

*Your Town Council is putting together a Neighbourhood Plan for Peacehaven, Telscombe and East Saltdean. The results of this survey will determine the underpinning principles and overall direction of our plan and so it is very important that you, your family, your neighbours and work colleagues take this opportunity to make your views known*

## What is a Neighbourhood Plan?

A Neighbourhood Plan is a new way for local people to influence the planning and development of the area in which they live and work. It aims to plan for the next 15 years and can:

- Develop a shared vision for a village or town
- Choose where new homes, shops, offices and other development should be built
- Plan for more housing and what type
- Identify and protect important local green spaces or other treasured assets

Once approved, our plan will have legal force in setting out what development is acceptable in our town and for what reasons. Developers and local authority planners will have to take notice of it. Without a Neighbourhood Plan, we will have little control over any development that takes place and will receive less community funds from those developments. We can only influence development, not stop it altogether. Our Neighbourhood Plan must be in general conformity with Lewes District Council's Local Plan and the government's wider policy of sustainable development. This means that it is inevitable that some new housing will have to be built in our towns in the future. Having a Neighbourhood Plan in place will help us ensure that this housing is suitable for the towns and meets the needs of our area. It will also help us to identify the facilities and services that need to be in place, to meet the demands that any new housing will make upon our community. We must therefore look at opportunities for encouraging growth in business and employment, as well as improved health and education facilities.

## Questionnaire

*Please let us have your views by filling in the questionnaire and leaving it in the box by the door. Please do not hesitate to ask if you have any other questions or wish to share your opinions.*

## Come along to the following public presentations to let us hear your views:

**Launch event - April 3rd** in the Anzac Room, Peacehaven Town Council, Community House, Meridian Centre, Peacehaven 6:30pm for 7pm

### **Saltdean Lido Community Hall (Blue door behind the Library)**

April 7th & 8th 11am - 3pm

### **Peacehaven Community House, Meridian Centre, Peacehaven**

April 11th 9am - 3pm

April 12th – 5pm - 8pm

April 13th – 9am – midday

April 14th – 9am – 5pm

April 17th – 6pm - 9pm

### **Telscombe Civic Centre, 360 South Coast Road, Telscombe**

April 16th – 1pm - 3pm

April 17th – 2pm - 4pm

April 18th – 6pm - 9pm

April 21<sup>st</sup> – 9am - 3pm

# Time for a proper plan



*Peacehaven, Telscombe and East Saltdean would like to support the whole community, giving people a say in future planning decisions.*

One way or another, the A259 causes problems for almost everyone on a daily basis. There appears to be no solution on the horizon and air quality is an increasing problem. The decline in some of our older businesses has not been compensated for by new companies moving into the area, and despite its large residential population, our town only provides 5% of the total employment in the District. Consequently, most residents have to travel out of the town to work. The increase in housing has used up some of our valuable employment land. The increase in homes has not been accompanied by additional nursery, pre-school or school facilities. Whilst the Meridian Centre combines shops and other facilities it has never reached its full potential.

We are surrounded by a fantastic natural environment of which we are proud; we would like to reflect this in the ambition for our towns.

We have been frustrated that the development over previous years has done little to improve local infrastructure and planning has taken place in a disjointed fashion. The result is, towns that often struggle to work as well as they should.

*We want to use the Neighbourhood Plan, to design the future of Peacehaven, Telscombe and East Saltdean, in a more thoughtful and sustainable way, whilst acknowledging the challenges.*

*Lewes District Council are currently undertaking a review of the Local Plan. This will set out planning policies for where new development should be located.*

## **What the Local Plan says about Peacehaven, Telscombe and East Saltdean?**

### **Housing**

- *450 homes planned on land at Lower Hoddern Farm, Peacehaven*
- *Peacehaven & Telscombe NP to identify the location for an additional 255 homes*

### **Employment**

- *Industrial/warehouse units on Land south of Hoyle Road, Peacehaven*
- *Peacehaven (Meridian Centre) is defined as a district retail centre which it seeks to retain.*

### **Social Infrastructure**

- *Peacehaven (South Coast Road/Telscombe Cliffs) is defined as a local centre which it seeks to retain.*
- *Additional places will be created in local schools to cater for the new homes planned*

### **Environment, Heritage & Design**

- *These are policy areas that have not been defined locally and therefore these matters can be dealt with in the neighbourhood plan*

## **Call for Sites**

The Neighbourhood Plan will need to allocate land for at least 255 new homes, as required by the Local Plan. We will therefore need to know what our site allocation options are and, although the Local Plan evidence contains recent data and assessment, it is now a little dated. We are therefore inviting land and property owners in the area to submit to the Group a plan and information relating to any land they control so the Group can assess for its development potential. Allocations should be for six or more dwellings to remain consistent with the District Council approach.

# What we need to know at this stage



## **We need your help in shaping our future.**

We need to shape a vision of how we want our towns to be developed and what we need to provide for future generations. Local residents and Councillors who live and work in the area now need your help to work out how Peacehaven, Telscombe and East Saltdean may best develop in the future.

We have identified three different routes that we can take (see Future 1, 2 and 3). We are also looking for guidance on some other important matters (see to the right).

***Please let us have your views by filling in the questionnaire and leaving it in the box by the door. Please do not hesitate to ask if you have any other questions or wish to share your opinions.***

## **Environment**

*The South Downs National Park, Telscombe Tye, the Coastal Cliffs and our parks are major assets across the three towns. Accordingly much of these open spaces are protected, either as being within the South Downs National Park, or part of the Biosphere which covers our cliff tops and beaches. There are also specially protected areas where wildlife is unique and therefore requires protection to ensure it isn't lost. However we need your ideas on how we can realistically use and enhance these open spaces so that more people get to benefit from them. This may include developing green corridors, green energy hubs, tourism linked to the biosphere and our unique coastal line. Are there parts of our environment you think could be better used or improved and how?*

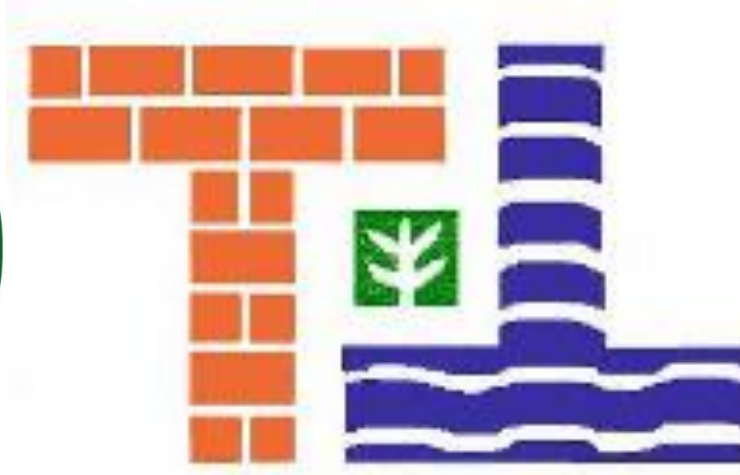
## **Heritage**

*All towns have various historical assets and sites of historical significance which they may wish to protect and even develop as part of their towns identity. Many areas in Peacehaven, Telscombe and East Saltdean are acknowledged and protected already, but we need your knowledge and stories from the past to help us create better links to how we shape our towns of the future. Can you think of any buildings, monuments, areas of open space in our area that have an historical story or past, please send us photos, articles and your stories so we can collate as part of our heritage protection list.*

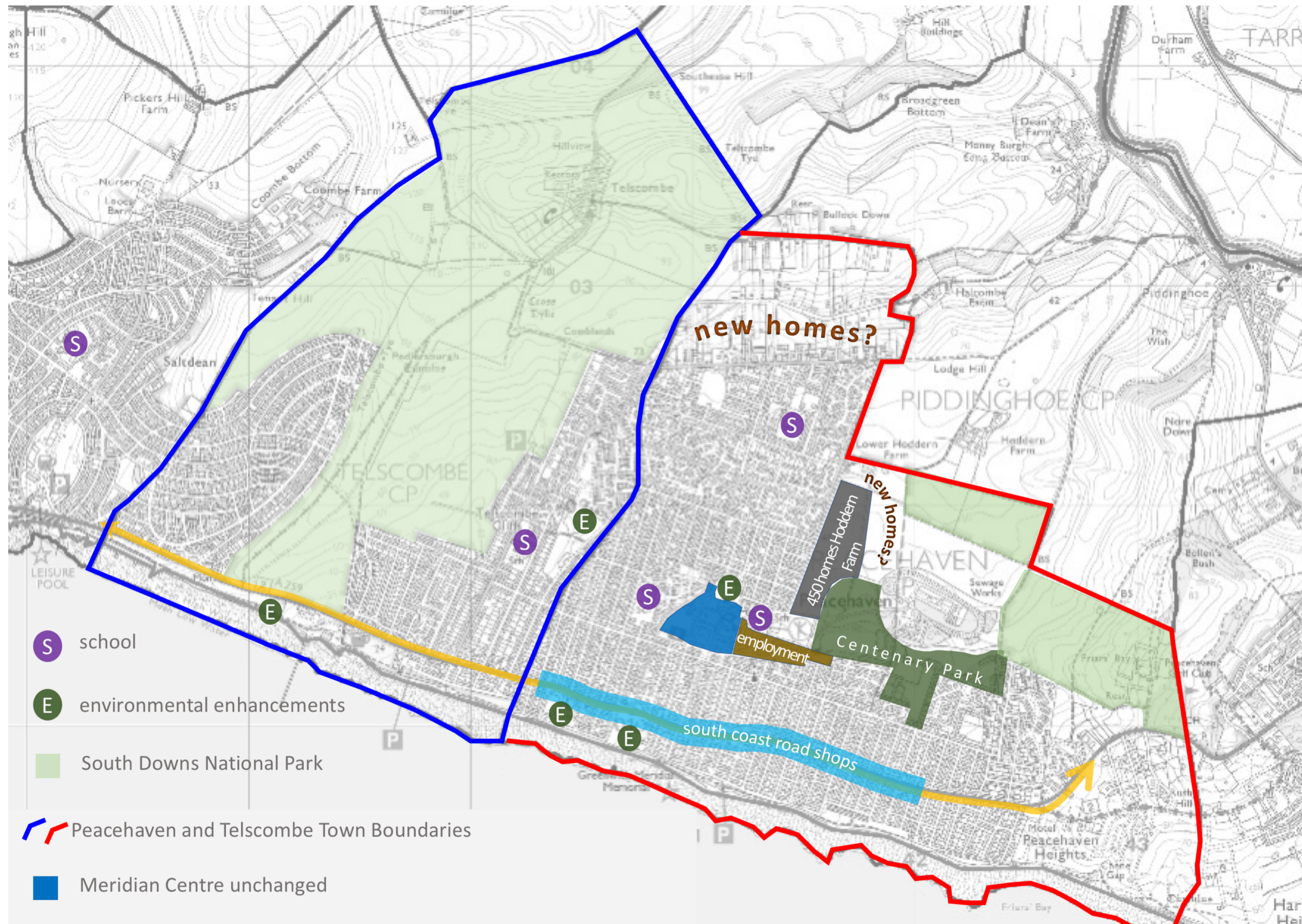
## **Design**

*How do we want our area to look in thirty years time? We know that we need to locate more employment spaces, more houses, more health and school facilities in the area for a growing population, but where do we put them and for who will they be for? Will we want taller buildings in parts of the town providing more office space? We will want specialist housing for the elderly or more studio flats for the younger population? How will technology change our employment spaces? Will we need more room to work from home, or maybe we will need smaller shops as we purchase on line? Would you like to see more night time uses, such as cinema, galleries, music venues, or maybe a hotel to boost our tourism economy? Use your experiences and knowledge to think about how you would like buildings to be designed, what would you include in them and for who.*

# Future 1 'Stitching in New Homes'



**VISION** - The easy option. A practical response to managing the targets set by the Lewes District Council, that doesn't challenge or require major shifts in the Plan, or other public policy. To utilise the only available vacant land in the area and avoid/minimise effects on the National Park.



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## PROS

- Least disruption to the community and quickest plan to provide.
- Cliffs and green spaces could be protected, and access to National parks and Coastal walks could be improved.
- Primary education, amenities and promotion of forest and beach schools.

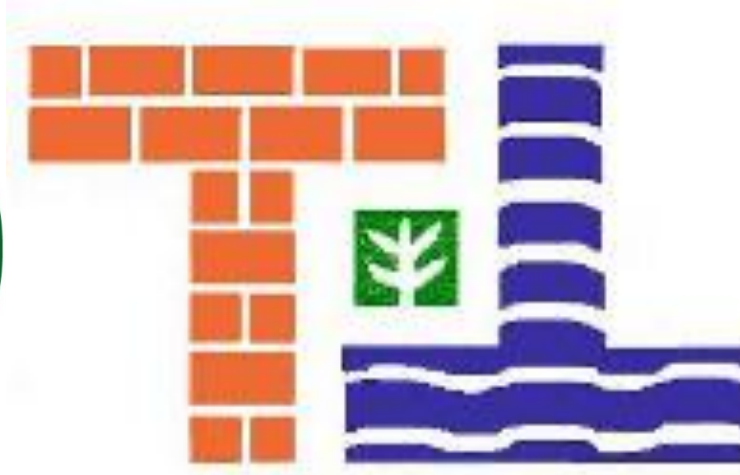
## CONS

- Little future vision and no improvement to infrastructure.
- Limits opportunity for planned growth.
- Increase in population could weaken an already fragile social infrastructure without investment

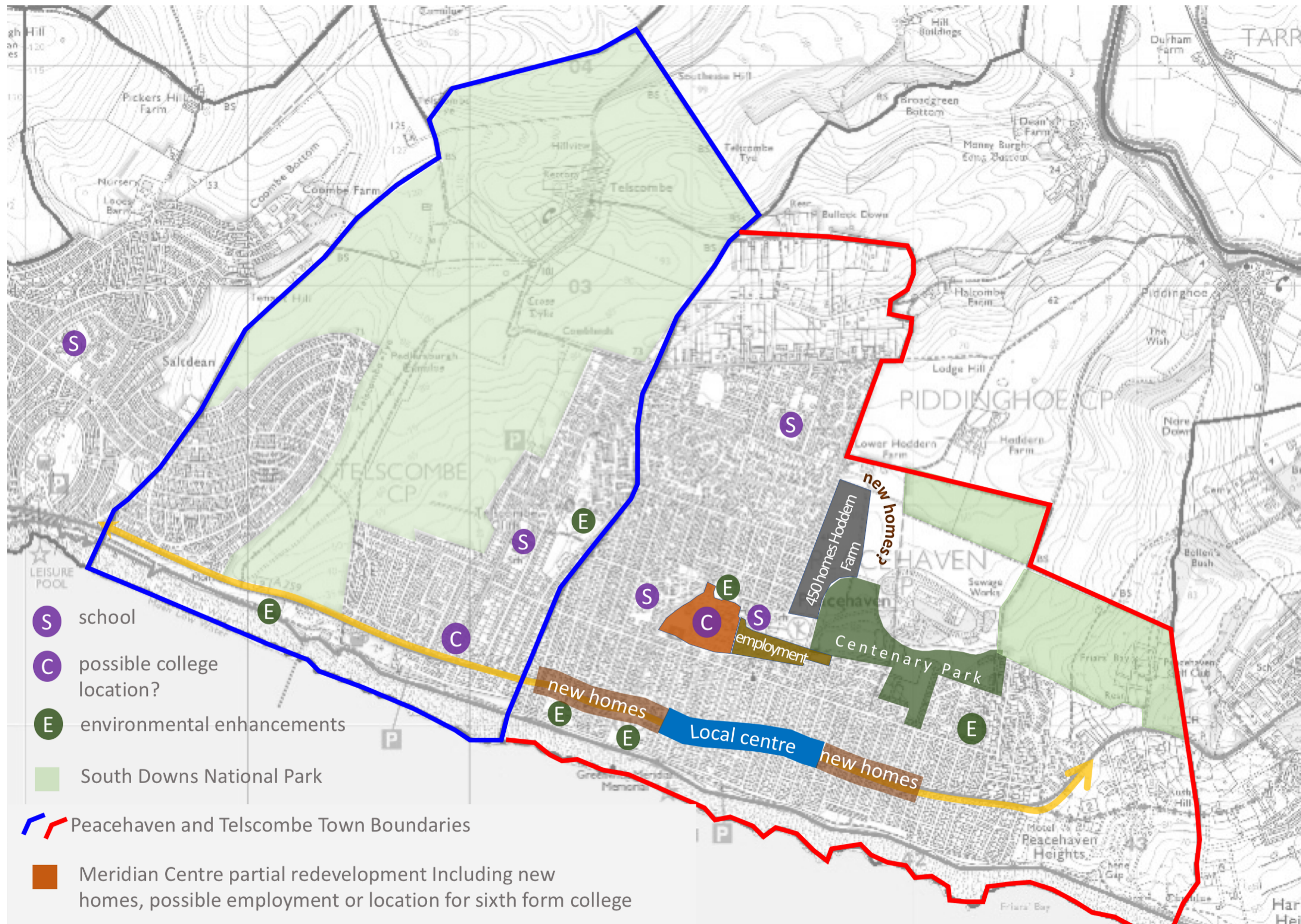
**Q. Using the questionnaire, tell us what you think about Future 1?**

# Future 2

## 'Redefining the Meridian Centre and amalgamating the South Coast Road Businesses'



**VISION** - Beginning to create a new identity for the towns, focusing on making more of the existing urban area, rather than continuing to develop towards the National Park boundary. This is not dependent on future plans for The Meridian Centre, or growth of The South Coast Road businesses in Peacehaven



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### PROS

Encourages some growth opportunities and increases employment.

Provides some structure to growth and therefore can provide coherence for developers and prevent urban sprawl.

Shape green environment and increase opportunity for coastal protection, working with biosphere.

### CONS

Involves additional development, increasing density of the area.

Area may become more commercialised, with increased rents to businesses.

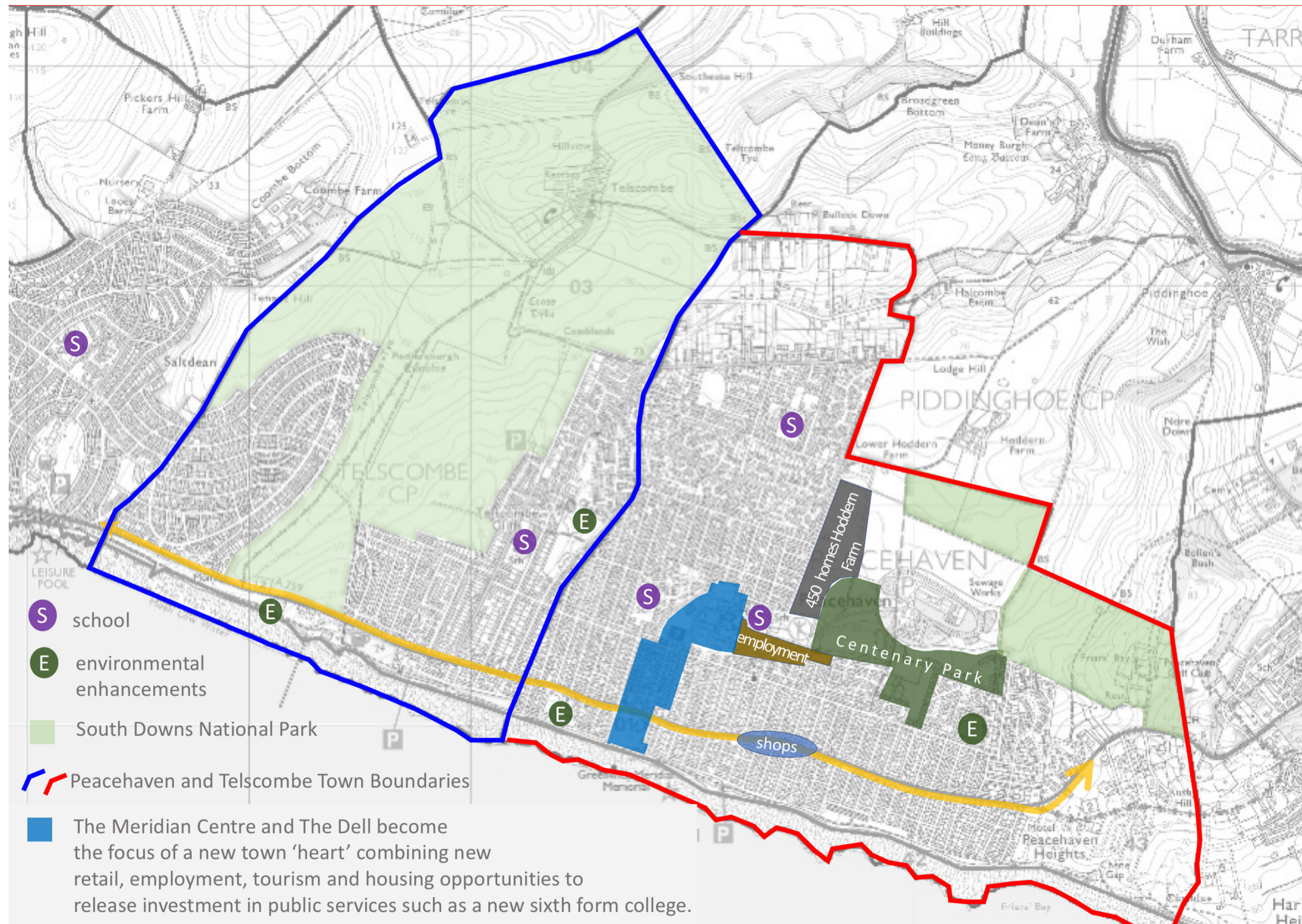
May provide a short term additional strain on existing infrastructure.

**Q. Using the questionnaire, tell us what you think about Future 2?**

# Future 3 'A New Centre for a New Town'



**VISION - Future 3** is about making the area more self-contained and sustainable, so that individuals day to day needs are met. It could result in a new town centre with multiple retail, commercial and public uses. This could change the profile and perception of the area for residents, investors and visitors. The new focus for shopping could allow for new homes, new school facilities, new community facilities and additional employment land within Peacehaven.



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## PROS

Encourage development of new/different centre, a Hub for area. Catalyst for more retail, employment & housing.

Opportunity to become more sustainable, inspire green industry, development linked to tourism, coastal walks, National park etc.

Better opportunities to improve well-being and health, social inclusion and disability, dementia friendly environments.

## CONS

Less retail in East Peacehaven and along A259. Redevelopment of The Dell fringes. Higher density and taller buildings across the towns.

Increase in population could lead to traffic disruption and travel difficulties during construction phase.

More centralised service provision, less personalised local area services.

**Q. Using the questionnaire, tell us what you think about Future 3?**