on an options consultation to obtain feedback from residents. A consultation statement will then be written summarising feedback so LDC and future developers have a strong idea of residents' views (which will take place this autumn).
- Further workshops on characteristics and design guidance will follow, also planning policy discussing recommendations and environmental design, then policy development and training.

- Assessments on local green spaces, views and site options including capacity will be completed towards the end of the year
- The Neighbourhood Plan document will be written ready for the New Year, to go out to consultation next April for 6 weeks (statutory requirement).
- Feedback will be evaluated by the Steering Group and Town Councils together with any amendments, then the NP is submitted to LDC who consult further.
- Examination is due around October 2021 and if passed, can proceed to referendum (probably January 2022).

These dates were aims/predictions but subject to change depending on other factors.

ACTION JB to share the revised timetable.

b) **Overview of the Masterplan options**

JB shared further masterplan documents presented by AECOM for option 3, as concerns had been expressed relating to parking and housing numbers in the previous 2 options. Wind modelling would need to be carried out on whatever design was selected. Option 3a featured 25 commercial units, option 3b had a reduced number of homes and decreased height on some buildings. Both options had ground floor car parking. AECOM had listened to the SG and incorporated some attractive options in the latest versions. Car charging points would be included as well as other environmental policies. The difference in CIL levy £££ between the different options could be indicated. *ACTION JB: quantifying the CIL levy in £ to be explored.*

NA and JB to meet with G White and G Melia in the next couple of weeks to formalise a format for consultation which can be discussed at the next meeting and agreed how to proceed.

6. **AECOM Design Guides**

Several members of the SG met with AECOM and visited various areas including Telscombe Village ready for a workshop in October. NA suggested asking residents/public to present their ideas on local good design for AECOM to see via social media and hoped that GW could facilitate this using photos exemplifying preferred colours or materials (and which areas they are suitable for).

7. **Strategic Environmental Assessment (SEA) Update**

The NP allocates sites for housing and development, including areas of SSSI on the cliffs and the National Park. A SEA plan is a separate document incorporating environmental benefits; it is a legal requirement which sits alongside the NP. AECOM have environmental planners who will be working with the SG to develop the assessment - the scoping report should be completed before the next SG meeting. Then submitted to Historic England, Natural England and the Environment Agency (the statutory consultees) and the South Downs National Park who provide feedback before an assessment is written against sustainability indicators. It does incorporate health, social and economic aspects as well but heavier emphasis on the environment. CG added this evidence was required to support the NP and the reason why Consultants JB and NA were needed.

8. **Overview University of Brighton document**

JB summarised the 5 reports provided by UoB students and presentations on each had been given by them. Reports are now published and this high-quality work has been done for free. Each report comprises 20-30 pages including history, town centre, the economy, planning policy context, demographic issues around employment and health; a lot of analysis has been done. Policy recommendations will be incorporated into the next workshop to cherry pick any that could be incorporated. These papers will provide evidence for our NDP

- **Town Centre:** cultural quarter included (different to AECOM's proposals) but an interesting aspect to build into the plan as the economic changes to the high street continue.

- **Plotlands and downland fringe:** conclusions/recommendations of an historic assessment, key design qualities, garden and amenity space, also tree planting, reducing light pollution and connectivity to cycle paths. AECOM have this report so can incorporate it into the character of the area.

.Transport policy: safer pedestrian and cycle use, residential areas and how they link to the town centre. NP cannot specify transport policy so does not cover congestion on the A259.

- **Climate change:** policy recommendations on adaption, mitigation, renewable energy, new allotments, sea defences, managing cliff faces etc.
- **Economic policy suggestions:** interesting ideas presented; some reflected in the masterplan including an Enterprise Centre on the industrial estate, opportunities for self-employed people in the trades as well as tech entrepreneurs. A tourism recreation site suggested (they felt tourism was underplayed in Peacehaven and Telscombe).

ACTION JB The reports were too large to be circulated via e-mail and will therefore be published on the website so everyone can access them (including the public).

ACTION JB to send through slides

9. AOB/Q&A

(A dialogue of comments had been running throughout the meeting via Zoom chat feature.)

- Recent new building and developments included in the figure of 255 – TD has already responded on that question.
- Museum space in the new town centre – it was agreed this should be considered.
- Requests for ‘good designs’ on Facebook – caution was advised to avoid uploads of ‘bad’ design photos which could cause offence. GW confirmed any problem posts could be removed.
- Discussion took place regarding the 25 retail units in the AECOM plans – it was agreed a minimum number was needed to generate life into the town centre, however 25 would include hospitality as well (potentially even a hotel).
- Consultation statement: TA felt it necessary to document what is not included and why - some proposals wouldn’t fit with planning policy, therefore a project plan as an appendix was required. This would be separate but linked and useful to prioritise Section 106 and CIL contributions. TD confirmed other NPs in the district had ‘community aspirations’ and a plan of how Town Councils proposed to use CIL contributions.
- Discussion took place regarding the cycle track along the coast road which merges into the bus lane or is shared with pedestrians in places – there is no dedicated no cycle route along the SCR. Routes around the Tye, the back of Peacehaven and Telscombe and into Saltdean have no safe crossing point (of the SCR) – investment should be made on this. Also the existing road surface is breaking up. LOC confirmed ESCC agreed - some of it will be resurfaced under tranche 1 and funding is available until March 2021. The NP aims to create policies for cycle routes away from the SCR. North/south and east/west cycle ways – Sustrans and Cycle Seahaven were consulted however ESCC decided not to proceed with proposals and reverted back to old plans.
- Library: this was a massive subject, LOC and RW will be applying some pressure to ESCC Library service and LOC is currently drafting a submission about this. TD confirmed Stephen Potter (from ESCC Library Services) attended the AECOM presentation and is very keen to retain a library but reduce the size – potential to stay on the site should be included in the NP and considered from a planning policy point of view. TD agreed to forward comments from S

Potter to LOC. RW said Library Services went out to consultation but did not include Peacehaven/Telscombe: with lifelong learning a reality, facilities for post-16 education (computers) are essential (as is the space for them) – therefore more creative ways to use libraries and improve communities should be considered. **ACTION: TD to forward S Potter comments to LOC**

- h) MG requested clarification on whether the community space allocated on the plan included the Town Council offices. JB confirmed there would be a community hub with all the facilities together. CG advised the Town Council element had not been decided - it was a suggestion at this stage. The Town Council and community facilities required have yet to be discussed.
- i) PB suggested the rejuvenation of the town centre is an ideal proposition for a community energy hub and felt that Dr Earthy should be encouraged to provide input to AECOM. CG confirmed this was part of NA's brief.

10. Dates for the Diary

Next Meeting Thursday 8 October and 2nd Thursday of the month at 7pm thereafter.

Meeting closed at 20.49 pm.