

# Lewes District Council

## Community Infrastructure Levy

Infrastructure Projects Funding Application Form 2026

### 1. Infrastructure Project Overview

Type of Infrastructure item being bid for?	<ul style="list-style-type: none"> <li><input type="radio"/> Green infrastructure</li> <li><input type="radio"/> Utilities</li> <li><input type="radio"/> Modes of transport</li> <li><input checked="" type="radio"/> Community facilities</li> <li><input checked="" type="radio"/> Education</li> <li><input checked="" type="radio"/> Health</li> <li><input type="radio"/> Emergency services</li> <li><input type="radio"/> Other</li> </ul>
Project Title	The Hub Phase 2
Project Description	<p>To upgrade and extend the Hub following phase 1 for which Lewes granted £175,000 towards replacement roof and heating system with solar panels. LDC further agreed within budget to allow for window upgrades and cladding improvements in their cabinet meeting on 25/09/25.</p> <p>An architect has been appointed for concept designs for Phase 2 to allow for a bigger space with more rooms for hire. Improving accessibility and make the space more inclusive. Improve the existing changing rooms making them more efficient and usable.</p>

Project Location:	The Hub, Piddinghoe Avenue, Peacehaven BN10 8RJ
Project Contact:	Name: Zoe Malone / George Dyson Address: Community House, Greenwich Way, Peacehaven BN10 8BB Telephone: 01273 585493 Email: financeofficer@peacehaventowncouncil.gov.uk

## 2. Project Planning

<p>Has the project got all of the necessary planning permissions available?</p> <p><i>(for example Listed Building Consent, Lawful Development Certificate)</i></p> <p>Does the project require planning consent?</p>	<p>No – however please refer to the NHP Policy SA1 and also refer to the site assessment from aecom which was accepted at planning within LDC</p> <p>Yes</p>
<p>If you have Planning Permission or Listed Building Consent please list this here:</p>	

<p>If not, how far is it in the process? Was there any pre-app? What is the initial advice?</p>	<p>Planning Permission has not yet been applied for, but the site has been assessed through the Neighbourhood Plan as above.</p> <p>The Architects we're working with on the project will be ready to submit the planning application once funding is in place.</p>
<p>If you have Building Regulations please give the Council Building Control reference of Approved Inspector Details:</p>	
<p>Which of the following applies:</p>	<ul style="list-style-type: none"> <li>○ Landowner (please supply title deeds and register)</li> <li>○ Leasehold (leases over 7 years must be registered at the Land Registry – please provide this/ a copy of your lease/ or a license to occupy)</li> <li>○ Freehold (please supply freehold title copies)</li> <li>○ Do not own the land (please supply a license to occupy or landowner consent)</li> </ul>
<p>Has the appropriate land owner consent been sought if required?</p> <p><i>Please attach evidence of this to the application. For example Owner consents, copies of the lease, Land Title Deeds/license to alter)</i></p>	
<p>What is the timescale for implementation of the project?</p>	<ul style="list-style-type: none"> <li>○ 0-12 months</li> <li>○ 1 year to 2 years</li> <li>○ 2- 5 years</li> <li>○ 5+ years</li> </ul>

### 3. Project Funding

<p>What is the total cost of the Infrastructure to be provided by the project? (£)</p> <p><i>i.e the physical works</i></p>	<p>£500,000</p>
<p>How much are you seeking from CIL? (£)</p>	<p>£250,000</p>
<p>Are you able to claim VAT back on any part of this project? If yes, can you confirm that VAT has been excluded from the amount of CIL Funds requested?</p>	<p>Yes</p>
<p>Please list the sources and amounts of matched funding.</p> <p><i>Please attach any evidence of matched funding to this bidding application</i></p>	<p>Funding Source:</p> <p>NCIL</p> <p>Secured - Yes – See ledger extract of CIL balance</p> <p>If not Secured when will this be confirmed?</p> <p>Amount (£)</p>
<p>Is there is a day to day revenue cost associated with the project? If yes, please detail how this is to be funded.</p>	<p>Income of hire offsets revenue costs.</p>
<p>Have quotations been sought in respect of the proposed works/equipment?</p>	<p>No not quite but please see architectural report and drawings</p>

<p>Please provide evidence to detail the cost of the projects, and where possible more than 1 quote would be expected.</p>	
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## 4. Project Management

<p>Who will manage your project and how they will ensure its delivery?</p>	<p>Following a tendering process we will look to get a company to oversee this project</p>
<p>Partners – Please list other organisations that will help deliver the project (if applicable)</p>	
<p>If applicable, who will maintain the project in the future?</p>	<p>Peacehaven Town Council but in future we may look to appointing a CIC to manage the building.</p>

## 5. Links to other CIL Funding Regimes

<p>Does this project cover more than one CIL Charging Authority? (Please note that LDC CIL Covers areas outside of the SDNP)</p>	<p> <input type="radio"/> Yes  <input checked="" type="radio"/> No         </p>
<p>If the answer is "yes" please state which Authority</p> <p><i>(i.e South Downs National Park, Wealden, Mid-Sussex)</i></p>	
<p>Is matched funding being provided from the other</p>	

<p>Authority? Or has a letter of support been provided?</p> <p><i>Please attach relevant evidence to the bid application- for cross boundary infrastructure it is strongly advised to apply for matched funding from the relevant authority.</i></p>	
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### 6. Bid Justification

<p>Does the project feature on the IDP (Infrastructure Delivery Plan)? If so which sections?</p>	
<p>Does the project feature in a Neighborhood Plan?</p> <p><i>(if it does please provide references to which plan and section)</i></p>	<p>Yes – It features in the NHP and it is vital part of the 20 mins neighbourhood of East &amp; North Peacehaven.</p> <p>Facilities and Policy SA1 Site allocation</p> <p>Please refer to Section 3 Area wide policies, PT19 Loss of Community</p> <p>If you refer to page 69 of the NHP it demonstrates that the IMD recorded 34844 areas of which three within Peacehaven are ranked within the higher deprived. A central welcoming hub for all residents will be able to reduce isolation and loneliness in East Peacehaven. The IMD context supports the goal of bringing people together and strengthening social fabric and the improvements to this building that we are looking to make will help do this.</p>
<p>Does the project feature in any other plan or document?</p> <p><i>If yes please detail which</i></p>	<p><a href="#">Peacehaven-Town-Council-Community-Business-Plan.pdf</a></p>

<p>How will the proposal help address the demands of development in the area?</p> <p><i>(please discuss local and recent development relating to this project and how the development has led to a need for this infrastructure)</i></p>	<p>Peacehaven has seen 530+ homes built in the last few years and the need to provide space and recreation for our community has increased. Chalkers Rise has direct walking /cycle links to the Big Park and the Hub as does the Development on Pelham Rise.</p> <p>The Hub is a well used site as is, with a Nursery occupying it in the daytime and groups using it every evening. During the school holidays it is used for cycling proficiency and multi sports camps and is booked up most weekends for parties.</p> <p>Increasing the space and reconfiguring the existing area will allow more residents to have access to the space at any one time as the current layout is just the one room. With improved accessibility it will allow more inclusivity to the building.</p> <p>Within close proximity to Peacehaven &amp; Telscombe Football club and with the newly refurbished sports court which Netball and Basketball users, the Hub can provide shower and changing room facilities when required.</p> <p>With the design concept to add small meeting rooms this would be a great opportunity for children out of mainstream education to have 1:1 space with a tutor or to potentially work with the local secondary school to offer this space for their current intake for those children needing a quieter setting.</p> <p>Current users include, childrens dance groups, dog training, a drumming group, ballet, keep fit classes. Youth &amp; Mens Football using the changing rooms.</p> <p>A public consultation was held with many participants who were not users of the Hub in its current form but with a lot of interest in it once developed for wellbeing &amp; mindfulness and allowing for sports and leisure.</p>
<p>Does the project have the support of the community?</p> <p><i>Please detail what type of support and who from. i.e Letters, Community consultation.</i></p>	<p>Yes – see attached consultation</p>
<p>Have S106 Funds been identified for this project?</p>	<p>No</p>

If so, please provide details of the development from where this comes from and amount.

## 7. Project Barriers and Risk

Please show what barriers and risks apply	Yes	No	Unknown
Physical and environmental impacts (e.g. flood risk, contamination, topography, biodiversity, noise, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Approvals and licenses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ownership, acquisition or compulsory purchase order issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dependency on other projects going ahead	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If any constraints are identified, please provide further details, including the extent to which the issues concerned can be overcome by mitigation

## 8. Environmental Impacts

Will your project if implemented have a negative, positive or neutral environmental impact?	<input checked="" type="radio"/> Positive <input type="radio"/> Negative <input type="radio"/> Neutral
If there is anticipated be an impact, please detail the level and type of impact this will have on the environment.  <i>Negative impact examples could include increase in carbon emissions, reducing</i>	Please refer to decarbonisation report attached. The improvements that phase 1 will provide will fit in with phase 2 where insulation, cladding and natural light will be improved to further help decarbonise the building.

<p><i>green space. Positive impacts could include improving air quality, increase in biodiversity.</i></p>	
<p>Please detail any mitigation measures which are to be used in the project to minimise any negative impacts to the environment?</p> <p><i>E.G Electric Vehicles, renewable energy sources, recycled products.....</i></p>	

## 9. Health Impacts

<p>Will your project, if implemented, have a negative, positive, or neutral impact on health?</p>	<ul style="list-style-type: none"> <li><input checked="" type="radio"/> Positive</li> <li><input type="radio"/> Negative</li> <li><input type="radio"/> Neutral</li> </ul>
<p>If there is anticipated to be an impact, please detail the level and type of impact this will have on people's health.</p> <p><i>Negative impact examples could include increased availability in exercise space, community groups etc.</i></p>	<p>The space will provide more opportunity to move in the colder winter months should indoor sport be requested.</p> <p>It will improve social isolation as there will be more availability to hire the space and allow groups to meet regularly.</p> <p>Improved accessibility with easier access will invite less physically abled visitors to enjoy the space.</p> <p>Better and more modern facilities.</p> <p>Having a space within the south downs for everyone to use and with flexibility in what and how the building is used for will improve mental health for many. Whether it be sport, community groups, parties, keep fit or using the smaller spaces for 1:1 tutoring &amp; counselling rooms the building can serve everyone's needs.</p>

Please detail any mitigation measures which are to be used in the project to minimize any negative impacts to the people's health?	

## 10. Equality and Fairness

The Public Sector Equality Duty requires the Council, in the exercise of its functions and in its decision making, to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation
- Advance equality of opportunity between people who share a characteristic and those who do not share it;
- Forster good relations between people who share a characteristic and those who do not share it.

There are nine protected characteristics covered by the Public Sector Equality Duty: age, disability, sex, pregnancy and maternity, gender reassignment, marriage and civil partnership, race, religion or belief and sexual orientation. We also recognise that socio-economic status can be a significant barrier to equality.

Further information on the Council's equality and fairness policy is available on our [website](#).

Which Protected group will the project benefit/affect the most?	This project covers every age group within the town from pre-school to our more senior residents who have community groups
Please explain how you have given consideration to the different needs of people and steps have been taken to minimise the potential disadvantages and maximise equality of opportunity.	The current accessibility to the Hub and within it, including the changing rooms is limited. To reach everyone in the town we will be improving the accessibility by installing electronic doors, fitting ramps, ensuring fixtures and fittings are inclusive to those in a wheelchair, improving our current toilet

	facilities in line with statutory requirements.
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## 11. Subsidy Control Act Information

Please supply with this application:

- A copy of your constitution / a link to the website which shows your constitution (ie, company articles, charity articles, constitution for a trust, constitution for an unincorporated association)
- Subject to a successful bid, who would be signing the Grant Agreement (which will be a Deed) on behalf of the organisation?

If your constitution specifies that they need a resolution approving the completion of the Grant Agreement and authorising the named signatories to sign the Grant Agreement, we will want to see a copy of this resolution before we complete.

### Payment of successful bids

- Should this bid be successful how would you propose payment be received? Although we can't agree to or guarantee any specific payment structure, please let us know how you would prefer to receive the grant funding. All payments are usually made in arrears (once you have incurred the costs and provided us with evidence of expenditure). For example, one lump sum payment or instalments.

We would ideally require this in instalments to ensure we have sufficient funds at all times.

Please answer the following questions to help us determine whether this bid would constitute a subsidy (as defined by the SCA)

Does your organisation offer goods or services on the market? (we will classify you as an "enterprise" if you answer yes to this question).	No
Does your organisation also carry out other functions or activities, which are not offering goods and services on the market? If so, please explain in detail what your organisation does.	No
Where do you get your working capital or funding from for your organisation?	Precept
Will your organisation make a charge for people to use, or benefit from, the Project?	Hire costs will be applied once the building is up to standards.
Where does the profit from your organisation go? For example, do you distribute profit to shareholders or do you use it to fund any other projects.	No profit as a local council
Does your organisation have employees (how many) or volunteers (how many)?	16 Employees & 17 Councillors

Please see the below information on Minimal Financial Assistance and the Subsidy Control Act

Following the UK's exit from the EU, there are new rules governing subsidies (previously referred to as State Aid). All funding measures (with limited exceptions which are not relevant here) are now subject to the Subsidy Control Act 2022, which came into force on 4 January 2023. Further details of the Subsidy Control Act 2022 and the Subsidy Control Regime can be found in the BEIS Technical Guidance here: <https://www.gov.uk/government/collections/subsidy-control-regime>

If your application is successful, the Council reserve its right to offer you a Minimal Financial Assistance (MFA) subsidy under the Subsidy Control Act 2022, subject to your agreement to, and compliance with, the terms and conditions relating to MFA and any other terms of the subsidy specified by the Council, including the completion of a Grant Agreement.

As part of the Application process, the Council require written confirmation that receipt of the CIL Grant you have applied for, will not exceed your MFA threshold of £315,000 cumulated over this and the previous two financial years.

This means you (the MFA financial threshold applies at company group level) must provide the Council with written confirmation that You have not received more than £315,000 in MFA subsidies or comparable types of subsidies between 1 April 2022 and the date on which You complete and return any MFA Confirmation to the Council.

Please note that the information that you provide in the table below, will need to be updated by you just before a Grant Agreement is completed, if your application is successful.

Pursuant to sections 36 and 37 of the Subsidy Control Act 2022, You confirm that the amount of MFA subsidy received by You, in the current three-year period is:

<b>Fiscal Year</b>	<b>Date subsidy given</b>	<b>Nature of subsidy given</b>	<b>Name of Provider giving the subsidy</b>	<b>Details of subsidy received (including the scope of the Project(s))</b>	<b>Value (£)</b>
				<b>TOTAL</b>	

## 12. Supporting Documents

The following list of documentation is designed as a guide to assist you with what documentation may be relevant to support this bid. Please note this list is not exhaustive and you may wish to attach documents not mentioned on this list:

- Copies of relevant planning documents (Planning, Building Control)
- Land ownership details and evidence
- Quotes for proposed project
- Project planning information (budget, project plan etc)
- Risk Planning details
- Details relating to the Governance of the project

- Evidence of Community support (Crowd funding, Community Consultations, letters of support)
- Evidence of matched funding
- Cross Boundary Project information
- License copies/details

### 13. Declaration

I declare that I have given notice of this proposal to the owner and occupiers of the land and prior to authorisation will produce Title Documentation if required. I confirm that I have advised the Parish/Town Council and Ward Member of this proposal and attach copies of all written comments that they have made.

I declare that I am authorised to make this application and that the information given in this application is correct.

Signed	Name
Position	Date
Telephone:	Email:

Once this form is completed, please send to

[CIL.Lewes@lewes-eastbourne.gov.uk](mailto:CIL.Lewes@lewes-eastbourne.gov.uk)

If you do have any queries please do not hesitate to contact us. Please dial 01273 41000 and ask to speak to a Member of Planning Policy.

#### Appendix

#### Minimal Financial Assistance Information

The content of this Appendix is given by way of information only. You should complete your own investigation to ensure that you are entitled to receive the prospective Minimal Financial Assistance. If you are not entitled to receive the Minimal Financial Assistance, you may have to repay the grant.

This information does not replace or constitute legal or financial advice.

- For the purposes of the Subsidy Control Act 2022 you are an “enterprise” and the Council is exercising the function of a “Public Body”. The rules in the Subsidy Control Act 2022 provide that an enterprise is any entity (including persons, groups of persons under common ownership, groups of persons under common control) who is engaged in an economic activity that entails offering goods or services on a market, to the extent that the person is engaged in such an activity. This applies regardless of its legal status and the way in which it is financed.
- The MFA financial threshold applies at group company level, can include a group of businesses operating under common control and includes a national business which operates from multiple sites across the UK.
- The total amount of Minimal Financial Assistance granted by Public Bodies to a single enterprise shall not exceed £315,000 over a three year period. **This covers any Subsidy received from any part of the UK and includes other public bodies. It is not limited to Subsidy received from the Council.**
- A three-year period means:
  - The elapsed part of the current financial year (i.e., from 1 April), and
  - The two financial years immediately preceding the current financial year.
- The financial assistance threshold of £315,000 over a three-year period is across all UK measures and includes any:
  - Minimal Financial Assistance;
  - SPEI assistance;
  - aid given under the EU State aid de minimis regulations if by virtue of the Northern Ireland Protocol; and
  - subsidies given as small amounts of financial assistance (SAFA) under Articles 364(4) or 365(3) of the UK-EU Trade and Cooperation Agreement after the end of the implementation period but prior to this section of the Act coming into effect (being 4 January 2023).
- Subsidy can include the forms of financial assistance listed below, please note that this list is not exhaustive. You should take these into account when identifying the amount of Minimal Financial Assistance that you may have been granted.
  - A direct transfer of funds (such as grants or loans);
  - A contingent transfer of funds (such as loans or rent guarantees);
  - The forgoing of revenue that is otherwise due;
  - The provision of goods or services (such as a benefit in kind where no payment is received or where payment is received);
  - The purchase of goods or services (where payment is given in return);
  - Grants;
  - Relief from any tax, duty or other impost which would otherwise be payable (including credits against tax liabilities);
  - Loans on favourable terms, reduced interest rates, and interest payment holidays;

- Providing guarantee or loan facilities other than on market terms, or otherwise in circumstances where facilities of that amount or on those terms would not be available in the market;
  - Using land, equipment, personnel, information or other valuable resources at less than market price;
  - Guarantees against third party liabilities;
  - Guarantees against losses;
  - Guarantees to buy for a minimum value, or preferred supplier status;
  - Deferring any obligation to pay;
  - Capital investment other than on market terms (including investing in businesses in trouble);
  - Interest rate relief;
  - Tax credits;
  - State guarantees or holdings;
  - State provision of goods or services on preferential terms;
  - Direct subsidies;
  - Tax exemptions;
  - Preferential interest rates;
  - Acquisitions of land or buildings either gratuitously or on favourable terms;
  - Provision of goods and services on preferential terms;
  - Indemnities against operating losses;
  - Reimbursement of costs in the event of success ;
  - State guarantees, whether direct or indirect, to credit operations preferential re-discount rates;
  - Dividend guarantees;
  - Preferential public ordering;
  - Reduction of, or exemption from, charges or taxes, including accelerated depreciation;
  - Reduction of social contributions;
  - Deferred collection of fiscal or social contributions;
  - Assistance financed by special levies;
  - Capital transfers;
  - Certain State holdings in the capital of undertakings.
  - Retail Relief
- Minimal Financial Assistance shall be deemed granted at the moment there is a binding commitment from the Council to the enterprise, irrespective of the date of payment of the Minimal Financial Assistance to the enterprise.

# Peacehaven Hub Securing a Vital Community Asset

## Phase 2 Stakeholder Engagement Report

December 2025

Produced by FB Community Consultancy



[www.fbcommunityconsultancy.com](http://www.fbcommunityconsultancy.com)



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# Peacehaven Hub Revitalisation – Phase 2 Consultation Report

## 1. Executive Summary

This report presents the findings from a series of community consultations undertaken to inform Phase 2 of the Peacehaven Hub revitalisation, focusing on internal layout, functionality, accessibility, and long-term sustainability. The consultation formed part of Peacehaven Town Council’s wider two-phase investment programme, with Phase 1 addressing structural and energy upgrades and Phase 2 concentrating on internal reconfiguration driven by community need.

The consultation sessions were designed and led by Faustina Bayo of **FB Community Consultancy**, an independent consultancy specialising in community-led engagement, inclusive design processes, and place-based regeneration. The approach was deliberately structured to move from identifying problems to generating clear, testable solutions suitable for feasibility and funding stages.

Across two facilitated workshops, supported by survey data and earlier engagement activity, approximately **25 community participants** representing a broad cross-section of hub users explored priorities, tensions, and opportunities. The process reaffirmed the hub’s role as the heart of the community while identifying clear deficits in space, accessibility, flexibility, and amenity.

A strong and consistent message emerged: **the hub should be improved through addition rather than subtraction**. Participants favoured lateral expansion, rebalanced internal layouts, improved accessibility and dignity, and more flexible spaces that support sport, community activity, and social use simultaneously.

The findings in this report provide a robust, evidence-led foundation for architectural feasibility testing, cost modelling, and the development of a Phase 2 CIL funding application, firmly grounded in community consensus and best-practice engagement principles.

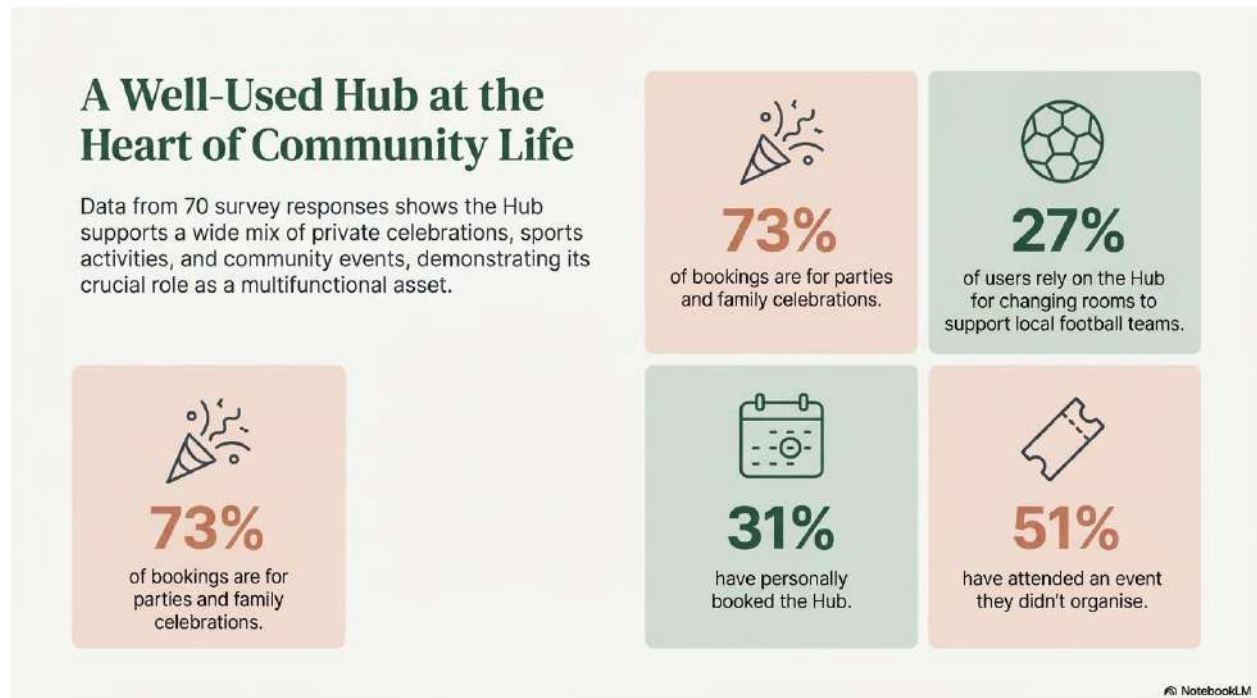
### Key stats

- 📅 **2 consultation sessions - ⌚ 2 hours per session**
- 👥 **~25 community participants** (excluding facilitators)
- 🗣️ **Wide cross-section of local groups represented**
- 🗣️ **Led by FB Community Consultancy (Faustina Bayo)**



## 2. Introduction and Context

Peacehaven Town Council (PTC) is delivering a two-phase programme to upgrade and future-proof The Hub at Centenary Park. **Phase 1**, funded through the Community Infrastructure Levy (CIL), addresses critical structural, mechanical, and energy-efficiency issues, while **Phase 2** focuses entirely on internal reconfiguration and refurbishment, shaped by community needs identified through consultation.



### Current Challenges Identified by the Community

- **Dated interiors and facilities**
- **Poor accessibility and dignity (toilets/showers)**
- **Limited storage**
- **Single large hall limits simultaneous use**
- **Kitchen not fit for purpose**
- **Confusing circulation and entrance**
- **Perception of being nursery-dominated**

#### Pull-out phrase:

*“The building feels tired and no longer works for today’s needs.”*

The Hub was originally constructed in the mid-1980s as a sports pavilion and includes changing rooms and a meeting room. It currently operates as a community facility for hire, accommodating approximately 50 people, and functions as a nursery school four days a week. The total internal floorspace is estimated at approximately 300m<sup>2</sup>.

## HUB - Story

### But after 40 years, the building is at a critical tipping point

#### Building Health Scorecard

Roof	<b>POOR / FAILING</b>	Evidence of water ingress, previous patch repairs failing, poor thermal performance.
Heating & Hot Water	<b>BAD / END OF LIFE</b>	Original 30-year-old gas boiler and water heaters are obsolete, inefficient, and at risk of imminent failure.
Insulation & Energy Efficiency	<b>POOR</b>	50mm insulation does not meet current standards, contributing to heat loss and high running costs.
Lighting	<b>POOR / OBSOLETE</b>	Predominantly fluorescent fittings which are being phased out; replacement parts will become unavailable.

#1 NotebookLM

Phase 1 investment focuses on sustainability, safety, and the Council's net zero ambitions, including roof replacement and insulation, heating and hot water system upgrades, solar readiness, and a full transition to LED lighting. These works provide the essential foundation for Phase 2 improvements, ensuring that internal reconfiguration is built on a safe, energy-efficient, and resilient structure.

Phase 2 is therefore a strategic opportunity to rethink how internal space is configured, how different uses are balanced, and how the hub can support increased and more diverse community use in the future.



# Revitalizing The Hub: A Plan for Our Community

### The Challenge: Why The Hub Needs an Upgrade

**Critical Systems at End-of-Life**

30-year-old boiler plant has reached its service life

**Community Rates Facilities as "Poor" or "Fair"**

Top concerns: small kitchen and outdated changing rooms (Survey of 70 residents)

**£175,000 Needed for Basic 10-Year Maintenance**

This cost only covers maintaining the building in its current, dated configuration.

### The Solution: A Sustainable Future for The Hub

**A Sustainable Refurbishment Project**

Plan focuses on replacing the roof and heating system to meet Net Zero goals

**Positive Impact for the Community & Environment**

Upgrades will reduce carbon emissions and create a more comfortable, usable space for all groups

**Moving from Gas to Green Energy**

The project will replace the old gas boiler with modern Air Source Heat Pumps.

**Total Project Cost: £350,000**

<b>CIL Funding Sought: £175,000</b>	<b>Matched Funding (Peasehaven Town Council): £175,000</b>
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© NotebookLM





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### 3. Consultation Approach

The Phase 2 consultation was designed as a structured, facilitated process to move beyond identifying problems and toward generating practical, deliverable solutions. The sessions were designed and led by **Faustina Bayo of FB Community Consultancy**, drawing on best practice in community engagement and place-based design

The consultation was informed by: - An initial community survey (70 responses) - Raw qualitative survey data - Previous engagement activity including drop-ins and focus groups

Two in-person consultation workshops were held: - **Thursday evening, 4 December** - **Saturday morning, 6 December**

Each session lasted approximately two hours and followed the same structured format:

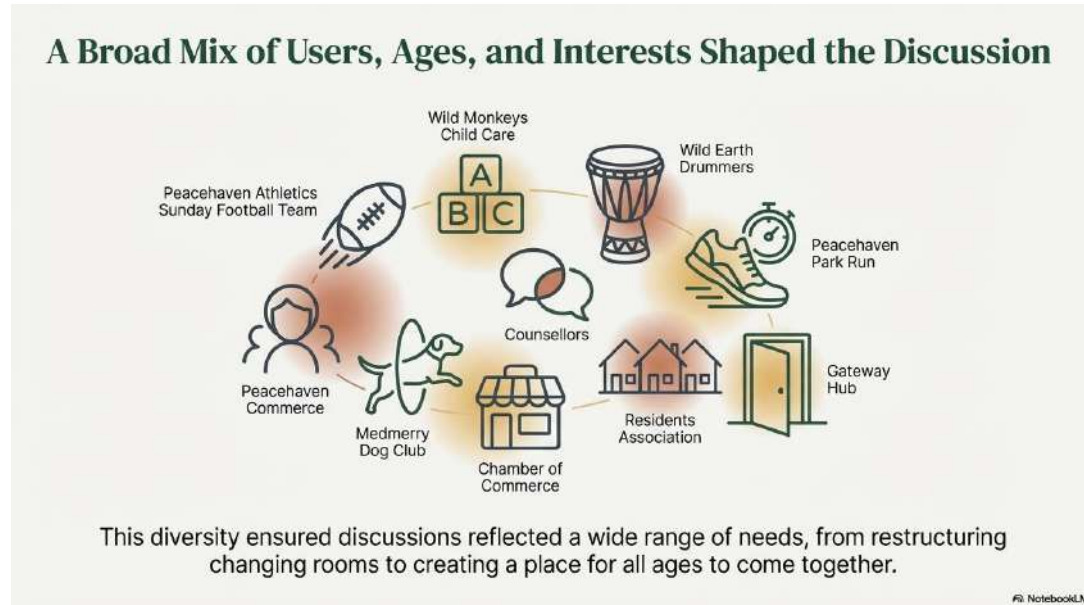
1. **Welcome and context setting**, including an overview of Phase 1 and Phase 2 objectives
2. **Presentation of consultation and survey findings**, highlighting priority areas for change
3. **A facilitated deep-dive workshop**, focusing on Kitchen & Catering, Changing Rooms & Sports, Space & Flexibility, and Accessibility & Atmosphere
4. **Tension and trade-off discussions**, enabling participants to balance non-negotiable needs against acceptable compromises
5. **Solution generation**, using table-based layout exercises and annotated floor plans
6. **Prioritisation and reality check**, identifying quick wins and major projects
7. **Future visioning**, shaping a shared 2–3 year ambition for the hub

This structured approach ensured that output was not only aspirational but also actionable and suitable for informing feasibility studies and a Phase 2 CIL funding application.



## 4. Participants and Representation

Attendees represented a broad cross-section of hub users, stakeholders, and local organisations, including:



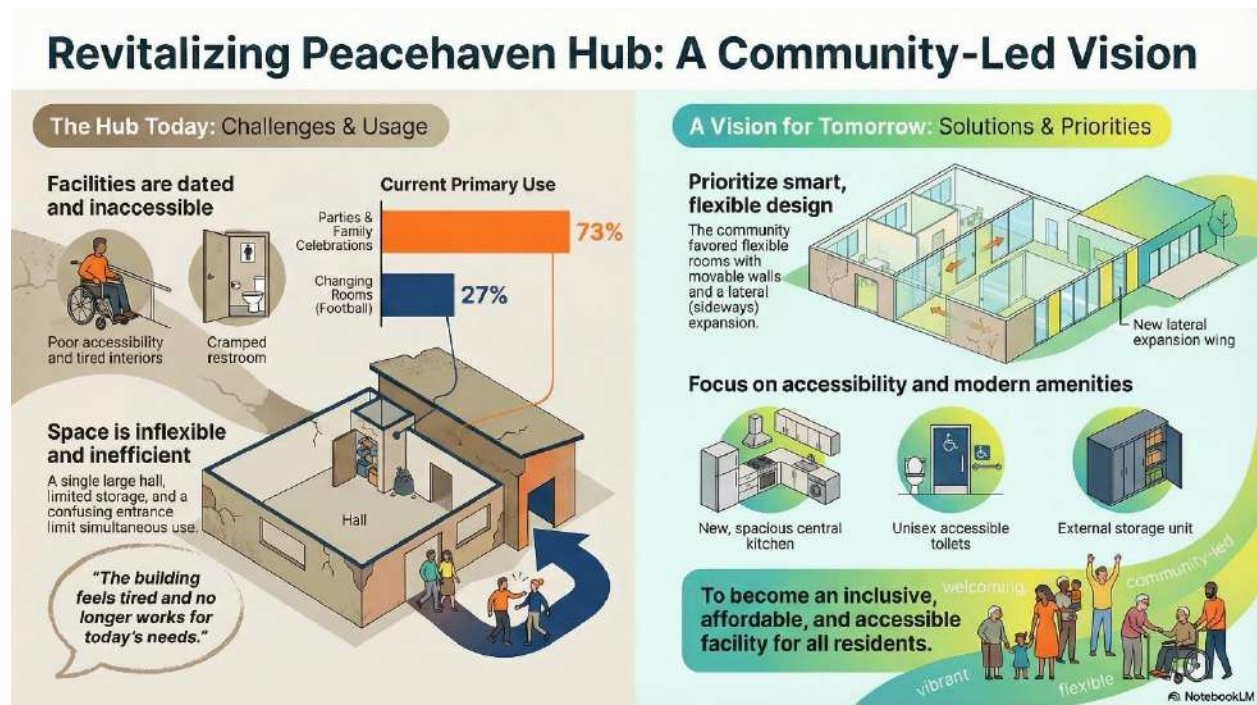
This diversity ensured that the discussions reflected a wide range of needs, perspectives, and priorities across the Peacehaven community.



## 5. Motivations for Attendance

As part of an initial icebreaker, participants shared their reasons for attending. These included: - Interest in how changing rooms could be restructured - A desire to understand the outcomes of earlier surveys - The fact that the hub is the *only* place of practice for some groups - A wish to see tangible improvements and outcomes - A long-term interest in the future of the hub - A desire to see the hub become a place for all ages to come together

Long-standing residents expressed a strong commitment to improving the experience for local groups and organisations.



## 6. Key Findings from Surveys and Engagement

Survey findings are drawn from the Phase Two Hub Consultation survey, which received **70 responses**, with a strong level of completion across questions

Key findings include:

- **31%** of respondents had personally booked the hub, while **69%** had not
- Of those who had booked the hub, **73%** did so for parties and family celebrations, making this the most common reason for hire

- **27%** of respondents reported using the hub for changing rooms in support of local football teams
- **51%** of respondents had attended an event, class, or private gathering at the hub that they had not personally organised

The data demonstrates that the hub has a wide reach across the community and supports a diverse mix of uses, including private celebrations, sports activity, classes, and community events. These findings strongly reinforce the hub's importance as a multifunctional community asset.



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## 7. Deep-Dive Workshops: Tensions, Trade-Offs, and Solutions

### 7.1 Clarifying Conflict and Trade-Offs

A 15-minute session explored key tension points between non-negotiable needs and acceptable compromises. Participants worked in small groups to discuss: - Nursery use versus wider community and sports use - Kitchen facilities for cooking versus party catering - Changing rooms for teams versus space for community use - Expansion options versus traffic and parking impact

A clear theme emerged: **improvements should focus on *enhancing and expanding space rather than removing facilities that could negatively impact existing users.***

### A Deliberate Process to Move from Problems to Solutions

The consultation, led by specialist consultancy FB Community Consultancy, was designed to facilitate a structured dialogue, ensuring outputs were not only aspirational but actionable and suitable for informing feasibility studies and funding applications.



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## Balancing Needs: Trade-offs Explored

- Large internal changing rooms  
→ **External / prefabricated changing rooms**
- One large hall  
→ **Flexible rooms with movable walls**
- Kitchen on the edge  
→ **Central shared kitchen**
- Narrow corridors  
→ **Clear, accessible circulation**

### Key line:

*The community favoured smart compromises, not removal of essential services.*

## From Tension to Consensus: Finding Common Ground

A key part of the process was exploring **trade-offs**. The community consistently favoured smart compromises that enhanced the space for everyone, rather than removing facilities that would negatively impact existing users.

**The clear theme was to improve through addition, not subtraction.**



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## 7.2 Solutions Workshop: Key Themes

A further 40-minute deep-dive solutions workshop focused on four core areas:

### *Kitchen and Catering*

- Central location to serve multiple rooms
- Upgraded equipment
- Secure cupboards for high-risk users
- Potential restrictions on commercial use or a separate catering entrance
- Enlarged shared kitchen facilities

### *Changing Rooms and Sports*

- Smaller, better-organised changing rooms
- Removal of internal walls for flexibility
- External or prefabricated changing rooms
- Relocation closer to adult pitches
- Reduced need for referee changing rooms
- Consideration of unisex or flexible changing provision

### *Additional Space and Flexibility*

- Second storey deemed unfeasible due to structural frame limitations
- Strong preference for lateral (sideways) expansion
- Removable walls and dividers
- Additional meeting rooms
- Dedicated wellness, wellbeing, or mindfulness spaces
- Expanded and improved storage (internal and external)

### *Accessibility and Atmosphere*

- Wider, accessible corridors
- Improved disabled toilet provision
- Better lighting
- Inclusive design throughout
- Clear, welcoming layout



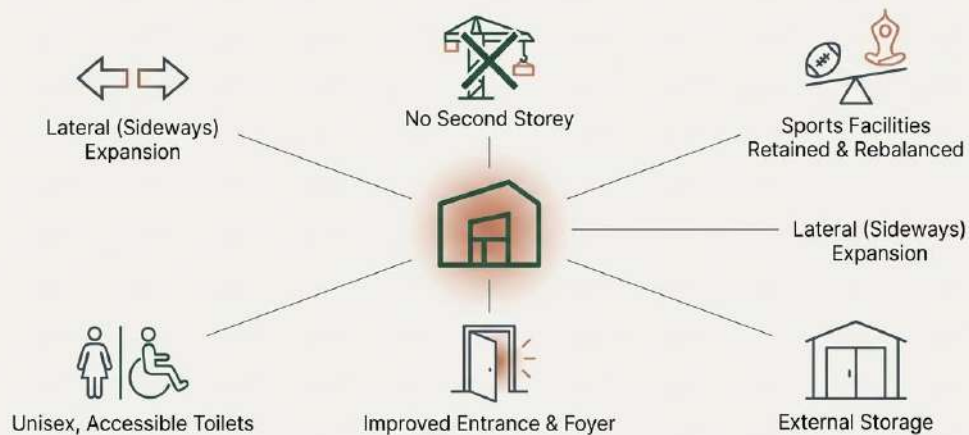
## Preferred Community Direction – To Be Tested for Feasibility

- ← → Lateral (sideways) expansion
- 🏠 No second storey
- 🚪 Improved entrance & foyer
- 🚻 Unisex, accessible toilets
- 📦 External storage
- ⚽ Sports facilities retained, rebalanced

**Important note** - *Community-led preferred direction – not a final design.*

## A Unified Direction Emerged from the Community

Across multiple exercises, participants consistently arrived at a shared vision for the Hub's physical evolution. This preferred direction provides a strong, evidence-led foundation for architectural feasibility testing.



\*Community-led preferred direction – not a final design. To be tested for feasibility.\*

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## 8. Additional Design Considerations

Further detailed suggestions included: - Unisex toilet cubicles, removal of urinals and central walls - Relocation of showers away from the entrance to improve dignity and accessibility - External storage solutions for nursery equipment - Electronic front doors - Improved, brighter, wider, and more welcoming entrance - Accessibility for wheelchair and trolley users - Viewing the hub holistically as an all-community facility, not primarily a nursery



## 9. Priorities and Reality Check

Participants took part in a prioritisation exercise using coloured dots: - **Green dots:** quick wins - **Red dots:** major projects

Each attendee selected six priorities—three quick wins and three major projects. This exercise helped create a community-led, prioritised list distinguishing achievable short-term improvements from higher-cost, high-impact investments.

### What Should Happen First? A Community-Led Roadmap

A prioritisation exercise identified both achievable short-term improvements ('Quick Wins') and higher-cost, high-impact investments ('Major Projects'), creating a phased approach to revitalisation.

#### Quick Wins

(Lower cost, immediate impact)

- ✓ Improved lighting
- ✓ Entrance upgrades
- ✓ Better signage & visibility
- ✓ Internal layout tweaks
- ✓ Storage improvements

#### Major Projects

(Requires significant investment & planning)

- 🔧 Lateral building expansion
- 🔧 Reconfigured toilets & changing rooms
- 🔧 New flexible rooms
- 🔧 Full kitchen upgrade
- 🔧 Major accessibility improvements

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### Community Priorities - What Should Happen First?

#### Quick Wins

- ❖ Improved lighting
- ❖ Entrance upgrades
- ❖ Better signage & visibility
- ❖ Internal layout tweaks
- ❖ Storage improvements

#### Major Projects

- ❖ Lateral building expansion
- ❖ Reconfigured toilets & changing rooms
- ❖ New flexible rooms
- ❖ Kitchen upgrade
- ❖ Accessibility improvements





10. Future Vision (2–3 Years)



Participants were asked to complete the statement: *“In two to three years, the hub will be...”*

Key themes included: - Inclusive, warm, and welcoming - A space for everyone in the community - Flexible, with multiple rooms and uses - Sustainable, greener, and eco-friendly - A building the community is proud of - A thriving and vibrant hub

One group summarised this vision as:

*“A flexible sport and leisure facility that is inclusive, affordable, and accessible, offering opportunities for all Peacehaven residents.”*

**Vision** for Revitalising the Community Hub

**In two to three years, the community hub will be a thriving, inclusive, and welcoming space at the heart of Peacehaven — a place where everyone feels they belong.**



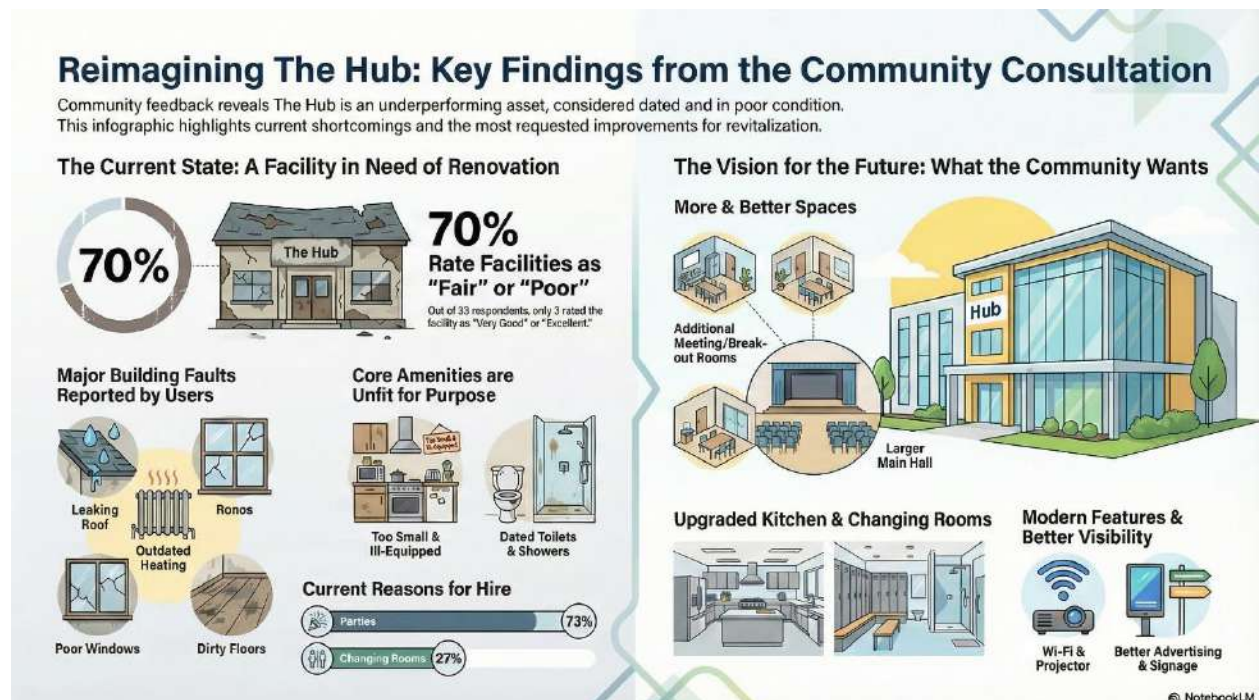
It will be a **flexible and adaptable facility**, offering multiple rooms and spaces that support sport, leisure, learning, creativity, and social connection for people of all ages and backgrounds. The hub will be **accessible and affordable**, removing barriers to participation and ensuring opportunities are open to all residents.

Designed with sustainability in mind, the building will be **greener and more environmentally responsible**, reflecting the community’s commitment to a healthier future. More than just a building, the hub will be a place the community is **proud of** — vibrant, well-used, and alive with activity — supporting wellbeing, connection, and a strong sense of local identity.

At its heart, the hub will be a **flexible sport and leisure facility that brings people together**, strengthening community life and helping Peacehaven thrive.

### Mission Statement

**“Our mission is to provide inclusive, flexible spaces that support active lifestyles, community connection, and wellbeing, while operating sustainably and responsibly for the benefit of current and future generations.”**



# Revitalizing Peacehaven Hub: A Community-Led Vision

## The Hub Today: Challenges & Usage

### Facilities are dated and inaccessible



### Current Primary Use



### Space is inflexible and inefficient

A single large hall, limited storage, and a confusing entrance limit simultaneous use.



*"The building feels tired and no longer works for today's needs."*

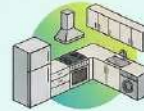
## A Vision for Tomorrow: Solutions & Priorities

### Prioritize smart, flexible design

The community favored flexible rooms with movable walls and a lateral (sideways) expansion.



### Focus on accessibility and modern amenities



To become an inclusive, affordable, and accessible facility for all residents.



## 11. Relationship to the Existing Floor Plan and Preferred Community Direction

### From Floor Plan to Future Plan: The Community's Vision Made Visible

Participants worked directly with existing floor plans. Multiple groups independently produced annotated layouts that showed a remarkable consistency, providing a clear mandate for the next stage.

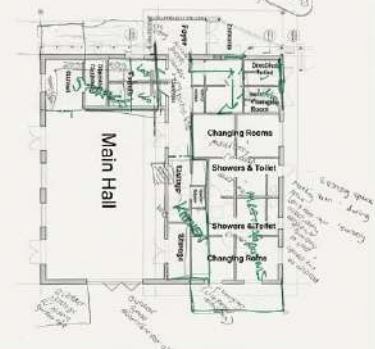
#### Existing Layout



#### Proposal A



#### Proposal B



The high level of alignment between independent group proposals provides strong confidence that this direction reflects genuine community consensus.

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### Key Principles from Community-Led Spatial Planning

Analysis of the proposed layouts reveals several shared principles for creating a more functional, flexible, and welcoming facility.

- 1 Rebalance Internal Space**  
 Reduce the dominance of changing rooms to create more flexible community areas.
- 2 Externalise Changing Rooms**  
 Relocate sports facilities outside the main footprint (e.g., prefabricated units) to release significant internal space.
- 3 Rationalise Storage**  
 Implement external storage solutions, especially for nursery equipment, to declutter the interior.
- 4 Redesign for Dignity**  
 Reconfigure toilets and showers with unisex cubicles and move them away from the main entrance.
- 5 Create a Welcoming Arrival**  
 Widen the entrance and foyer, improve flow, and install electronic doors for accessibility.
- 6 Simplify Circulation**  
 Ensure clear, accessible corridors for wheelchairs, pushchairs, and trolleys.

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In addition to reviewing the existing floor plan, consultation participants worked directly with printed layouts to propose spatial changes. Multiple groups independently produced annotated plans that showed a clear and consistent *preferred direction* for how the hub could evolve. These proposals are not final designs but represent a strong community mandate to be tested through professional feasibility, design, and costing work.

Across the proposed layouts, several common themes emerged:

- **Lateral expansion of the building** was clearly indicated by more than one group, particularly extending outward from the main hall and along the existing footprint. This aligns with earlier discussions that a second storey is structurally unfeasible, making sideways expansion the preferred option.
- **Rebalancing of internal space** away from an over-dominance of changing rooms and shower facilities, freeing up internal area for flexible community use.
- **External or prefabricated changing rooms** were repeatedly suggested, including locating them outside the main building footprint. This would allow sports provision to be maintained while significantly improving internal flexibility.
- **Relocation and rationalisation of storage**, including external storage solutions for nursery equipment and general equipment, to reduce pressure on internal space.
- **Reconfiguration of toilets and showers**, with strong support for unisex cubicles, removal of urinals, improved dignity, and relocating showers away from entrance areas where they currently impact accessibility and privacy.
- **Improved entrance and foyer experience**, including widening access routes, improving flow, installing electronic doors, and creating a brighter, more welcoming arrival point.
- **Simplified circulation and accessibility**, with clearer corridors, fewer internal pinch points, and improved access for wheelchair users, pushchairs, and trolleys.
- **A more holistic layout**, reinforcing that the hub should function as an all-community facility rather than being perceived primarily as a nursery-led space.

The consistency between group proposals provides a high level of confidence that this direction reflects genuine community consensus rather than isolated suggestions. These preferred layouts should now be used as the basis for feasibility testing, architectural exploration, and funding discussions.



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## 12. Key Themes and Strategic Recommendations

1. **Expand rather than reduce** existing provision
2. **Improve flexibility** through movable walls and multi-use rooms
3. **Enhance accessibility and dignity** throughout
4. **Centralise shared resources** such as the kitchen
5. **Increase and rationalise storage**
6. **Strengthen the hub's identity** as an inclusive, all-community facility

### Strategic Recommendations

The community consultation provides a clear mandate. The following strategic recommendations should guide the next phase of design, costing, and funding.

-  **1. Expand, Don't Reduce**  
Prioritise lateral expansion to add space and functionality rather than removing existing services.
-  **2. Design for Maximum Flexibility**  
Utilise movable walls and multi-use room configurations to support simultaneous, diverse activities.
-  **3. Prioritise Accessibility & Dignity**  
Ensure all redesigns, particularly toilets and entrances, meet the highest standards of inclusive design.
-  **4. Centralise Shared Resources**  
Relocate and upgrade the kitchen to serve as a central hub for multiple rooms and user groups.
-  **5. Implement a Holistic Storage Strategy**  
Combine internal and external storage to free up floor space and improve organisation.
-  **6. Strengthen the Hub's Identity**  
Ensure the final design reinforces the Hub's role as an inclusive, all-community facility.

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## 13. Next Steps

- Translate findings into an architectural design brief
- Explore feasibility and costings for lateral expansion
- Identify quick wins for early delivery
- Use this report to support funding applications and stakeholder engagement

### The Path Forward: Turning Consensus into Reality

This report provides a robust, evidence-led foundation for the next stage of the revitalisation programme. We recommend proceeding with the following actions.

- 1 Develop Architectural Brief**  
Translate the community-led findings and spatial principles from this report into a formal brief for architects.
- 2 Commission Feasibility & Costing**  
Undertake detailed feasibility studies and cost modelling for the preferred direction, focusing on lateral expansion and internal reconfiguration.
- 3 Secure Phase 2 Funding**  
Use the evidence of community consensus in this report to support a strong Phase 2 CIL funding application and engage other potential funding partners.

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## Appendix A: Community Layout Proposals – Preferred Direction for Feasibility Testing

During the consultation sessions, participants were invited to work directly with printed copies of the existing floor plan to explore how the hub could be reconfigured to better meet community needs. Two separate groups produced annotated layout proposals. While developed independently, these proposals showed a high level of alignment and are therefore treated as a **preferred community direction** to be tested through professional feasibility, design, and costing work.

These proposals are not architectural drawings or final designs. Instead, they represent community priorities translated into spatial thinking and should be used as an evidence-based starting point for the next stage of development.

### A.1 Shared Principles Across Group Proposals

Across both sets of annotated plans, the following shared principles were clearly evident:

- **Lateral expansion as the preferred growth option**  
Both groups proposed expanding the building outward from the existing footprint, particularly adjacent to the Main Hall. This reflects earlier discussions confirming that a second storey is not structurally feasible and reinforces sideways expansion as the community's preferred option.
- **Rebalancing internal space**  
The proposals consistently reduced the dominance of changing rooms and shower areas within the main building, creating opportunities for additional flexible community space.
- **Externalisation of changing rooms**  
Both groups suggested relocating some or all changing room provision outside the main hub footprint, potentially using prefabricated structures. This would maintain sports functionality while releasing valuable internal space.
- **Improved storage strategy**  
External storage solutions were proposed for nursery equipment and general storage, reducing pressure on internal areas and allowing more efficient use of space inside the building.
- **Inclusive toilet and shower redesign**  
The groups supported unisex toilet cubicles, removal of urinals, and improved



dignity and privacy. Relocating showers away from entrance areas was also highlighted to improve accessibility and user experience.

- **Entrance, foyer, and circulation improvements**

Both proposals emphasised a more welcoming, accessible entrance, improved foyer flow, electronic front doors, and simplified internal circulation to support wheelchair users, pushchairs, and trolleys.

- **Holistic, all-community identity**

The layouts reinforced the importance of the hub being perceived and designed as an all-community facility, rather than one dominated by any single user group.



## A.2 Use of the Proposals Going Forward

These community-generated layouts should now be used to:

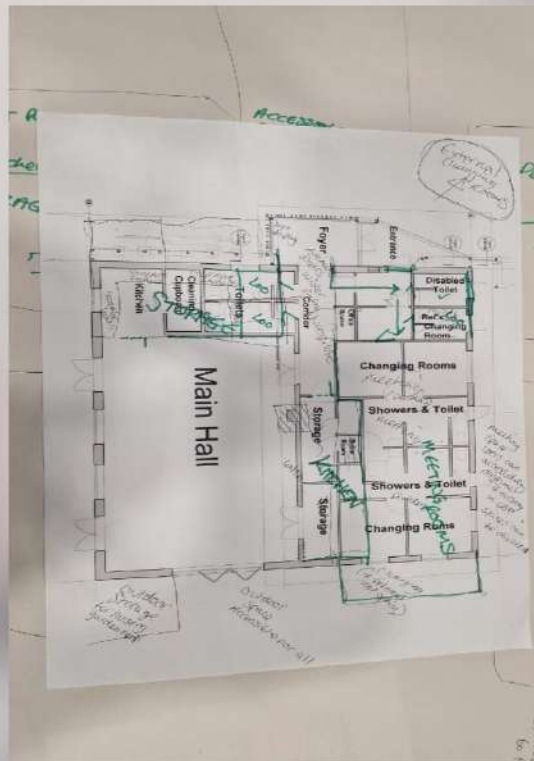
- Inform an **architectural feasibility study**
- Test spatial options, constraints, and opportunities
- Support **cost modelling and funding applications**
- Provide confidence to stakeholders that proposals are grounded in community consensus

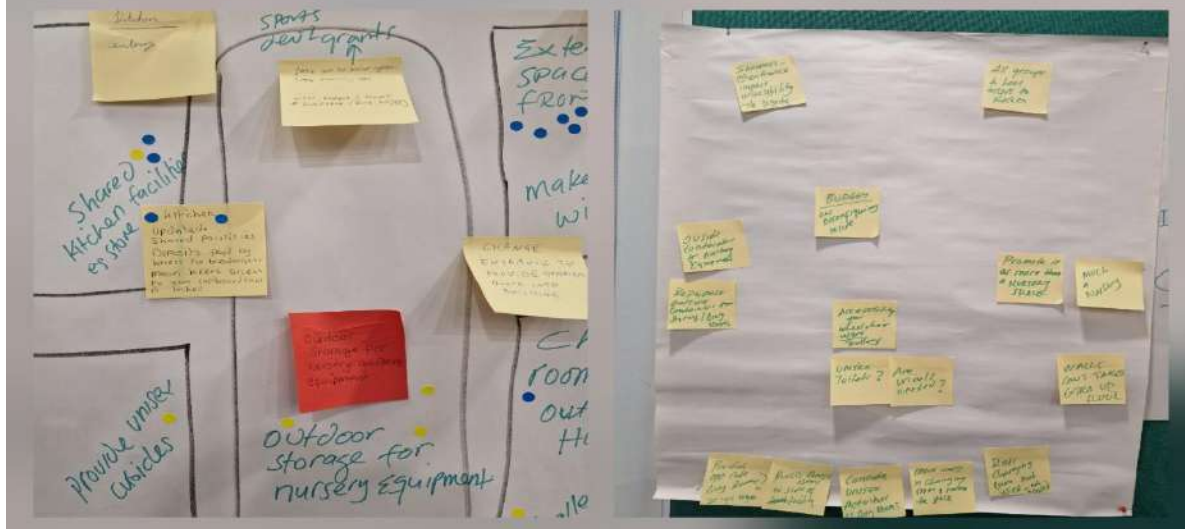
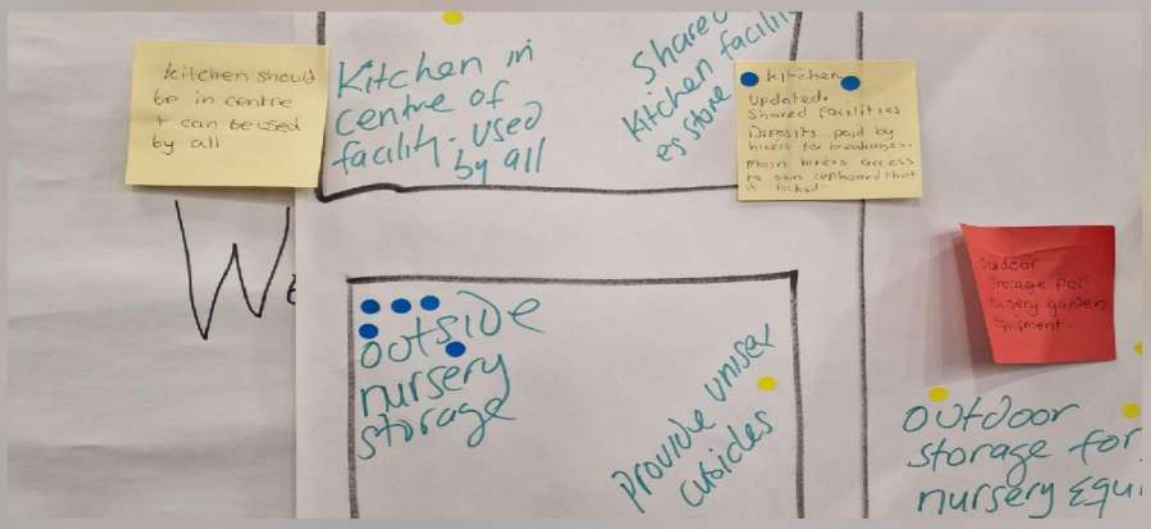
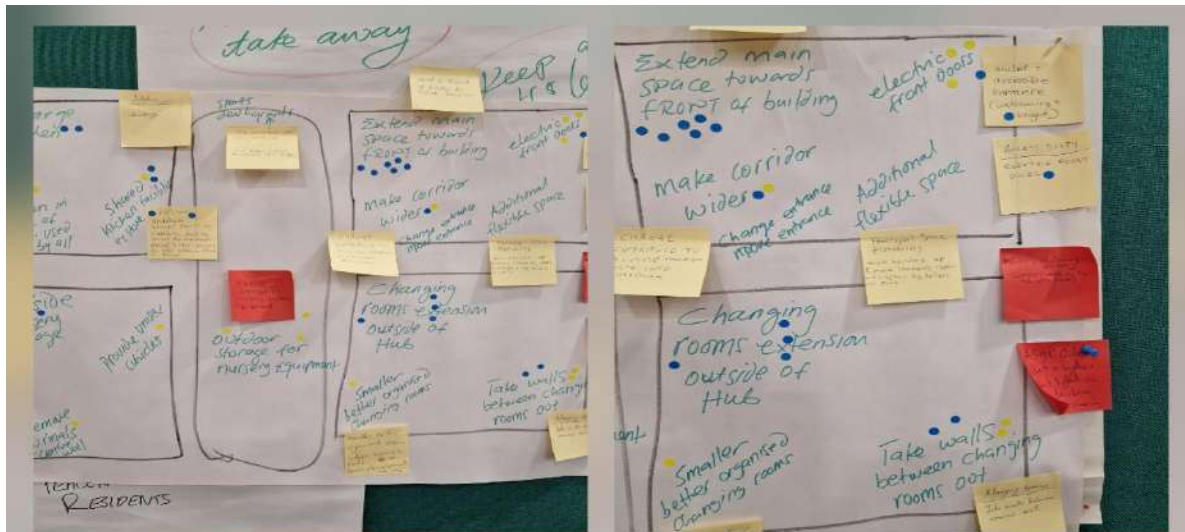
By translating consultation findings into spatial concepts, this appendix strengthens the link between engagement and delivery and provides a clear, community-endorsed direction for the next phase of the PSAVE Hub revitalisation.

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**End of Report**







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# Peacehaven and Telscombe Neighbourhood Plan

Site Options and Assessment

Peacehaven and Telscombe Town Councils

September 2019

## DRAFT

### Quality information

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<u>Revision</u>	<u>Revision date</u>	<u>Details</u>	<u>Authorized</u>	<u>Name</u>	<u>Position</u>
V1	01.09.19	Draft	SS	Shane Scollard	Senior Planner
V2	06.09.19	Draft Review	UMG	Una McGaughrin	Associate

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## Abbreviations used in the report

### Abbreviation

Ha	Hectare
JCS	Joint Core Strategy
LDC	Lewes District Council
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
SDNPA	South Downs National Park Authority
SHELAA	Strategic Housing and Economic Land Availability Assessment
TPO	Tree Preservation Order

## Executive Summary

The Peacehaven and Telscombe Neighbourhood Plan, which will cover the whole of Peacehaven and Telscombe Parishes, is being prepared in the context of the Lewes District Council's Development Plan and the South Downs National Park Development Plan.

Where a Town Council is developing a neighbourhood plan that will include site allocations for specific uses, the District Council is not proposing to allocate sites or identify site specific policies in the preparation of the Local Plan Part 2. Spatial Policy 2 of the Joint Core Strategy requires a planned housing growth of 255 net units at Peacehaven and Telscombe over the plan period, in addition to delivery of a strategic site allocation in the neighbourhood area (450 homes to the northeast of the Meridian Centre).

The built up area of Peacehaven is located on the edge of the South Downs National Park, and in accordance with the National Planning Policy Framework great weight should be given to the scope of enhancing landscape and the natural and built character of the area when identifying sites for potential allocation. Within the neighbourhood area, the town centre (Meridian Centre) is underutilised and the A259 overused within Peacehaven. The Parish Council would like to allocate sites with a view to rebalancing growth through regeneration of the town centre to reduce reliance on the car for transport to local services and facilities.

Until neighbourhood plans for designated neighbourhood areas have been approved at referendum, the 'saved' policies in the Lewes District Local Plan 2003, that are specifically applicable to these designated areas, will continue to form part of the development plan for the area. Policies specific to sites within the plan area will be replaced upon publication of the plan. This gives scope for the neighbourhood plan to introduce new uses to areas where current land uses are underutilised. Over-reliance on the A259 for connectivity to the wider area should also be considered when allocating sites for residential and employment uses to create a more sustainable neighbourhood.

This site assessment has found that Sites PTNP1, PTNP3 (47PT), PTNP4, PTNP5, 19PT, and 62PT are appropriate for allocation; Site 45PT and part of Site PTNP2 (20PT and 06PT) are potentially appropriate for allocation, subject to constraints such as access, landscape and viability issues being addressed; and Site PTNP6 and the remainder of Site PTNP2 were found to not be appropriate for allocation due to overriding issues of landscape sensitivity, biodiversity and development within the countryside.

As the town centre is underutilised, PTNP1 (the Meridian Centre) is appropriate for allocation for town centre and residential uses. Allocation of the site should consider maximising density options in line with Core Policy 2 to deliver a significant proportion of the housing growth for Peacehaven for the plan period, in line with the suitable context of a town centre site and the wider landscape sensitivity of the area. Development of part of PTNP2 should be considered in a sequential approach in line with the SHELAA and as a contingency site should the growth requirement for the plan area not be fully met when considering growth options.

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable sites identified in this report, the Parish Council should engage with Lewes District Council and the community to select sites for allocation in the Neighbourhood Plan which best meets the objectives of the Neighbourhood Plan and the housing need for the plan area.

# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Peacehaven and Telscombe Neighbourhood Plan (NP) on behalf of Peacehaven and Telscombe Town Councils. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in June 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible method and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The NP, which will cover the combined parishes of Peacehaven and Telscombe (see Figure 1), is being prepared in the context of the Lewes District Council (LDC) and the South Downs National Park Authority (SDNPA) development frameworks. Neighbourhood plans are required to be in conformity with the strategic policies of emerging Local Plan, as well as the adopted Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the respective Local Plans to provide a clear overall strategic direction for development in Peacehaven and Telscombe, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

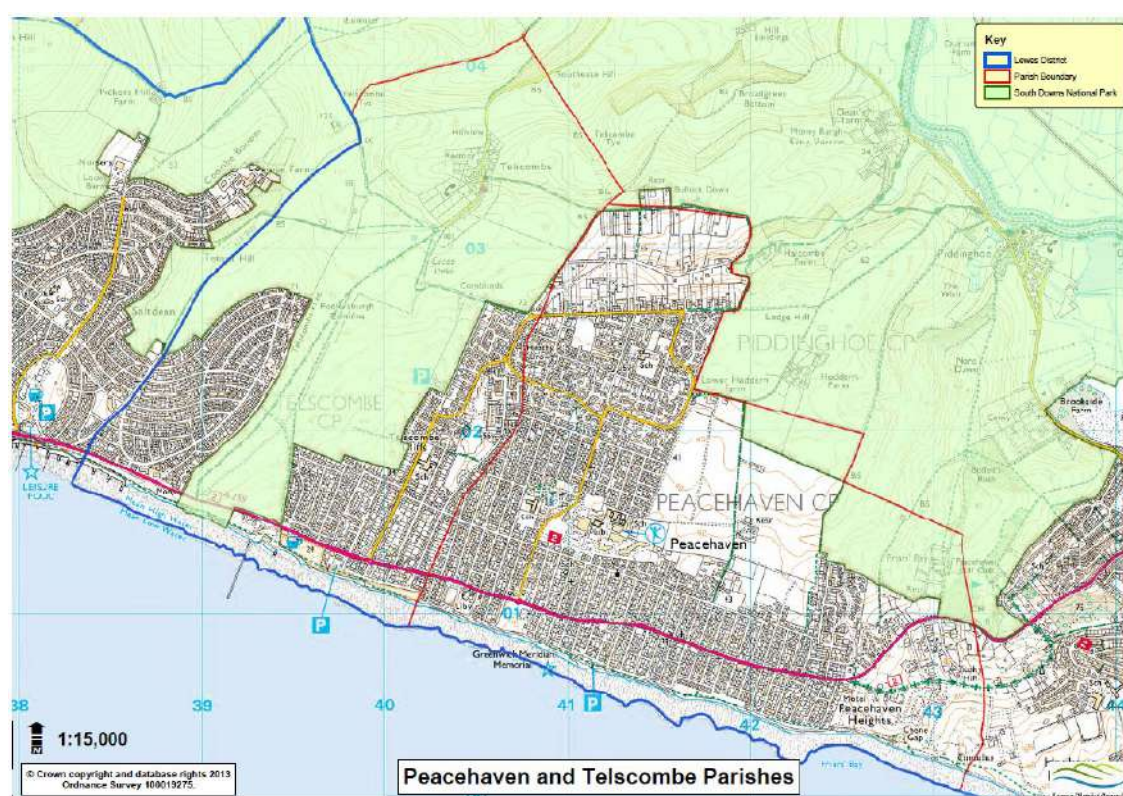


Figure 1 Peacehaven and Telscombe Neighbourhood Area

- 1.4 The Lewes District Local Plan Part 1: Joint Core Strategy (JCS), working in partnership with the SDNPA, was adopted by the Council in 2016 and provides the planning policy framework to guide strategic growth across the district to 2030. The Draft Lewes District Local Plan Part 2, which excludes the SDNPA, builds upon the strategic policies of the JCS by allocating smaller-scale sites for development and providing the detailed development management policies to inform planning decisions. It will cover the period to 2030 and replace the majority of the 'saved' policies of the 2003 Lewes District Local Plan. The Local Plan Part 2 is currently undergoing independent examination, and while it includes development management policies pertinent to

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development of the wider district it does not allocate housing and employment sites for those settlements where a Town or Parish Council is preparing a neighbourhood plan that will allocate sites for housing and employment development. It also will not include settlement specific development management policies. In April 2018, the SDNPA submitted their first Local Plan for examination. Once adopted, the new South Downs Local Plan will replace the 'saved' policies of the Lewes District Local Plan 2003 and the JCS.

- 1.5 It is the intention of the NP to include allocations for housing, employment and community uses to direct development to sustainable sites and meet identified local housing, economic and community needs over the current Local Plan period.
- 1.6 In addition to the delivery of the strategic site allocation at Hoddern Farm, Peacehaven, the JCS sets a planned level of growth of 255 homes to be delivered through the neighbourhood plan. While the Local Plan Part 2 will allocate land for housing and employment, where a town or parish council is developing a neighbourhood plan that will include site allocations for specific uses, the District Council is not proposing to allocate sites or identify site specific policies in the Local Plan Part 2. Planned housing growth for these areas is to be identified in the Neighbourhood Plan. Until neighbourhood plans for designated neighbourhood areas have been approved at referendum, the 'saved' policies in the Lewes District Local Plan 2003, that are specifically applicable to these designated areas, will continue to form part of the development plan for the area. These site specific policies, of which 8 are currently saved within the neighbourhood area, will be superseded upon approval of a Neighbourhood Plan
- 1.7 The vision and objective of the Peacehaven and Telscombe NP is to allocate sites for housing and employment, in sustainable locations that enhance town centre opportunities with regard to the sensitive landscape setting of Peacehaven. This is in line with the JCS, which looks to work in partnerships to deliver the regeneration of vacant, underused or poor quality sites and premises and improve accessibility before allocating new green field sites.
- 1.8 This report is an independent and objective assessment of sites identified by Peacehaven Town Council and in their Call for Sites consultation in October 2018. While some of these sites have also been identified in the Strategic Housing and Economic Land Availability Assessment (SHELAA) also in 2018, a number of sites identified in the Call for Sites consultation have not as yet been assessed to establish whether they are suitable, available and achievable for development.
- 1.9 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.



## Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030

2.5 The Core Strategy was adopted by Lewes District Council on 11 May 2016 and by the South Downs National Park Authority on 23 June 2016. The policies of relevance to development in the Peacehaven and Telscombe NP area include the following:

*Spatial Policy 1 - Provision of housing and employment land* sets provision for a minimum of 6,900 net additional dwellings be provided in the plan area in the period between 2010 and 2030.

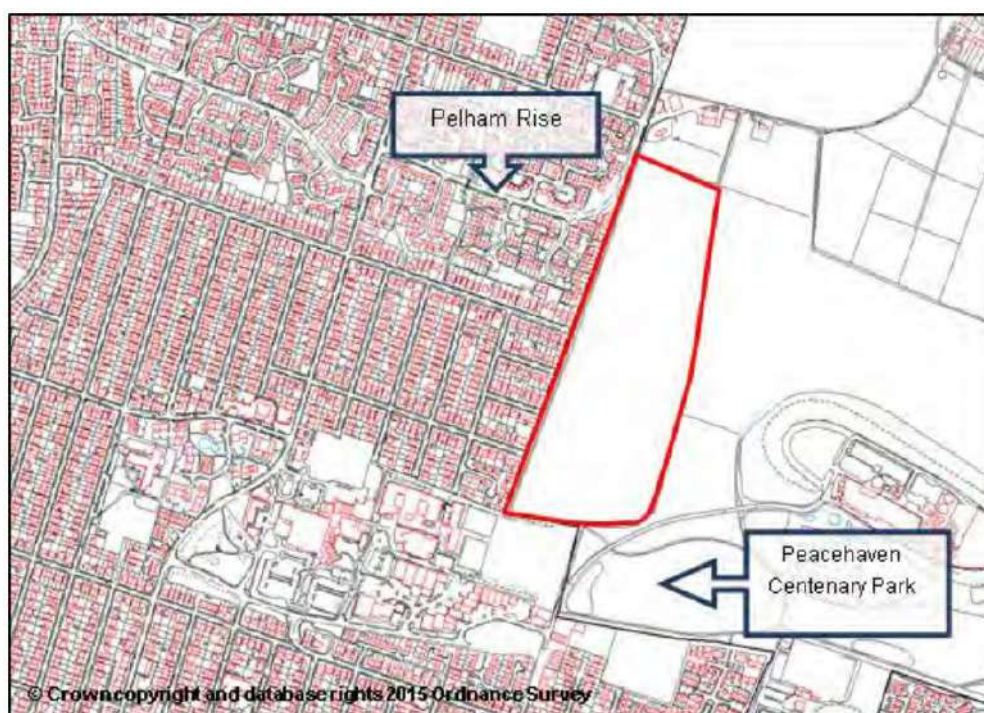
*Spatial Policy 2 – Distribution of Housing* sets a requirement to deliver 450 homes on the strategic site allocation *Land at Hoddern Farm, Peacehaven*, with planned housing growth of 255 net additional units at Peacehaven and Telscombe. This additional growth is contingent upon developers identifying and demonstrating to the satisfaction of the local highway authority, and delivery of a co-ordinated package of multi-modal transport measures required to mitigate the impacts of development on the A259. A further 200 net additional homes are to be determined in other locations. Neighbourhood Plans can be used to identify the individual sites for the required growth.

The planned levels of housing growth for Peacehaven and Telscombe over the plan period is summarised in Table 2.1 below. This table however does not account for a windfall site allowance of 600 units.

**Table 2.1 Planned levels of housing growth for Peacehaven and Telscombe**

Completions (April 2010 – April 2015)	Commitments (as at 1st April 2015)	Housing delivered on strategic sites	Housing to be delivered through subsequent allocations	Total
332	189	450	253	1224

*Spatial Policy 8 - Land at Lower Hoddern Farm, Peacehaven* allocates 11 hectares for residential development of approximately 450 dwellings, contingent on the delivery of a number of transport infrastructure improvements, including improvements to the operation of the A259/Telscombe Cliffs Way junction, the Sutton Avenue roundabout, and the Newhaven Ring Road.



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*Core Policy 2 – Housing Type, Mix and Density* expects housing developments to have regard for the existing character and housing mix of the vicinity and, where appropriate, the setting of the National Park. Housing developments are to achieve densities in the region of 47 to 57 dwellings per hectare for the towns, but higher or lower densities may be justified by the specific character and context of a site.

*Core Policy 4 – Encouraging Economic Development and Regeneration* safeguards existing employment sites from other competing uses unless there are demonstrable economic viability or environmental amenity reasons for not doing so. In such circumstances, there will be a strong preference for a mixed use alternative development in order to facilitate the retention or delivery of an appropriate element of employment use on the site. The policy supports proposals for re-use of suitable previously developed land and the planning of new development in highly sustainable locations without adversely affecting the character of the area.

*Core Policy 6 – Retail and town centres* seeks to support and retain a predominance of retail units in district retail centres such as the Meridian Centre. Where it can be demonstrated that retail is unviable alternative community uses will be sought in the first instance. Proposals for new small scale rural retail and community facilities will be encouraged where they provide for local needs.

*Core Policy 11 – Built and Historic Environment and High Quality Design* seeks to secure high quality design in all new development in order to assist in creating sustainable places and communities. This will be achieved by ensuring that the design of development respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage.

*Core Policy 13 – Sustainable Travel* promotes and support development that encourages travel by walking, cycling and public transport, and reduces the proportion of journeys made by car, in order to help achieve a rebalancing of transport in favour of sustainable modes by ensuring that new development is located in sustainable locations

## Lewes District Local Plan 2003 saved policies (2007)

2.6 The Lewes District Local Plan was adopted in March 2003. Some of its policies have now been replaced by the policies of the Lewes District Local Plan Part 1: Joint Core Strategy 2010-2030, adopted in 2016. Its remaining policies are currently under review and will eventually be replaced by the emerging Local Plan Part 2: Site Allocations and Development Management Policies and emerging Neighbourhood Plan Policies.

2.7 The policies of relevance to development and sites identified in the Peacehaven and Telscombe NP Call for Sites include the following:

*ST3 - Design, Form and Setting of Development* ensures that development respects the overall scale, height, massing, alignment, site coverage, density, landscaping, character, rhythm and layout of neighbouring buildings and the local area more generally.

*E1 - Planning for Employment* promotes employment opportunities on sites specifically allocated in the plan, on sites within a Planning Boundary which have an existing business and industrial use, on unidentified sites within Planning Boundaries provided that proposals comply with relevant District-wide policies. The District Council will refuse planning permission which will result in loss of land and premises used for business and industrial uses (Use Classes B1, B2 and/or B8) unless there is no likelihood of a future, viable employment use of the land/premises being secured in the life of the Plan.

*E3 - Town Centres* seeks to protect the vitality and viability of town centres. Subject to compliance with relevant District Wide Policies planning permission for uses which maintain or increase the usage of centre functions including shopping, financial services, leisure, cultural and community activities, entertainment, health services, education, public service offices and food and drink outlets will be granted.

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*E4 - Town Centres* supports the Primary Shopping areas designated on the Proposals map. Proposals which would result in the loss of retail (Use Class A1) and food and drink uses (A3) at ground floor level will not be permitted unless they would demonstrably benefit the overall vitality and viability of the town centres in accordance with Policy E3.

*E5 - Town Centres* supports residential development subject to compliance with other District Wide Policies outside the Primary Shopping Area(s), but within the town centres.

*CT1 - Planning Boundary and Key Countryside Policy* contains development within the Planning Boundaries as shown on the Proposals Map. Planning permission will not be granted for development outside the Planning Boundaries unless proposals are in compliance with affordable homes exceptions sites (Policy RES10), are minor development proposals which are essential to meet the needs of local communities and community services, and are policy compliant forms of sports, recreational and leisure development (Policy RE4).

*CT2 - Landscape Conservation and Enhancement* ensures that development proposals protect and respect the distinctive qualities of the natural beauty of the landscape and character of the Sussex Downs Area of Outstanding Natural Beauty (AONB).

*H2 – Listed Buildings* will not permit any proposals that would adversely affect the architectural or historic character of a listed building, its internal or external features of special architectural or historic interest, or its setting.

*RE3 - Indoor Recreational Facilities* will not permit the loss of existing indoor recreational facilities (Class D2 Use Class).

*PT1 Peacehaven and Telscombe, The A259 South Coast Road* ensures that until the package of measures to increase transport choice and reduce reliance on the private car on the A259 corridor have been implemented, new permissions for house building and conversions in Peacehaven and Telscombe will be managed so that the annual completions rate will not exceed 50 dwellings per year.

*PT8 Meridian Centre Town Centre Role* ensures that development proposals will not have a significant adverse impact on the vitality and viability of the Meridian Centre.

*PT9 Meridian Centre Town Centre Role* ensures that new uses are physically integrated with the existing and future uses in the Meridian Centre area.

*PT11 The Joff Youth Club* ensures that proposals for alternative uses for the strip of land between the school field and the Joff field, as shown on Inset Map No 3, will provide a main footpath/cycleway link to the school site.

*PT18 Allotments* safeguards land adjacent to allotments at Cornwall Avenue (as defined on Inset Map No 3) for an informal public open space.

*PT19 The Valley Area* ensures that development proposals do not detract from the immediate natural setting and character of routes (defined on Inset Map No 3) which are of value for walking and riding in the Valley Area.

*PT20 Private Recreational Purposes* encourages development proposals for horsekeeping activities and leisure and recreational uses subject to certain criteria in the area between the Planning Boundary at the Valley and the (former) Sussex Downs AONB. Proposals should not involve the building of new structures and have an adverse impact on the Downs, the character of the Valley, important wildlife habitats, the key landscape features and the existing informal recreational uses of the area.

*PT21 Valley Park* safeguards Land at Roderick Avenue (north) Valley Road (as identified on Inset Map No 3) as informal public open space.

## Draft Local Plan Part 2: Site allocations and development management policies

2.8 The Local Plan Part 2 will allocate land for housing, including Gypsy and traveller pitches, and employment. It will also set out detailed planning policies to guide development and change in the period to 2030. When adopted by the Council, these new policies will replace most of the remaining 'saved' policies of the Lewes District Local Plan 2003. Where a town or parish council is developing a neighbourhood plan that will include site allocations for specific uses, the District Council is not proposing to allocate sites or identify site specific policies in the Local Plan Part 2. Planned housing growth for these areas is to be identified in the Neighbourhood Plan. Until neighbourhood plans for designated neighbourhood areas have been approved at referendum, the 'saved' policies in the Lewes District Local Plan 2003, that are specifically applicable to these designated areas, will continue to form part of the development plan for the area.

2.9 The Consultation Draft Plan does not include any new employment site allocations. The 2003 Local Plan employment site allocations within the designated neighbourhood plan areas at Newhaven, Peacehaven/Telscombe and Seaford continue to be 'saved', and therefore form part of the development plan for the area until the respective neighbourhood plans for these towns are approved. The policies in the Lewes District Local Plan 2003 specific to the neighbourhood area will continue to be 'saved' until the Peacehaven & Telscombe Neighbourhood Plan is approved.

2.10 The draft local plan contains the following development management policies:

*Policy DM1: Planning Boundary* permits new development within planning boundaries, as defined on the Policies Map, in accordance with other policies and proposals in the development plan. Outside the planning boundaries, the distinctive character and quality of the countryside will be protected and new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated.

2.11 *Policy DM9: Farm Diversification* supports development which forms part of a farm diversification scheme or otherwise helps maintain the viability of farm businesses engaged in sustainable land management will be permitted where wherever possible, new or replacement buildings are located within or adjoining an existing group of buildings; where any new building responds sensitively to its rural setting, in terms of its scale, layout, design and use of materials; and where the proposed development would not create an unacceptable impact on the local road network or require highway improvements that would harm the landscape or ecological value of rural roads in the area.

*Policy DM10: Employment Development in the Countryside* permits proposals for small-scale employment development, including tourist and leisure facilities outside the planning boundaries where it involves the conversion or re-use of an existing agricultural or other rural building, or it comprises the demolition and replacement of an existing agricultural or other rural building where this would result in a more sustainable development than could be achieved through converting the building.

*Policy DM19: Protection of Agricultural Land* ensures that development proposals that would result in the irreversible loss of the best and most versatile agricultural land (Grades 1, 2, 3a in the DEFRA Agricultural Land Classification System) will not be permitted unless it can be demonstrated that there are no suitable alternative locations and the proposal would have overriding sustainability benefits that outweigh the loss of land from agricultural use.

*Policy DM30: Backland Development* permits development in rear domestic gardens and other backland sites, within the planning boundaries as defined on the Policies Map, where the following criteria are met:

1. the provision of safe and convenient vehicular access and parking which does not have an unacceptable adverse impact on the amenities of neighbouring properties in terms of noise, light or other disturbance;

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2. the mass and scale of development will not have an overbearing impact on, or result in the loss of privacy to, existing homes and gardens;
3. the development does not cause the loss of trees, shrubs or other landscape features which make an important contribution to the character and appearance of the locality or its biodiversity.



**Figure 3 Lewes District Policies Map Inset Map 3: Peacehaven & Telscombe (December 2018)**

*Policy DM33: Heritage Assets* permits development where the proposal would make a positive contribution to conserving or enhancing the significance of the heritage asset, taking account of its character, appearance and setting.

- 2.12 The Submission Policies Map<sup>4</sup> for Peacehaven & Telscombe can be viewed in Figure 3.
- 2.13 Following the Examination of the Pre-submission Local Plan Part 2, the Planning Inspector has recommended a number of Main Modifications to the Plan. These have been published for consultation between 8 July and 19th August 2019.

<sup>4</sup> Available here: <https://www.lewes-eastbourne.gov.uk/planning-policy/local-plan-part-2-examination/>

## 3. Methodology

3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>5</sup>, Neighbourhood Planning (updated February 2018)<sup>6</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>7</sup>. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

### Task 1: Identify Sites to be included in the Assessment

3.2 The first task is to identify which sites should be considered as part of the assessment.

3.3 For the Peacehaven and Telscombe NP, this included:

- Sites identified as part of the Call for Sites consultation undertaken by the Town Councils in October 2018; and
- Sites identified within the neighbourhood area within the SHELAA (2018).

3.4 Sites identified through the Call for Sites consultation which had not already been assessed through the Strategic Housing and Economic Land Availability Assessment (SHELAA) were appraised using AECOMs site assessment pro-forma.

### Task 2: Site Pro-Forma

3.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous neighbourhood planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria

3.6 The pro-forma used for the assessment enabled a range of information to be recorded, including the following:

- General information:
  - Site location and use; and
  - Site context and planning history.
- Context:
  - Type of site (greenfield, brownfield etc.); and
  - Planning history.
- Suitability:
  - Site characteristics;
  - Environmental considerations;
  - Heritage considerations;
  - Community facilities and services; and
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).

<sup>5</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>6</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>7</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Availability

## Task 3: Complete Site Pro-Formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## Task 3: Consolidation of Results

- 3.7 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable to meet the housing requirement.
- 3.8 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.
- 3.9 The conclusions of the SHELAA were revisited to consider whether the conclusions would change as a result of more detailed assessment based on the most recent available information.

## Task 5: Indicative Housing Capacity

- 3.10 Where sites were previously included in the SHELAA, indicative housing capacity shown in this document has been used as a starting point.
- 3.11 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.

## 4. Site Assessment

4.1 The sites to be considered through this site appraisal have been identified through:

- Sites submitted in the Peacehaven and Telscombe Call for Sites consultation undertaken by the Town Councils from August to October 2018; and
- Strategic Housing and Economic Land Availability Assessment 2018 (SHELAA)

4.2 The sites identified are set out in Table 4.1 and Table 4.2 below.

### Identified Sites in the Call for Sites Consultation (October 2018)

4.3 Peacehaven and Telscombe Town Councils identified sites in a formal 'Call for Sites' in 2018, and assessments were undertaken by Peacehaven and Telscombe Town Councils for allocation consideration.

4.4 Criteria for suggested site submissions were to be a minimum size of 0.2ha with capacity to accommodate a minimum of 5 dwellings. Sites for potential employment or other land uses were also to be submitted, especially sites that can accommodate wider community benefits.

4.5 Table 4.1 presents those sites (mapped in Figure 5) identified in the Call for Sites consultation.

**Table 4.1 Sites identified in the Call for Sites consultation (2018) for Draft Plan allocation consideration**

Site Ref.	Site Name / Address	Site Size (ha)	Capacity estimate by site promoter (homes and other)	Planning Applications	Included in the SHELAA	Proposed Uses
PTNP1	Meridian Centre	4.11	100 based on half of the site being available and with the upper limit of the Local Plan policy on housing density being applied. With New Co-op supermarket and other main town centre uses	The scheme is currently subject to a pre-application enquiry with the Council to discuss the potential redevelopment options for the site.	No	<ul style="list-style-type: none"> <li>• Housing (C3 use)</li> <li>• Residential Institutions (C2 use)</li> <li>• Housing for Older People</li> <li>• A1 (shops)</li> <li>• A2 (Financial and Professional Services)</li> <li>• A3 (Restaurants and Cafes)</li> <li>• A4 (Drinking Establishments)</li> <li>• A5 (Hot Food Takeaways)</li> <li>• B1 (Business)</li> <li>• D1 (Non-Residential Institutions)</li> </ul>
PTNP2	Land North of Peacehaven	42.7	200+	Relevant applications to the proposed land uses: LW/94/0540 Outline application for the erection of 500 dwellings Deemed Refused Jul 1994;	Multiple sites	<ul style="list-style-type: none"> <li>• Housing (C3 use)</li> </ul>

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Site Ref.	Site Name / Address	Site Size (ha)	Capacity estimate by site promoter (homes and other)	Planning Applications	Included in the SHELAA	Proposed Uses
				LW/96/1212 Outline application for residential development of houses and bungalows, associated infrastructure and open space Refused Oct 1996		
PTNP3	Land at Cornwall Avenue	0.38	15	LW/90/0561 Outline application for residential development Refused June 1990	47PT	<ul style="list-style-type: none"> <li>Housing (C3 use)</li> </ul>
PTNP4	Land adjacent to Pelham Rise, Lower Hoddern Farm	0.8	12-15	LW/86/0025 Erection of additional vegetable storage building with four glasshouses to replace existing. Approved 1986; LW/07/0798 New road junction with Pelham Rise, extended spur road, demolition of existing buildings & construction of eleven commercial units & cycle store Approved Feb 1986	No	<ul style="list-style-type: none"> <li>Housing (C3 use)</li> </ul>
PTNP5	Sports Pavilion/Hub at Centenary Park	15m <sup>2</sup>	Addition of two floors on ground floor footprint	LW/13/0268 Creation of new recreational facilities to the north and north west of Piddinghoe Sports Park and to undertake landscape improvements and improvements to existing buildings within Piddinghoe Sports Park Approved Jul 2013; LW/84/1565 Sports pavilion including toilets, changing rooms, meeting room. Approved Oct 1984; LW/82/1935 Two storey building to provide changing rooms and social facilities Approved Feb 1983	No	<ul style="list-style-type: none"> <li>Assembly and leisure (D2 use)</li> </ul>
PTNP6	Land to the north east of	2.3	-	None	No	<ul style="list-style-type: none"> <li>Business (B1)</li> <li>Storage and</li> </ul>

Site Ref.	Site Name / Address	Site Size (ha)	Capacity estimate by site promoter (homes and other)	Planning Applications	Included in the SHELAA	Proposed Uses
	Lower Hoddern Farm					Distribution (B8 use)

4.6 Sites PTNP2 and PTNP3 were assessed through the SHELAA, and so the SHELAA assessment was reviewed as part of the assessment. While Site PTNP2 was assessed previously as multiple sites in the SHELAA, it was assessed again as a whole site (as submitted by the land promoter) using AECOM’s site assessment pro-forma. All other sites in Table 4.1 have been taken forward for appraisal using site assessment pro formas.

## Strategic Housing and Economic Land Availability Assessment (2018)

4.7 Lewes District Council updated the SHELAA<sup>8</sup> in 2018. The SHELAA appraisals conclude whether sites are:

- Deliverable (Suitable, Available and Achievable); or
- Developable (Suitable but either the availability is specified for a future date or is currently unknown, or the achievability of the site is unknown/marginal).

4.8 A number of sites were identified and assessed in the SHELAA that are within the Peacehaven and Telscombe Neighbourhood Area, and can be viewed in Figure 4. Within the Neighbourhood Area 69 sites were assessed, with 6 found to be deliverable (3 of which have extant planning permission) and 4 to be developable. 22 of the sites were found not to be deliverable and developable with the remainder discounted due to other reasons (summarised in the key in Figure 4). The 3 deliverable sites (without planning permission) have an estimated capacity of 46 homes, while the 4 developable sites have an estimated capacity of 217 homes.

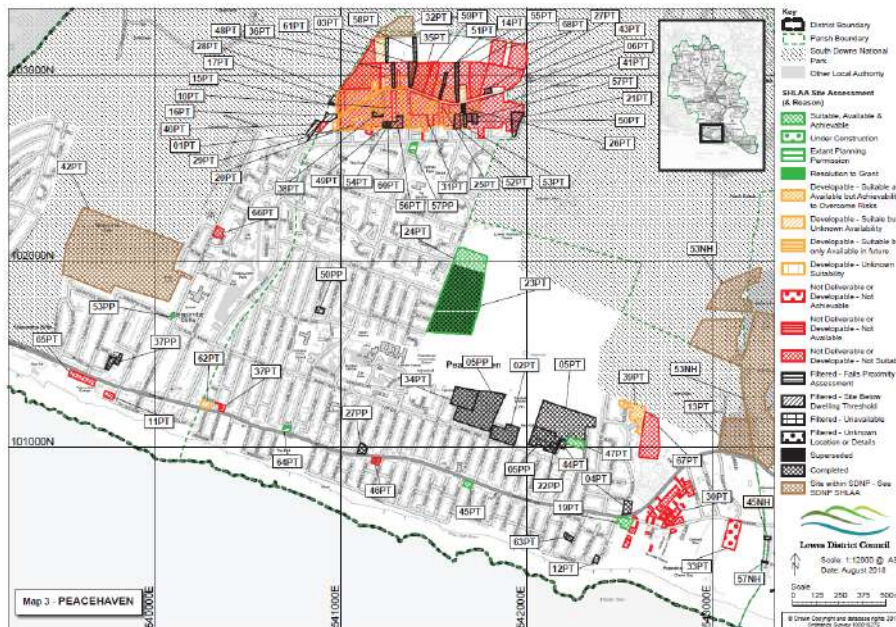


Figure 4 SHELAA Map 3 - Peacehaven<sup>9</sup>

<sup>8</sup> Available here: <https://www.lewes-eastbourne.gov.uk/planning-policy/strategic-housing-and-economic-land-availability-assessment/>

<sup>9</sup> Available here: <https://www.lewes-eastbourne.gov.uk/planning-policy/strategic-housing-and-economic-land-availability-assessment/>

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4.9 The SHELAA contains an updated housing trajectory for sites identified as Deliverable and Developable, complete with notional start date of sites and build out rates. These sites are presented in Table 4.2.

**Table 4.2 Housing trajectory for Peacehaven (Source: 2018 SHELAA Final Report, Lewes District Council)**

Site Ref.	Location	Potential Capacity	Build rate (per annum)	Notional start date	April 2018 – March 2023	April 2023 – March 2028	April 2028 – March 2030
57PP	35 Telscombe Road, Peacehaven	6	6	2018	6		
06PT	Valley Road, Peacehaven	113	40	2023		113	
19PT	Motel, 1 South Coast Road	26	26	2018	26		
20PT	Land north and south of Valley Road	158	40	2023		158	
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	450	60	2019	120	330	
39PT	Land adjacent to Cliff Park Close	10	10	2023		10	
45PT	Piddinghoe Avenue Car Park	6	6	2018	6		
47PT	Land at Cornwall Avenue	14	14	2018	14		
62PT	Land between 328 & 338 South Coast Road	6	6	2023		6	
64PT	Land at 264 South Coast Road	29	29	2023	29		

4.10 Removing duplications as a consequence of overlapping site boundaries, the total potential housing trajectory yield for Peacehaven is presented in Table 4.3.

**Table 4.3 Housing trajectory yield for Peacehaven (Source: 2018 SHELAA Final Report Lewes District Council)**

Parish/ Town	April 2018 - March 2023	April 2023 - March 2028	April 2028 - March 2030
Peacehaven	201	547	0

4.11 Table 4.4 presents sites identified in the 2018 SHELAA as developable and deliverable in Peacehaven. Other sites within the Neighbourhood Area assessed in the SHELAA were found to be not deliverable or developable (or filtered from further assessment). These sites can be further viewed in Figure 4 and the Appendix of the SHELAA.

**Table 4.4 Sites identified in the 2018 SHELAA as developable and deliverable**

Site Ref.	Location	Size (ha)	Site Yield	Overall Assessment	Final Assessment Category	SHELAA Rationale
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Site Ref.	Location	Size (ha)	Site Yield	Overall Assessment	Final Assessment Category	SHELAA Rationale
57PP	35 Telscombe Road, Peacehaven	-	6	Deliverable	Extant planning permission	LW/17/0786
06PT	Valley Road, Peacehaven	13.83	113	Developable	Developable – Suitable but Unknown Availability	Known to be within various ownerships, although a coordinated approach is seen as likely for the majority of the site – with some parcels being promoted through different sites. Unknown full ownership details. Due to scale of development higher developer costs are likely associated with necessary access works, strategic improvements to road network and local infrastructure works (e.g. Wastewater pumping) and gradients. Potential to overcome achievability in the future. Level of proposed development could be accommodated without adversely impacting on the surrounding landscape, subject to appropriate mitigation. Site largely covered by 20PT, see below.
19PT	Motel, 1 South Coast Road	0.42	26	Deliverable	Suitable, Available & Achievable	Brownfield site within the existing planning boundary. No environmental or historic designations. Former motel site, now vacant land. Within walking distance of bus stop with services to Brighton and Newhaven. Within walking distance of local shop (Ashington Gardens). Planning approval granted July 2012 for 25 units now lapsed, recent application submitted June 2015 (LW/15/0462) for 26 units – approved subject to S106. ESCC landscape architect raises no landscape concerns to development of site. ESCC highways state site has good access. This is consistent with their response to the 2012 planning application stated the requirement for pavement improvements, further information on parking and contributions towards improvements to A259 but otherwise no objection raised in principle.
20PT	Land north and south of Valley Road	11.26	158	Developable	Developable – Suitable but unknown availability / achievability	Site is being promoted on behalf on landowners in the Valley Road area as a coordinated approach is considered necessary to determine availability and bring the site forward. Delivery of site potentially complex due to large number of individual landowners. Proponent states that majority of site is confirmed to be available. TPO groups located on site. ESCC highways state that access is achievable with significant upgrading and locally the anticipated traffic can be accommodated, albeit subject to traffic modelling. Consideration of impacts of additional dwellings at Newhaven and Peacehaven will need to be given due to capacity concerns of A259. ESCC

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Site Ref.	Location	Size (ha)	Site Yield	Overall Assessment	Final Assessment Category	SHELAA Rationale
						landscape architect suggests potential for development if concentrated in less sensitive areas, south of Valley Road. Downland to NW should be left undeveloped. Recognises area and buffer to SDNP and with potential to create Green Infrastructure area. The Landscape Capacity Study supports these comments indicating a low/negligible capacity in area north of Valley Road. Number of units reduced to reflect preliminary site survey work by proponents. Recent proposals seek wider development of Valley Road area over a three phased period and of up to approximately 600 units. Wider development has been previously considered (41PT) and excluded due to landscape concerns.
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	10	450	Deliverable	Suitable, Available & Achievable	Greenfield site adjacent to the existing settlement planning boundary but outside of the National Park. Within walking distance of the Meridian Centre, leisure centre, secondary school, primary school and local employment opportunities. Site is within single ownership with no abnormal build costs. ESCC highways state that there are access points to the site which are considered achievable. Site is an edge of settlement location. ESCC landscape architect raises concerns due to sites' potential impact on open downland and National Park. LCS concludes the landscape character area which the site falls within to have a low/ medium capacity for change with scope to improve the existing urban edge. Landscape sensitivities have informed a reduced capacity. Site is allocated within Joint Core Strategy (Spatial Policy 8: Lower Hoddern Farm) for 450 units. Planning application submitted (LW/17/0226) March 2017 – Approved.
39PT	Land adjacent to 22 & 30 Cliff Park Close	0.82	10	Developable	Developable – Suitable and Available but unknown/ marginal achievability	Combination of the requirement for major groundworks due to site topography and the identified surface drainage and severe flooding issues for the site mean that the achievability of a viable site for residential development is unknown/ marginal at this stage. Revised boundary to reflect additional available land. Dwelling yield increased to reflect this but limited due to irregular site shape. ESCC highways consider access is possible via Chichester Road. Northern strip is within National Park. ESCC landscape architect states that consideration will need to be given to buffering to the countryside. Otherwise no landscape concerns raised.

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Site Ref.	Location	Size (ha)	Site Yield	Overall Assessment	Final Assessment Category	SHELAA Rationale
45PT	Piddinghoe Avenue Car Park	0.14	6	Deliverable	Suitable, Available & Achievable	Brownfield site within the planning boundary. Currently used as a car park. The 2015 Peacehaven Parking Study concludes that this car park is currently underused and suggests rationalisation and improvements should be considered in future. If rationalised, there may be potential for surplus land but likely to be at a reduced capacity (below 6 units). Bus stop and local shops available within walking distance of site. Nearest train station is in the adjacent town of Newhaven. Environmental Health requires further investigation into potential land contamination. Has existing access on to Piddinghoe Avenue. ESCC highways state no objection in principle however, loss of car park should be justified and not result in overspill parking on highway. Potential infill development. ESCC landscape architect states that development offers potential enhancement to streetscape.
47PT	Land at Cornwall Avenue	0.14	14	Deliverable	Suitable, Available & Achievable	Greenfield site within the planning boundary. Currently open green space allocated for extension to allotment site located to the south (PT18). Loss or amendment of existing allocation will be considered through Local Plan Part 2. Bus stop within walking distance, along South Coast Road with frequent bus services to Newhaven and Brighton. Not within walking distance of main shopping centre but local convenience shops approximately 350m (Ashington Gardens). ESCC highways state that access from Montreal Close would be only feasible option. Whilst the site is contained within an urban area ESCC landscape architect states that the loss of potential allotments would impact the provision of multi-functional green infrastructure. No historic or environmental constraints.
62PT	Land between 328 & 338 South Coast Road	0.18	6	Developable	Developable - Suitable but Unknown Availability	Brownfield site located within the planning boundary. Currently used as a car sales area. Intentions of landowner(s) unknown, hence unknown availability. Site is within an established residential area. No environmental or historical constraints identified on or adjacent to site. Within walking distance of bus stop with frequent services to Brighton and Newhaven. Approximately 800m to Infant School and 1km to Meridian Centre services. Has existing access from both South Coast Road and Second Road.
64PT	264 South	0.12	29	Deliverable	Extant	Brownfield site located within the

Site Ref.	Location	Size (ha)	Site Yield	Overall Assessment	Final Assessment Category	SHELAA Rationale
	Coast Road				planning permission	planning boundary. Currently used as police station and associated car parking area. No environmental or historical constraints identified on or adjacent to site. Planning application (LW/13/0747) for new police station and 9 flats approved. Subsequent planning application submitted (LW/16/0841) for 31 gross sheltered apartments (now under construction). Approximately 500m from Meridian Centre shops and services. Within walking distance of bus stops with frequent services to Brighton and Newhaven. Within walking distance of schools.

4.12 Homes on Sites 57PP and 64PT have been built since publication of the SHELAA. Phase 1 of planning permission LW/17/0226 for Site 24 is currently being built, with the remainder of the site to be delivered through the Joint Core Strategy Site allocation (Spatial Policy 8: Lower Hoddern Farm) in subsequent phases.

4.13 Figure 5 identifies all sites<sup>10</sup> taken forward for assessment in the Peacehaven NP area.



Figure 5 Sites identified for assessment in Peacehaven NP area (Map Source: 2019 Google)

<sup>10</sup> Please note redline site boundaries are indicative.

## 5. Site Assessment Summary

- 5.1 10 sites were considered within this assessment by AECOM to assess whether they would be appropriate for allocation in the Peacehaven and Telscombe Neighbourhood Plan.
- 5.2 Table 5.1 sets out a summary of the site assessments, which should be read alongside the full assessments available in the pro formas in Appendix A and in the SHELAA.
- 5.3 The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.4 The summary table shows that sites PTNP1, PTNP3 (47PT), PTNP4, PTNP5, 19PT, and 62PT are appropriate for allocation; part of PTNP2 (20PT and 06PT) and 45PT are potentially appropriate for allocation, subject to constraints such as access, landscape and viability issues being addressed. Site PTNP6 and the remainder of Site PTNP2 were found to not be appropriate for allocation.
- 5.5 A plan showing all of the sites assessed and their traffic light rating is shown in Figure 6.



Figure 6 Red Amber Green rating for assessed sites (Map Source: 2019 Google)

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**Table 5.1 Site Assessment Summary Table**

Site Ref.	Site Address	Site Source	Gross Site Area	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
PTNP1	Meridian Centre	Town Council's Call for Sites	4.11 Ha	100 based on half of the site being available. With New Co-op supermarket and other main town centre uses (Source: The Co-operative Group Call for Sites submission)	Previously Developed Land	<p>The site is available;</p> <p>The site is previously developed land and contains the Meridian Centre and other town centre facilities and services;</p> <p>The site is favourably located in terms of services and facilities, access from adjacent residential and business areas and the strategic residential allocation of 450 homes currently being built;</p> <p>The site is largely within the ownership of the Coop Group, with other landowners promoting joint redevelopment of the site.</p> <p>The site is suitable for residential and commercial development subject to compliance with Core Policy 6 (Peacehaven District Retail Centre), and protection of the vitality and viability of the town centre; The scheme is currently subject to a pre-application enquiry with the Council to discuss the potential redevelopment options for the site.</p>	Green
PTNP2	Land north of Peacehaven	Town Council's Call for Sites; and Strategic Housing and Economic Land Availability Assessment (2018)	c. 42.7 Ha	Less than 200 homes (Source: AECOM estimate using SHELAA 2018 estimates)	Mixture of Greenfield and Previously Developed Land	<p>This is a broad area made up of individual sites, adjacent to the urban edge and settlement boundary. It is surrounded to the north east and west by the South Downs National Park;</p> <p>The site is classified as Grade 3 quality agricultural land and designated locally for 'Private Recreational Purposes' (saved policy PT20), and contains pockets of trees protected by individual and group Tree Protection Orders;</p> <p>The site is part available. Phase 1 of the Call for Sites development proposals (SHELAA sites 06PT and 20PT) is available. The remainder of the site is not available;</p> <p>The 2018 SHELAA finds that sites 06Pt and 20PT to the southwest of the site are 'found to be 'Developable – Suitable but unknown availability' and 'Developable – Suitable but unknown availability / achievability''. All other areas of the site are found to be not deliverable or developable;</p> <p>The north-eastern edge of the site is a protected Local Nature Reserve;</p> <p>The developable area of the site may be constrained due to trees, shrub land, priority habitats with potential to support primary species, and steep slopes;</p> <p>The site has a medium to high sensitivity in terms of visual impact on landscape. The site is within an undulating valley that is considered to have some development potential, in landscape capacity terms, although limited to the southern and western areas south of Valley Road; as areas outside of this become increasingly visually sensitive and have greater potential to impact on the surrounding character of the landscape and South</p>	Yellow

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Site Ref.	Site Address	Site Source	Gross Site Area	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>Downs;</p> <p>With regard to viability the SHELAA states that the site would need considerable necessary access works, strategic improvements to road network and local infrastructure works (e.g. Wastewater pumping) and further costs associated gradients.</p> <p>Residential development of the site is contrary to current saved policies PT19 General Indoor Leisure and PT20 Private Recreational Purposes, these policies however are to be replaced upon publication of the neighbourhood plan;</p> <p>Development of the site is contrary to Lewes Draft Local Plan Countryside Policies (Policies DM2, DM3, DM4, DM5, DM6, DM7, DM9);</p> <p>On this basis, the area of the site south of Valley Road within SHELAA sites 06PT and 20PT is potentially suitable for residential development, subject to viability (access and infrastructure), ecology/biodiversity and landscape issues, and Local Plan policy constraints being addressed and other more sustainable sites sequentially coming forward for development.</p>	
PTNP3 (47PT)	Land at Cornwall Avenue	Town Council's Call for Sites; and Strategic Housing and Economic Land Availability Assessment (2018)	0.38 Ha	14 (Source: SHELAA 2018)	Greenfield	<p>SHELAA (2018) rationale:</p> <p>'Greenfield site within the planning boundary. Currently open green space allocated for extension to allotment site located to the south (PT18). Loss or amendment of existing allocation will be considered through Local Plan Part 2. Bus stop within walking distance, along South Coast Road with frequent bus services to Newhaven and Brighton. Not within walking distance of main shopping centre but local convenience shops approximately 350m (Ashington Gardens). ESCC highways state that access from Montreal Close would be only feasible option. Whilst the site is contained within an urban area ESCC landscape architect states that the loss of potential allotments would impact the provision of multi-functional green infrastructure. No historic or environmental constraints.'</p> <p>The SHELAA finds the site 'Suitable, Available &amp; Achievable'.</p> <p>As saved Policy PT18 is to be replaced upon publication of the neighbourhood plan, the site is suitable for allocation consideration (for residential or allotment uses) through the Neighbourhood Plan with respect to allotment needs for the area and the landowners land use proposals.</p>	
PTNP4	Land adjacent to Pelham Rise, Lower Hoddern Farm	Town Council's Call for Sites	0.8 Ha	12-15 (Source: Landowner Call for Sites estimate)	Mixed	<p>The site is available.</p> <p>The site is outside but adjacent to the planning boundary;</p> <p>The site would require the creation of access onto Pelham Rise, however there is also potential for access through the shared boundary with the neighbouring site to the south;</p> <p>The site is adjacent to industrial uses, and would require a noise assessment to survey if potential noise impacts can be mitigated adjacent to potential residential uses;</p> <p>The site is removed from the local centre (shops and services), but is in close proximity to</p>	

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Site Ref.	Site Address	Site Source	Gross Site Area	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>schools and bus routes to the wider area. The site is moderately to poorly located on the edge of Peacehaven;</p> <p>The site is within the setting of the South Downs National Park; however views from the urban edge of Peacehaven towards the Downs show the site within the transitional urban-rural context of the eastern edge of Peacehaven. The eastern edge of Peacehaven is identified in the LCS as an area of high visual sensitivity, however as the site is bounded on three sides by built form, is screened by established hedgerow and trees, development of the site has potential to round off and create a defensible and coherent edge to the east of Peacehaven;</p> <p>The site is suitable subject to outlined constraints being addressed with the Local Planning Authority, Highways Authority and relevant statutory consultees.</p>	
PTNP5	Sports Pavilion/Hub at Centenary Park	Town Council's Call for Sites	15m <sup>2</sup>	<p>Addition of two floors on ground floor footprint for community uses.</p> <p>(Source: Landowner Call for Sites estimate)</p>	Greenfield	<p>The site is available;</p> <p>The site is outside but in close proximity to the planning boundary;</p> <p>The site is an indoor recreational facility (sports hub, changing rooms, meeting rooms) that is supported for retention by saved policy RE3, however a change of use could potentially be justified for proposed uses if justification of vacancy for its current use can be assessed;</p> <p>The site is removed from the local centre (Meridian Centre), and is in moderate to poor location for proximity to other services and facilities. Development proposals for the site would however deliver the following uses A3 (Restaurants and Cafes), B1 (Business), D1 (Non-residential Institutions), and D2 (Assembly and Leisure);</p> <p>The site is within the setting of the South Downs National Park and in an area of high visual sensitivity, however a new hub would be viewed against the urban contact of Peacehaven;</p> <p>The site is considered to be appropriate for allocation for the proposed use.</p>	
PTNP6	Land adjacent to Pelham Rise, Lower Hoddern Farm	Town Council's Call for Sites	2.3 Ha	Business (B1 and B8 uses)	Greenfield	<p>The site is available;</p> <p>The site is outside the settlement boundary and in open countryside, whereby development is contrary to saved policy CT1. The site is however adjacent to the built up area;</p> <p>Access to the site is constrained, with proposed access through consented application LW/17/0226 having potential to be found to be inappropriate for business and distribution uses due to potential unacceptable impacts (noise, safety, environmental health) on the immediate residential area;</p> <p>There are several areas of archaeological interest within the urban area and surrounding landscape around Lower Hoddern Farm and along the urban edge east of Peacehaven;</p> <p>Proposed development will protrude into open countryside and be incongruous with the defined urban edge of the town and the open countryside setting and character of</p>	

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Site Ref.	Site Address	Site Source	Gross Site Area	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>Peacehaven and the South Downs and is contrary to draft agricultural policies DM9 and DM19; The site is within an area of high landscape sensitivity, that is currently undergoing transition to create a hard eastern edge to Peacehaven and mitigation of visual impact of the waste water treatment plant through landscaping;</p> <p>Proposed development is not in accordance with Core Policy 4 and saved policy E1 which encourages economic development in highly sustainable locations within the settlement boundary without adversely affecting the character and quality of the Peacehaven and the countryside;</p> <p>On this basis, the site is not suitable for development and allocation consideration, due to access issues, and development proposals conflicting with Local Plan policy and sensitive landscape and countryside character.</p>	
19PT	Motel, 1 South Coast Road	Strategic Housing and Economic Land Availability Assessment (2018)	0.42 Ha	26 (Source: Planning Permission for 26 homes approved subject to S106 agreement)	Greenfield	<p>SHELAA (2018) rationale:</p> <p>'Brownfield site within the existing planning boundary. No environmental or historic designations. Former motel site, now vacant land. Within walking distance of bus stop with services to Brighton and Newhaven. Within walking distance of local shop (Ashington Gardens). Planning approval granted July 2012 for 25 units now lapsed, recent application submitted June 2015 (LW/15/0462) for 26 units – approved subject to S106. ESCC landscape architect raises no landscape concerns to development of site. ESCC highways state site has good access. This is consistent with their response to the 2012 planning application stated the requirement for pavement improvements, further information on parking and contributions towards improvements to A259 but otherwise no objection raised in principle'.</p> <p>The SHELAA finds the site 'Suitable, Available &amp; Achievable'.</p> <p>On this basis, the site is suitable for allocation consideration to ensure delivery of the site, however confirmation from the Council as to whether the 26 homes to be delivered on the site has already been included within the housing requirement is needed.</p>	
39PT	Land adjacent to 22 & 30 Cliff Park Close	Strategic Housing and Economic Land Availability Assessment (2018)	0.82 Ha	10 (Source: SHELAA 2018)	Greenfield	<p>SHELAA (2018) rationale:</p> <p>'Combination of the requirement for major groundworks due to site topography and the identified surface drainage and severe flooding issues for the site mean that the achievability of a viable site for residential development is unknown/ marginal at this stage. Revised boundary to reflect additional available land. Dwelling yield increased to reflect this but limited due to irregular site shape. ESCC highways consider access is possible via Chichester Road. Northern strip is within National Park. ESCC landscape architect states that consideration will need to be given to buffering to the countryside. Otherwise no landscape concerns raised.'</p> <p>The SHELAA finds the site 'Developable – Suitable and Available but unknown/ marginal</p>	

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Site Ref.	Site Address	Site Source	Gross Site Area	Capacity (homes and other)	Site Type	Neighbourhood Plan Site Assessment summary	Traffic Light Rating
						<p>achievability’</p> <p>On this basis, the site is potentially suitable for development and allocation consideration, subject to infrastructure and flood risk achievability issues in the southern and western part of the site.</p>	
45PT	Piddinghoe Avenue Car Park	Strategic Housing and Economic Land Availability Assessment (2018)	0.14	6 (Source: SHELAA 2018)	Brownfield	<p>SHELAA (2018) rationale:</p> <p>‘Brownfield site within the planning boundary. Currently used as a car park. The 2015 Peacehaven Parking Study concludes that this car park is currently underused and suggests rationalisation and improvements should be considered in future. If rationalised, there may be potential for surplus land but likely to be at a reduced capacity (below 6 units). Bus stop and local shops available within walking distance of site. Nearest train station is in the adjacent town of Newhaven. Environmental Health requires further investigation into potential land contamination. Has existing access on to Piddinghoe Avenue. ESCC highways state no objection in principle however, loss of car park should be justified and not result in overspill parking on highway. Potential infill development. ESCC landscape architect states that development offers potential enhancement to streetscape.’</p> <p>The SHELAA finds the site ‘Suitable, Available &amp; Achievable’.</p> <p>The site is currently listed as an Asset of Community Value (ACV) (ref no. ACV0034) until 21/12/2020 by Lewes District Council.</p> <p>On this basis, the site is potentially suitable for development and allocation consideration, subject to removal from the ACV list and rationalisation of underused car parks.</p>	
62PT	Land between 328 & 338 South Coast Road	Strategic Housing and Economic Land Availability Assessment (2018)	0.18	6 (Source: SHELAA 2018)	Greenfield	<p>SHELAA (2018) rationale:</p> <p>‘Brownfield site located within the planning boundary. Currently used as a car sales area. Intentions of landowner(s) unknown, hence unknown availability. Site is within an established residential area. No environmental or historical constraints identified on or adjacent to site. Within walking distance of bus stop with frequent services to Brighton and Newhaven. Approximately 800m to Infant School and 1km to Meridian Centre services. Has existing access from both South Coast Road and Second Road.’</p> <p>The SHELAA finds the site ‘Developable - Suitable but Unknown Availability’.</p> <p>Planning permission has been applied (Ref. no. LW/19/0407) for ‘Erection of 8 two-storey 3 bedroomed houses’ for the site, and is awaiting decision.</p> <p>On this basis, the site is available and suitable for development and allocation consideration, subject to planning being received whereby allocation is not necessary.</p>	

## 6. Conclusions

- 6.1 Lewes District Council is currently preparing the Local Plan Part 2, which will plan for housing and employment growth and will contain detailed planning policies to guide development and change in the period to 2030. Where a town council is developing a neighbourhood plan that will include site allocations for specific uses, the District Council is not proposing to allocate sites or identify site specific policies in the Local Plan Part 2. In addition to delivery of the strategic site allocation in the neighbourhood area, Spatial Policy 2 of the JCS requires a planned housing growth of 255 net units at Peacehaven and Telscombe over the plan period. This additional growth is contingent upon developers identifying and demonstrating to the satisfaction of the local highway authority, and delivery of a co-ordinated package of multi-modal transport measures required to mitigate the impacts of development on the A259.
- 6.2 Until neighbourhood plans for designated neighbourhood areas have been approved at referendum, the 'saved' policies in the Lewes District Local Plan 2003, that are specifically applicable to these designated areas, will continue to form part of the development plan for the area. Policies PT1, PT8, PT9, PT10, PT11, PT18 and PT19 are specific to sites within the plan area, and will be replaced upon publication of the plan. Peacehaven is located adjacent to the South Downs National Park, therefore in accordance with the National Planning Policy Framework great weight should be given to the scope of enhancing landscape and the natural and built character of the area when identifying sites for potential allocation. Over-reliance on the A259 for connectivity to the wider area should also be considered when allocating sites for residential and employment uses to create a more sustainable neighbourhood.
- 6.3 The assessment of sites in Peacehaven found that Sites PTNP1, PTNP3 (47PT), PTNP4, PTNP5, 19PT, and 62PT are suitable and appropriate for allocation; Site 45PT and part of Site PTNP2 (20PT and 06PT) are potentially appropriate for allocation, subject to constraints such as access, landscape and viability issues being addressed; and Site PTNP6 and the remainder of Site PTNP2 were found to not be appropriate for allocation.
- 6.4 The total number of homes from landowner and SHELAA estimates that can be delivered on those sites assessed to be suitable and appropriate for allocation is approximately 160 homes, which falls short of the growth requirement of 253-255. Less than 200 homes can be accommodated on sites found to be potentially appropriate for allocation. There is however potential to increase the number of homes on town centre sites in line with Local Plan policy to deliver a significant amount of the housing requirement for the neighbourhood area.
- 6.5 As the town centre is underutilised and could be intensified, PTNP1 (the Meridian Centre) is appropriate for allocation for town centre and residential uses. Allocation of the site in the Neighbourhood Plan could include policies to maximise the density of development in line with Local Plan Core Policy 2 to deliver a significant quantum of the housing growth for Peacehaven for the plan period while respecting the wider landscape sensitivity of the area. Development of part of PTNP2 should be considered in a sequential approach in line with the SHELAA and as a contingency site should the growth requirement for the plan area not be fully met when considering growth options.

## Next Steps

- 6.6 From the shortlist of suitable sites, the Parish Council should engage with LDC and the community to select sites for allocation in the NP which best meets the housing, commercial and community needs and objectives of the NP.
- 6.7 The site selection process should be based on the following:
- The findings of this site assessment;
  - Discussions with the planning authority;
  - The extent to which the sites support the vision and objectives for the NP;

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- How the number of homes required is proportionate and well-related to the existing settlement and infrastructure; and
  - The potential for the sites to meet identified infrastructure needs of the community.
- 6.8 Discussions with the LDC should consider:
- Appropriate densities for masterplanning for town centre sites such as on PTNP1 (the Meridian Centre site);
  - Whether sites that have received planning or are awaiting decision (Sites 19PT and 62PT) since April 2015, when the housing growth of 255 additional units was set, can be counted as commitments towards this housing target or are considered as windfall sites.
- 6.9 Apply to undertake the Locality and AECOM Masterplanning & Design Guidelines for the preferred sites.



## Viability

- 6.10 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with LDC. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

# Appendix A Site Appraisal Pro Formas

# Neighbourhood Planning Site Assessment

## Site Details

Topic	Details
Neighbourhood Plan Name/Site Reference	PTNP1
	
Site Address / Location	The Meridian Centre
Gross Site Area (Hectares)	4.11
SHLAA/SHELAA Reference (if applicable)	N/A
SHLAA/SHELAA Conclusions (if applicable)	
Existing land use	There is currently a mixture of uses at the site including retail, offices, a library, medical/healthcare uses and car parking.
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	<ul style="list-style-type: none"> <li>• Housing (C3 use)</li> <li>• Residential Institutions (C2 use)</li> <li>• Housing for Older People</li> <li>• A1 (shops)</li> <li>• A2 (Financial and Professional Services)</li> <li>• A3 (Restaurants and Cafes)</li> <li>• A4 (Drinking Establishments)</li> <li>• A5 (Hot Food Takeaways)</li> <li>• B1 (Business)</li> <li>• D1 (Non-Residential Institutions)</li> </ul>
Development Capacity (if known)	100 homes based on half of the site being available and with the upper limit of the Local Plan policy on housing density being applied. With New Co-op supermarket and other main town centre uses

Topic	Details
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	The scheme is currently subject to a pre-application enquiry with the Council to discuss the potential redevelopment options for the site.
Neighbouring uses	Residential, open space, light industrial uses, community school, leisure centre.

## Assessment of Suitability

### Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:  <b>Yes / No / partly or adjacent</b></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p><b>No</b></p> <p>Within the SSSI Impact Risk Zone of Brighton to Newhaven Cliffs SSSI</p>

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: Low Risk  Flood Zone 2: Medium Risk  Flood Zone 3 (less or more vulnerable site use): Medium Risk  Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Flood Zone 1: Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>

### Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>

Indicator of Suitability	Assessment
<p>Is there existing pedestrian/cycle access to the site?</p> <p>Pedestrian? Yes / No / Unknown</p> <p>Cycle? Yes / No / Unknown</p>	<p>Yes, the site is a town centre with multiple ways to access.</p>
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees? Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties? Yes / No / Unknown</p>	<p>Trees are located along the southern boundary and car parking areas on the southern half of the site.</p> <p>An Arboricultural Assessment has been undertaken and does not highlight any tree constraints which would prejudice the development of the site.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown</p>	<p>Yes Existing substations on site.</p>
<p>Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown</p>	<p>Unknown Development of the site has potential to include social, amenity and community value. The existing site contains a library and shopping centre.</p>

## Accessibility

Factor	Guidance	
<p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a></p>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<span style="color: green;">&lt;400m</span>
Bus /Tram Stop	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: green;">Service to Brighton and Newhaven.</span> </p> <p>There are a number of bus stops within short walking distance of The Meridian Centre including the bus and coach station just off Sutton Avenue which serves the centre. This bus station is served by bus numbers 14/14A/14B, 92, 123, 494, Coaster 12 and N14. There are other bus stops within 450 metres of the site such as the stops on Sutton Avenue (Meridian Court).</p>
Train station	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<span style="color: red;">&gt;1200m</span> Newhaven Station
Primary School	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<span style="color: green;">&lt;400m</span> Peacehaven Heights Primary School
Secondary School	<p style="text-align: center;"> <span style="color: green;">&lt;1600m</span>  <span style="color: orange;">1600-3900m</span>  <span style="color: red;">&gt;3900m</span> </p>	<span style="color: green;">&lt;400m</span> Peacehaven Community School
Open Space / recreation facilities	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<span style="color: green;">&lt;400m</span>
Cycle Route	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<span style="color: red;">&gt;800m</span>

## Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</p> <p><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p><b>Low sensitivity</b></p> <p>The site is within the South Downs National Character Area, and within the built up area of Peacehaven.</p>
<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</p> <p><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p><b>Low sensitivity</b></p> <p>The site is largely screened from the south and west, and within the built up area of Peacehaven.</p>

## Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

## Planning policy constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt? Yes / No / Unknown</p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>The centre of the site is within the Peacehaven District Retail Centre (Meridian Centre) as identified on the adopted Local Plan Proposals Map and <b>Core Policy 6 – Retail and town centres</b>. Within this designation, Primary Shopping Frontages are identified. However, where it can be demonstrated that retail is unviable alternative community uses will be sought in the first instance. Proposals for new small scale rural retail and community facilities will be encouraged where they provide for local needs.</p> <p><b>PT8 Meridian Centre Town Centre Role</b> ensures that development proposals will not have a significant adverse impact on the vitality and viability of the Meridian Centre.</p> <p><b>PT9 Meridian Centre Town Centre Role</b> ensures that new uses are physically integrated with the existing and future uses in the Meridian Centre area.</p> <p><b>PT11 The Joff Youth Club</b> ensures that proposals for alternative uses for the strip of land between the school field and the Joff field, as shown on Inset Map No 3, will provide a main footpath/cycleway link to the school site.</p> <p>These policies are to be superseded by Neighbourhood Plan policy on adoption of the Neighbourhood Plan.</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	<b>E1 - Planning for Employment;</b> <b>E3 - Town Centres;</b> <b>E5 - Town Centres.</b>
Is the site:  Greenfield A mix of greenfield and previously developed land Previously developed land	Previously developed land
Is the site within, adjacent to or outside the existing built up area?  Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Within the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?  Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Within the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

## Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Yes

Indicator of Availability	Assessment
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?  <b>Yes / No / Unknown.</b></p>	<p>Unknown  Ownership is mainly the Coop Group but also Lewes District Council , East Sussex County Council and Peacehaven Town Council</p>
<p>Is there a known time frame for availability?  Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>0-5 years</p>

## Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?  <b>Yes / No / Unknown.</b></p> <p>What evidence is available to support this judgement?</p>	<p>Unknown</p>

## Conclusions




Conclusions	Assessment
<p>Summary of key constraints affecting the site</p>	<p>Part of the site is within the Core Strategy (Core Policy 6) designated Peacehaven District Retail Centre (which includes designated Primary Shopping Frontages). Development of the site must be in accordance with Core Policy 6, which seeks to support and retain a predominance of retail units in district retail centres such as the Meridian Centre. Where it can be demonstrated that retail is unviable, alternative community uses will be sought in the first instance.</p> <p>The site is also protected by saved policy <b>PT8 Meridian Centre Town Centre Role</b> which ensures that development proposals will not have a significant adverse impact on the vitality and viability of the Meridian Centre. Saved policy <b>PT9 Meridian Centre Town Centre Role</b> also ensures that new uses are physically integrated with the existing and future uses in the Meridian Centre area. However, these policies remain saved until the Peacehaven &amp; Telscombe Neighbourhood Plan is adopted.</p>

Conclusions	Assessment
<p>How much development is proposed on the site/ what is the development capacity, if known?</p>	<p>The site is currently subject to a pre-application enquiry with the Council to discuss the potential redevelopment options for the site. Following the outcome of these discussions, further details will be known about the nature of the proposed uses and the quantum of development that may be achieved. However, the site promoter has indicated that the site could accommodate up to 100 no. dwellings, based on half of the site being available for residential development.</p> <p>Scenario A development proposals locates a residential area to the north, a library to the north east, a mix of retail units to the south, open space to the south east and south west, and pub/restaurant/Car Home/hotel to the west. Scenario B differs in locating a larger element of residential uses on the northern part of the site, with a central community building (Library and Town Council) to the north of a mix of retail units.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5</p>

Conclusions	Assessment
<p>Other key information</p>	<p>The existing buildings on The Meridian Centre parcel would likely all be demolished as part of any proposals to allow for a comprehensive redevelopment of the site.</p> <p>Although the parameters for the redevelopment of the site are being established through ongoing pre-application discussions, the proposed redevelopment options will include a new Co-op supermarket (Class A1) and other main town centre uses. Other uses may also be proposed including residential, with potential for specialist older person housing.</p> <p>The new supermarket would be circa 15,000ft<sup>2</sup> and initial market interest indicates that there would be circa 20,000 – 30,000ft<sup>2</sup> of other 'retail' floorspace/town centre uses including a Co-op Funeralcare and a replacement library.</p>
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>Suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>The site is available;</p> <p>The site is previously developed land;</p> <p>The site is favourably located in terms of services and facilities;</p> <p>The site is largely within the ownership of the Coop Group, with other landowners promoting joint redevelopment of the site;</p> <p>The site is suitable for residential and commercial development subject to compliance with Core Policy 6 (Peacehaven District Retail Centre), and protection of the vitality and viability of the town centre;</p> <p>The scheme is currently subject to a pre-application enquiry with the Council to discuss the potential redevelopment options for the site.</p>

# Neighbourhood Planning Site Assessment

## Site Details


Topic	Details
Neighbourhood Plan Name/Site Reference	PTNP2
	
Site Address / Location	Land north of Peacehaven
Gross Site Area (Hectares)	c. 42.7
SHLAA/SHELAA Reference (if applicable)	Multiple SHLAA/SHELAA sites
SHLAA/SHELAA Conclusions (if applicable)	<p>06PT and 20PT to the southeast of the site were found to be 'Developable – Suitable but unknown availability / achievability' (highlighted in orange below);</p> <p>Multiple sites across the site were found to be 'Not Deliverable or Developable – Not Available' (highlighted in red below).</p> 
Existing land use	There is currently a mixture of uses, including agriculture and equestrian, woodland and scrub areas open spaces, and detached residential properties on sporadic plots.
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing (C3 use)
Development Capacity (if known)	According to the SHELAA: 06PT – 113 homes 20PT – 158 homes

Topic	Details
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation; and SHELAA.
Planning history (Live or previous planning applications/decisions)	Multiple applications, including:  LW/94/0540 Outline application for the erection of 500 dwellings Jul 1994 Decision: Deemed Refused  LW/96/1212 Outline application for residential development of houses and bungalows, associated infrastructure and open space Oct 1996 Decision: Refused
Neighbouring uses	Agricultural, South Downs National Park and residential (Peacehaven settlement boundary).

### Assessment of Suitability Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations:  <b>Yes / No / partly or adjacent</b></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p><b>Adjacent to South Downs National Park</b></p>

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><b>Local Wildlife Site</b></p> <p>North-eastern part of Site (Submission Policies Map-Inset 3 Peacehaven)</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p>Flood Zone 1: <b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p><b>Grade 3</b></p>

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p><b>Yes</b></p> <p>Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England);  Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England);  National Forest Inventory (GB) Broadleaved, Shrub and mixed mainly conifer; and  Priority Habitat Inventory - No main habitat but additional habitat exists (England)</p> 
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p><b>No</b></p>

### Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat  Gently sloping or uneven  Steeply sloping</p>	<p><b>Gently sloping or uneven</b></p> <p>The site is within a valley area and is constrained in places by slopes off Valley Road.</p> <p>The local residential area is generally sloping with the open landscape becoming more open, rolling agricultural land to the north</p>
<p>Is there existing vehicle access to the site?</p> <p>Yes / No / Unknown</p>	<p><b>Yes</b></p> <p>The site can be accessed from a number of junctions leading off Telscombe Road. The most accessible is Roderick Avenue which crosses the site in a north-south direction. There is potential for considerable upgrade to entrance roads to accommodate movement to and from the site.</p>

Indicator of Suitability	Assessment
<p>Is there existing pedestrian/cycle access to the site?</p> <p>Pedestrian? Yes / No / Unknown</p> <p>Cycle? Yes / No / Unknown</p>	<p>Yes</p> <p>Roads and Lanes are however in poor condition within site</p>
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	<p>Yes</p> <p>The site includes pockets of trees protected by individual and group Tree Protection Orders</p>
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees? Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties? Yes / No / Unknown</p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>Yes</p> <p>There is a network of footpaths, including one running along the northern boundary of the site (The Lookout) which also continues along Roderick Avenue towards Valle Road. Another footpath leads from the south eastern corner of the site to elevated areas and from the south western corner towards Comblands and Cross Dyke.</p>
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown</p>	<p>Medium pressure gas pipeline underground</p>
<p>Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown</p>	<p>Unknown</p>

## Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p style="text-align: center;">&lt;400m 400-1200m &gt;1200m</p>	<p style="text-align: center;">&gt;1200m</p>
Bus /Tram Stop	<p style="text-align: center;">&lt;400m 400-800m &gt;800m</p>	<p style="text-align: center;">400-800m Service to Brighton and Newhaven. Nearby bus stops are served by bus numbers 14/14B/14C, 92, 123, 494 and N14 to Brighton, Peacehaven and Newhaven.</p>
Train station	<p style="text-align: center;">&lt;400m 400-1200m &gt;1200m</p>	<p style="text-align: center;">&gt;1200m Newhaven Station is over 6km from the site</p>
Primary School	<p style="text-align: center;">&lt;400m 400-1200m &gt;1200m</p>	<p style="text-align: center;">400-1200m Meridian Community Primary School</p>
Secondary School	<p style="text-align: center;">&lt;1600m 1600-3900m &gt;3900m</p>	<p style="text-align: center;">&lt;1600m Peacehaven Community School</p>
Open Space / recreation facilities	<p style="text-align: center;">&lt;400m 400-800m &gt;800m</p>	<p style="text-align: center;">&lt;400m South Downs National Park</p>
Cycle Route	<p style="text-align: center;">&lt;400m 400-800m &gt;800m</p>	<p style="text-align: center;">&gt;800m</p>

## Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</p> <p><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p><b>Medium sensitivity / High sensitivity</b></p> <p>The site is within the South Downs National Character Area, on the semi-rural urban fringe of Peacehaven.</p> <p>The 2012 Landscape Capacity Study (LCS) identifies part of the Valley Road Area of Peacehaven, from a landscape perspective, as a preferred area of development. The LCS finds that the urban fringes which lie outside the SDNP designation would be the preferred areas for potential development of Peacehaven as the landscape character here has the greatest capacity to absorb change, such as where the landscape has already been degraded by encroaching development and other human influences along the the northern fringe of the Peacehaven urban area.</p> <p>The LCS finds the Valley Road area has a high landscape sensitivity and medium landscape value, with low/medium landscape capacity. The southern slopes of the Valley Road area, limited to the southern and western areas, is considered to have potential for growth, providing an opportunity to strengthen the surrounding landscape through improving the hard urban edge.</p>


<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <p><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p><b>High sensitivity</b></p> <p>The identified landscape character area of Valley Road in the LCS, which lies between Telscombe Road, and Bullock Down, contains sporadic plotland development. This area offers a transition area from the urban edge to the countryside. However, the area is fairly degraded from the mix of residential and agricultural uses. Some plotland areas contain derelict buildings or are severely overgrown through neglect. The shape and east/west direction of the valley, which is comparatively well vegetated against the urban character of Peacehaven, helps screen the southern section of the valley where development has breached the ridge of the north facing slope. The northern part of the valley, particularly the east part, is, however, quite visually sensitive from an easterly direction. Whilst some capacity for development is identified for this area any change would require very structured and sensitive landscaping to protect the landscape character of the wider area. The Valley Road area is considered to have some development potential, in landscape terms, although limited to the southern and western areas as areas outside of this become increasingly visually sensitive and have greater potential to impact on the surrounding character of the landscape.</p>
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## Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b></p>	<p><b>Limited or no impact or no requirement for mitigation</b></p> <p>The site is located close to Halcombe Farmhouse, a Grade II Listed Building.</p>


<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation</p>	<p>Unknown</p>
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## Planning Policy Constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt? Yes / No / Unknown</p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p><b>PT19 General Indoor Leisure Uses</b> ensures that development proposals do not detract from the immediate natural setting and character of routes (defined on Inset Map No 3) which are of value for walking and riding.</p> <p><b>PT20 Private Recreational Purposes</b> encourages development proposals for horsekeeping activities and leisure and recreational uses subject to certain criteria, such as proposals not building new structures and not having an adverse impact on the Sussex Downs AONB.</p> 
<p>Are there any other relevant planning policies relating to the site?</p>	<p>CT1 - Planning Boundary and Key Countryside Policy; CT2 - Landscape Conservation and Enhancement; Lewes Draft Local Plan Countryside Policies (Policies DM2, DM3, DM4, DM5, DM6, DM7, DM9)</p>
<p>Is the site:  Greenfield A mix of greenfield and previously developed land Previously developed land</p>	<p>A mix of greenfield and previously developed land</p>

Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?  Adjacent to and connected to the existing built up area?  Outside and not connected to the existing built up area?</p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?  Adjacent to and connected to the existing settlement boundary?  Outside and not connected to the existing settlement boundary?</p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>

## Assessment of Availability

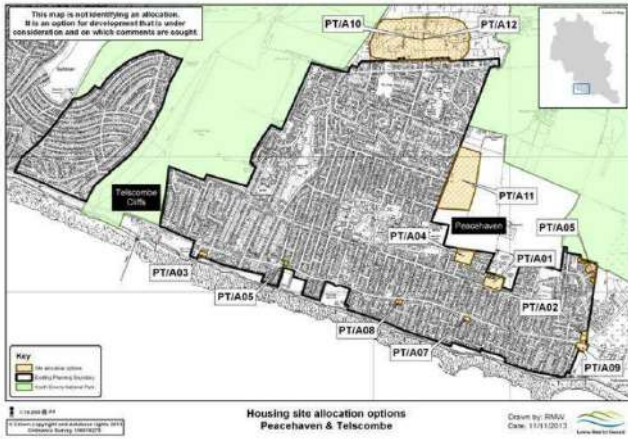
Indicator of Availability	Assessment
<p>Is the site available for development?  <b>Yes / No / Unknown.</b></p>	<p>Not all landowners have indicated support for the three phases of development. The area promoted as Phase 1, north and south of Valley Road in the southwestern part of the site, is currently available. Phases 2 and 3 are not confirmed as available.</p>  <p>The map shows a site boundary in red. Phase 1 is highlighted in pink, Phase 2 in light blue, and Phase 3 in light orange. Retained tree groups are shown in green. A legend below the map provides the following details:</p> <ul style="list-style-type: none"> <li>Site Boundary</li> <li>Infrastructure</li> <li>Phase 1 - 14.2ha (338 Dwellings @350PH)</li> <li>Phase 2 - 3.1ha (70 Dwellings @350PH)</li> <li>Phase 3 - 16.3ha (370 Dwellings @350PH)</li> <li>778 Deliverable Dwellings</li> <li>Retained Tree Groups</li> <li>TPD Areas</li> </ul>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?  <b>Yes / No / Unknown.</b></p>	<p><b>Yes</b>            Unresolved multiple ownership constraints (Phase 2 and Phase 3) being actively pursued by site promoter.</p>

## Viability

Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?  <b>Yes / No / Unknown.</b></p> <p>What evidence is available to support this judgement?</p>	<p><b>Unknown.</b>            The SHELAA states that development of the site will require necessary access works, strategic improvements to road network and local infrastructure works (e.g. Wastewater pumping) and further costs associated with gradients.</p>



## Conclusions

Conclusions	Assessment
<p>Summary of key constraints affecting the site and Justification for rating</p>	<p>This is a broad area made up of individual sites, adjacent to the urban edge and settlement boundary. It is surrounded to the north east and west by the South Downs National Park;</p> <p>The site is classified as Grade 3 quality agricultural land and designated locally for 'Private Recreational Purposes' (saved policy PT20), and contains pockets of trees protected by individual and group Tree Protection Orders;</p> <p>The site is part available. Phase 1 of the Call for Sites development proposals (SHELAA sites 06PT and 20PT) is available. The remainder of the site is not available;</p> <p>The 2018 SHELAA finds that sites 06Pt and 20PT to the southwest of the site are 'found to be 'Developable – Suitable but unknown availability' and 'Developable – Suitable but unknown availability / achievability''. All other areas of the site are found to be not deliverable or developable;</p> <p>The north-eastern edge of the site is a protected Local Nature Reserve;</p> <p>The developable area of the site may be constrained due to trees, shrub land, priority habitats with potential to support primary species, and steep slopes;</p> <p>The site has a medium to high sensitivity in terms of visual impact on landscape. The site is within an undulating valley that is considered to have some development potential, in landscape capacity terms, although limited to the southern and western areas south of Valley Road, as areas outside of this become increasingly visually sensitive and have greater potential to impact on the surrounding character of the landscape and South Downs;</p> <p>With regard to viability the SHELAA states that the site would need considerable necessary access works, strategic improvements to road network and local infrastructure works (e.g. Wastewater pumping) and further costs associated with gradients.</p> <p>Residential development of the site is contrary to current saved policies PT19 General Indoor Leisure and PT20 Private Recreational Purposes, these policies however are to be replaced upon publication of the neighbourhood plan;</p> <p>Development of the site is contrary to Lewes Draft Local Plan Countryside Policies (Policies DM2, DM3, DM4, DM5, DM6, DM7, DM9);</p> <p>On this basis, the area of the site south of Valley Road within SHELAA sites 06PT and 20PT is potentially suitable for residential development, subject to viability (access and infrastructure), ecology/biodiversity and landscape issues, and Local Plan policy constraints being addressed and other more sustainable sites sequentially coming forward for development.</p>

Conclusions	Assessment
<p>How much development is proposed on the site/ what is the development capacity, if known?</p>	<p>Phase 1 is 14.9ha and proposes residential development of 338 dwellings at 35dph.</p> <p>The SHELAA states that 113 homes and 158 homes can be delivered on sites 06PT and 20PT respectively (271 homes in total). The net developable are of the sites to the south of Valley Road are likely to deliver less than 200 homes.</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5</p>
<p>Other key information</p>	<p>In the early preparation of the Local Plan Part 2, part of the site was considered as a growth option in the Issues and Options Housing Topic Paper 2 (2013) for residential allocation, the general location of PT/A10 (Land at Valley Road for 133 homes) and PT/A12 (Land north and south of Valley Road for 158 units), as viewed below.</p>  <p>These site options were considered as contingency sites should the neighbourhood plan not progress or be adopted.</p>
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The southwestern part of the site is potentially suitable, available and achievable</p>

# Neighbourhood Planning Site Assessment

## Site Details

Topic	Details
Neighbourhood Plan Name/Site Reference	PTNP4
	
Site Address / Location	Land adjacent to Pelham Rise Lower Hoddern Farm
Gross Site Area (Hectares)	0.8
SHLAA/SHELAA Reference (if applicable)	
SHLAA/SHELAA Conclusions (if applicable)	
Existing land use	Paddock and two residential properties
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing (C3 use)
Development Capacity (if known)	12-15
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	LW/07/0798 Approved May 2008 New road junction with Pelham Rise, extended spur road, demolition of existing buildings & construction of eleven commercial units & cycle store;
Neighbouring uses	Agricultural and residential

Assessment of Suitability  
Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations: Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>No</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations: Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b> Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Flood Zone 1: Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

### Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p><b>Flat or relatively flat</b></p> <p><b>Gently sloping or uneven</b></p> <p><b>Steeply sloping</b></p>	<p><b>Flat or relatively flat</b></p>

Indicator of Suitability	Assessment
<p>Is there existing vehicle access to the site?</p> <p>Yes / No / Unknown</p>	<p>There is an existing access from Pelham Rise to the two residential units, shared with the commercial properties, however further development of the site would require access to be created onto Pelham Rise.</p> <p>There is potential to access the site through the shared boundary with the site to the south.</p>
<p>Is there existing pedestrian/cycle access to the site?</p> <p>Pedestrian?</p> <p>Yes / No / Unknown</p> <p>Cycle?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties?</p> <p>Yes / No / Unknown</p>	<p>There are trees present on the boundaries of the site.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<p style="text-align: center;"> <span style="color: red;">&gt;1200m</span>                      Meridian Centre                 </p>
Bus /Tram Stop	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: green;">Service to Brighton and Newhaven.</span>                      Nearby bus stops (Glynn Road) are served by bus numbers 14/14B/14C, 92, 123 and N14 to Brighton, Peacehaven and Newhaven.                 </p>
Train station	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<p style="text-align: center;"> <span style="color: red;">&gt;1200m</span>                      Newhaven Station is over 5km from the site                 </p>
Primary School	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<p style="text-align: center;"> <span style="color: orange;">400-1200m</span>                      Meridian Community Primary School                 </p>
Secondary School	<p style="text-align: center;"> <span style="color: green;">&lt;1600m</span>  <span style="color: orange;">1600-3900m</span>  <span style="color: red;">&gt;3900m</span> </p>	<p style="text-align: center;"> <span style="color: green;">&lt;1600m</span>                      Peacehaven Community School                 </p>
Open Space / recreation facilities	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span> </p>
Cycle Route	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="text-align: center;"> <span style="color: red;">&gt;800m</span> </p>

## Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p><b>Low sensitivity / Medium sensitivity</b></p> <p>The site is within the South Downs National Character Area, on the semi-rural urban fringe of Peacehaven. The 2012 Landscape Capacity Study (LCS) identifies the Area around Lower Hoddern Farm of Peacehaven, from a landscape perspective, as a preferred area of development.</p> <p>There are several areas of archaeological interest within the urban area and surrounding landscape around Lower Hoddern Farm and along the urban edge east of Peacehaven. The LCS however finds that the urban fringes which lie outside the SDNP designation would be the preferred areas for potential development of Peacehaven as the landscape character here has the greatest capacity to absorb change, such as where the landscape has already been degraded by encroaching development and other human influences. These opportunities are limited to the east of Peacehaven south of Lower Hoddern Farm, and provide an opportunity to strengthen the surrounding landscape through improving the hard urban edge.</p> <p>Appendix E of the LCS identifies the site and land to the south (allocated and currently under construction) as good/ordinary landscape quality; low/medium landscape value; high character sensitivity to change; As land bounded on two sides by built form and a new waste infrastructure facility, it lacks cohesive form. The LCS finds that management could ameliorate this. The area is in a sense of transition and has recently become more urbanised due to building of residential development on the allocated site. Development has potential to round off the logical hard urban edge.</p> <p>The LCS identifies the Area around Lower Hoddern Farm of Peacehaven, from a landscape perspective, as a preferred area of development as the landscape character here has the greatest capacity to absorb change, such as where the landscape has already been degraded by encroaching development and other human influences.</p>

<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</p> <p><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p><b>Medium to High sensitivity</b></p> <p>Identified in the LCS as an area of high visual sensitivity, however as the land is bounded on 2 sides by built form, is screened by established hedgerow and trees, and new waste infrastructure the area lacks cohesive form. Views of the site have since been eroded due to the adjacent site to the south being constructed.</p>
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### Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b></p>	<p><b>Limited or no impact or no requirement for mitigation</b></p> <p>The site is located close to Hoddern Farmhouse and barns, Grade II Listed Buildings.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b></p>	<p>Unknown</p>

### Planning Policy Constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt?  <b>Yes / No / Unknown</b></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?  <b>Yes / No / Unknown</b></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	CT1 - Planning Boundary and Key Countryside Policy; Draft Policy DM1: Planning Boundary; Draft Policy DM19: Protection of Agricultural Land;
Is the site:  <b>Greenfield</b> A mix of greenfield and previously developed land <b>Previously developed land</b>	A mix of greenfield and previously developed land
Is the site within, adjacent to or outside the existing built up area?  <b>Within the existing built up area (infill)?</b> Adjacent to and connected to the existing built up area? <b>Outside and not connected to the existing built up area?</b>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?  <b>Within the existing settlement boundary?</b> Adjacent to and connected to the existing settlement boundary? <b>Outside and not connected to the existing settlement boundary?</b>	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <b>Yes / No / Unknown</b>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <b>Yes / No / Unknown</b>	No

### Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? <b>Yes / No / Unknown.</b>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <b>Yes / No / Unknown.</b>	No

Indicator of Availability	Assessment
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

## Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? <b>Yes / No / Unknown.</b>  What evidence is available to support this judgement?	<b>No.</b> Development of the site would require demolition of two properties



## Conclusions

Conclusions	Assessment
Summary of key constraints affecting the site and Justification for rating	<p>The site is available.</p> <p>The site is outside but adjacent to the planning boundary;</p> <p>The site would require the creation of access onto Pelham Rise, however there is also potential for access through the shared boundary with the neighbouring site to the south;</p> <p>The site is adjacent to industrial uses, and would require a noise assessment to survey if potential noise impacts can be mitigated adjacent to potential residential uses;</p> <p>The site is removed from the local centre (shops and services), but is in close proximity to schools and bus routes to the wider area. The site is moderately to poorly located on the edge of Peacehaven;</p> <p>The site is within the setting of the South Downs National Park, however views from the urban edge of Peacehaven towards the Downs show the site within the transitional urban-rural context of the eastern edge of Peacehaven. The eastern edge of Peacehaven is identified in the LCS as an area of high visual sensitivity, however as the site is bounded on three sides by built form, is screened by established hedgerow and trees, development of the site has potential to round off and create a defensible and coherent edge to the east of Peacehaven.</p>

Conclusions	Assessment
How much development is proposed on the site/ what is the development capacity, if known?	12-15 homes at 17-21 dph
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5
Other key information	There are several areas of archaeological interest within the urban area and surrounding landscape around Lower Hoddern Farm and along the urban edge east of Peacehaven;
Overall rating (Red/Amber/Green) The site is <b>suitable, available and achievable</b> The site is <b>potentially suitable, available and achievable</b> The site is <b>not currently suitable, available and achievable</b>	The site is <b>suitable, available and achievable</b> subject to mitigation of outlined constraints being addressed with the Local Planning Authority, Highways Authority and relevant statutory consultees.

# Neighbourhood Planning Site Assessment

## Site Details

Topic	Details
Neighbourhood Plan Name/Site Reference	PTNP5
	
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Site Address / Location	Sports Pavilion / The Hub Piddinghoe Ave Peacehaven
Gross Site Area (Hectares)	15m <sup>2</sup>
SHLAA/SHELAA Reference (if applicable)	-
SHLAA/SHELAA Conclusions (if applicable)	-
Existing land use	Public Building
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	A3 (Restaurants and Cafes); B1 (Business); D1 (Non-residential Institutions); and D2 (Assembly and Leisure)
Development Capacity (if known)	Addition of two floors on existing building.

Topic	Details
Planning history (Live or previous planning applications/decisions)	LW/13/0268 Approved July 2013 Creation of new recreational facilities to the north and north west of Piddinghoe Sports Park and to undertake landscape improvements and improvements to existing buildings within Piddinghoe Sports Park. LW/84/1565 Approved Oct 1984 for Sports pavilion including toilets, changing rooms, meeting room. LW/82/1935 Approved Dec 1982 for Two storey building to provide changing rooms and social facilities.
Neighbouring uses	Recreation facilities, open space and residential area

Assessment of Suitability  
 Environmental Constraints

Indicator of Suitability	Assessment
Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations: <b>Yes / No / partly or adjacent</b> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations:</p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>Partly or adjacent to Public Open Space</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b>  Flood Zone 1: <b>Low Risk</b>  Flood Zone 2: <b>Medium Risk</b>  Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b>  Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p>Flood Zone 1: <b>Low Risk</b></p>
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p><b>No</b></p>

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	No
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No

### Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site?</p> <p>Yes / No / Unknown</p>	Yes
<p>Is there existing pedestrian/cycle access to the site?</p> <p>Pedestrian?</p> <p>Yes / No / Unknown</p> <p>Cycle?</p> <p>Yes / No / Unknown</p>	Yes
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No

Indicator of Suitability	Assessment
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees? Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties? Yes / No / Unknown</p>	No
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	No
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown</p>	No
<p>Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown</p>	No

## Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>400-1200m</p> <p>Coast Road</p>
Bus /Tram Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>400-800m</p> <p>Nearby bus stops (Meridian Centre) are served by bus numbers 12/12A Coaster 14/14C, 76A, 92, 123, N12 Coaster and N14 to Brighton, Seaford and Newhaven.</p>

Factor	Guidance	
Train station	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>&gt;1200m</p> <p>Newhaven Station is over 4km from the site</p>
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	<p>&gt;1200m</p> <p>Peacehaven Heights Primary School</p>
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	<p>&lt;1600m</p> <p>Peacehaven Community School</p>
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>&lt;400m</p>
Cycle Route	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<p>&gt;800m</p>

## Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</p> <p><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p><b>Low sensitivity / Medium sensitivity</b></p> <p>The site is within the South Downs National Character Area, on the semi-rural urban fringe of Peacehaven, with views out onto the rolling hills of South Downs national Park.</p> <p>The 2012 Landscape Capacity Study (LCS) identifies the Area around Lower Hoddern Farm of Peacehaven, from a landscape perspective, as a preferred area of development.</p> <p>There are several areas of archaeological interest within the urban area and surrounding landscape around Lower Hoddern Farm and along the urban edge east of Peacehaven. The LCS however finds that the urban fringes which lie outside the SDNP designation would be the preferred areas for potential development of Peacehaven as the landscape character here has the greatest capacity to absorb change, such as where the landscape has already been degraded by encroaching development and other human influences.</p> <p>Appendix E of the LCS identifies the area to the east of Peacehaven as good/ordinary landscape quality with low/medium landscape value and high character sensitivity to change. The area is in a sense a transition from built form to open downland now that the waste water treatment plant is in place. Mitigation opportunities may be possible without compromising the character of the area. Development has potential to improve existing hard urban edge.</p>

<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</p> <p><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p><b>Medium to High sensitivity</b></p> <p>Identified in the LCS as an area of high visual sensitivity, however the immediate area has community and recreation uses that serve the wider residential area. The site can be viewed from the Downs, but against the urban context of Peacehaven.</p>
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### Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>            Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>            Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>

### Planning Policy Constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt?  <b>Yes / No / Unknown</b></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?  <b>Yes / No / Unknown</b></p>	<p>No</p>

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	CT1 - Planning Boundary and Key Countryside Policy; Draft Policy DM1: Planning Boundary; RE3 Indoor Recreational Facilities
Is the site:  <b>Greenfield</b> A mix of greenfield and previously developed land Previously developed land	Previously developed land
Is the site within, adjacent to or outside the existing built up area?  Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?  Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Outside and not connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown	No

### Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Yes

Indicator of Availability	Assessment
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?  <b>Yes / No / Unknown.</b></p>	<p>No</p>
<p>Is there a known time frame for availability?            Available now / 0-5 years / 6-10 years / 11-15 years.</p>	<p>0-5 years</p>

### Viability


Indicators of Viability	Assessment
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?  <b>Yes / No / Unknown.</b></p> <p>What evidence is available to support this judgement?</p>	<p>No</p>

## Conclusions

Conclusions	Assessment
<p>Summary of key constraints affecting the site and Justification for rating</p>	<p>The site is available;            The site is outside but in close proximity to the planning boundary;            The site is an indoor recreational facility (sports hub, changing rooms, meeting rooms) that is supported for retention by saved policy RE3, however a change of use could potentially be justified for proposed uses if justification of vacancy for its current use can be assessed;            The site is removed from the local centre (Meridian Centre), and is in moderate to poor location for proximity to other services and facilities.            Development proposals for the site would however deliver the following uses A3 (Restaurants and Cafes); B1 (Business); D1 (Non-residential Institutions); and D2 (Assembly and Leisure);            The site is within the setting of the South Downs National Park and identified as in an area of high visual sensitivity, however a new hub would be viewed against the urban contact of Peacehaven;            The site is considered to be appropriate for allocation for the proposed use.</p>
<p>How much development is proposed on the site/ what is the development capacity, if known?</p>	<p>Addition of two floors on existing building for community uses</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5</p>
<p>Other key information</p>	<p>In close proximity to residential areas, and proposals aim to provide more community and business facilities for residents of Peacehaven.</p>
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable, available and achievable</b>            The site is <b>potentially suitable, available and achievable</b>            The site is <b>not currently suitable, available and achievable</b></p>	<p><b>Suitable, available and achievable</b></p>

# Neighbourhood Planning Site Assessment

## Site Details

Topic	Details
Neighbourhood Plan Name / Site Reference	PTNP6
	
Site Address / Location	Land adjacent to Pelham Rise, Lower Hoddern Farm
Gross Site Area (Hectares)	2.3
SHLAA/SHELAA Reference (if applicable)	-
SHLAA/SHELAA Conclusions (if applicable)	-
Existing land use	Agricultural
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Business (B1 and B8 uses)
Development Capacity (if known)	Unknown
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Call for Sites consultation
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	Agricultural and residential

Assessment of Suitability  
Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following statutory environmental designations: Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>Adjacent to South Downs National Park</p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> the following non statutory environmental designations: Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><b>See guidance notes:</b> Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</p>	<p>Flood Zone 1: Low Risk</p>

Indicator of Suitability	Assessment
<p>Site is at risk of surface water flooding?</p> <p><b>See guidance notes:</b></p> <ul style="list-style-type: none"> <li>- Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b></li> <li>- &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></li> </ul>	<p><b>Low Risk</b></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p><b>Yes / No / Unknown</b></p>	<p><b>Grade 2, Grade 3a</b></p>
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>
<p>Site is <b>predominantly, or wholly, within or adjacent to</b> an Air Quality Management Area (AQMA)?</p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

### Physical Constraints

Indicator of Suitability	Assessment
<p>Is the site:</p> <p><b>Flat or relatively flat</b>  <b>Gently sloping or uneven</b>  <b>Steeply sloping</b></p>	<p><b>Site slopes north to south</b></p>

Indicator of Suitability	Assessment
<p>Is there existing vehicle access to the site?</p> <p>Yes / No / Unknown</p>	<p>No</p> <p>There is no existing two way vehicular access from the highway. There is access on narrow agricultural dirt tracks from the Lower Hoddern Farm road.</p>
<p>Is there existing pedestrian/cycle access to the site?</p> <p>Pedestrian?</p> <p>Yes / No / Unknown</p> <p>Cycle?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present?</p> <p>Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties?</p> <p>Yes / No / Unknown</p>	<p>There are trees on the northern boundary.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>PROWS exist along the eastern and western boundary</p>
<p>Is the site likely to be affected by ground contamination?</p> <p>Yes / No / Unknown</p>	<p>No (as site is on agricultural land)</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p>Yes / No / Unknown</p>	<p>No</p>

## Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: <a href="https://www.google.com/maps">https://www.google.com/maps</a>		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<p style="text-align: center;"> <span style="color: red;">&gt;1200m</span>                      Meridian Centre                 </p>
Bus /Tram Stop	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: green;">Service to Brighton and Newhaven.</span>                      Nearby bus stops (Glynn Road) are served by bus numbers 14/14B/14C, 92, 123 and N14 to Brighton, Peacehaven and Newhaven.                 </p>
Train station	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<p style="text-align: center;"> <span style="color: red;">&gt;1200m</span>                      Newhaven Station is over 5km from the site                 </p>
Primary School	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<p style="text-align: center;"> <span style="color: red;">&gt;1200m</span>                      Peacehaven Heights Primary School                 </p>
Secondary School	<p style="text-align: center;"> <span style="color: green;">&lt;1600m</span>  <span style="color: orange;">1600-3900m</span>  <span style="color: red;">&gt;3900m</span> </p>	<p style="text-align: center;"> <span style="color: orange;">1600-3900m</span>                      Peacehaven Community School                 </p>
Open Space / recreation facilities	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>                      South Downs National Park                 </p>
Cycle Route	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="text-align: center;"> <span style="color: red;">&gt;800m</span> </p>

## Landscape and Visual Constraints

Indicator of Suitability	Assessment
<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</p>	<p><b>High sensitivity</b></p> <p>The site is within the South Downs National Character Area, on the semi-rural urban fringe of Peacehaven. The 2012 Landscape Capacity Study (LCS) identifies the Area around Lower Hoddern Farm of Peacehaven, from a landscape perspective, as a preferred area of development.</p> <p>There are several areas of archaeological interest within the urban area and surrounding landscape around Lower Hoddern Farm and along the urban edge east of Peacehaven. The LCS however finds that the urban fringes which lie outside the SDNP designation would be the preferred areas for potential development of Peacehaven as the landscape character here has the greatest capacity to absorb change. These opportunities are limited to the east of Peacehaven south of Lower Hoddern Farm, such as where the landscape has already been degraded by encroaching development and other human influences. Although the landscape is fairly open to the east it is considered that it lies within the context of the existing urban area and would therefore not unacceptably protrude into the countryside. The area lies outside the National Park and provides an opportunity to strengthen the surrounding landscape through improving the hard urban edge.</p> <p>Appendix E of the LCS identifies the site and land to the south (allocated site) as good/ordinary landscape quality with low/medium landscape value and high character sensitivity to change. The area is in a sense of transition and has recently become more urbanised due to the building of phase 1 of the residential development on the allocated site and installation of waste water treatment plant. However, development of the site would render the hard edge defined by the allocated site (to the west) as incoherent with the urban edge and incongruous with the open nature of the countryside which transitions into the South Downs at the northern part of the site.</p>

<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</p> <p><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p> <p><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p><b>High sensitivity</b></p> <p>The area is identified in the LCS as an area of high visual sensitivity.</p> <p>The development of site PTNP6 would protrude into open countryside when viewed from the residential edge of Peacehaven, the recreational areas around Centenary Park, and from the South Downs National Park towards Peacehaven. The site is in close proximity to the Waste Water Treatment Plant, which has bedded into the landscape with minimal erosion of views north towards the South Downs. The development of the site for business uses would impact on views towards the South Downs and views from the South Downs towards the open countryside setting of the east of Peacehaven.</p>
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### Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b></p>	<p><b>Limited or no impact or no requirement for mitigation</b></p> <p>The site is located close to Hoddern Farmhouse and barns, Grade II Listed Buildings.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><b>Directly impact and/or mitigation not possible</b>  <b>Some impact, and/or mitigation possible</b>  <b>Limited or no impact or no requirement for mitigation</b></p>	<p>Unknown</p>

### Planning Policy Constraints

Indicator of Suitability	Assessment
<p>Is the site in the Green Belt?</p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>

Indicator of Suitability	Assessment
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy 4 – Encouraging Economic Development and Regeneration; CT1 - Planning Boundary and Key Countryside Policy; Draft Policy DM1: Planning Boundary; Draft Policy DM19: Protection of Agricultural Land;</p>
<p>Is the site:  Greenfield A mix of greenfield and previously developed land Previously developed land</p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?  Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?  Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	<p>Outside and not connected to the existing settlement boundary, however the settlement boundary is now out of date due to development of the eastern edge of Peacehaven (allocated site).</p>
<p>Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown</p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? Yes / No / Unknown</p>	<p>No</p>

## Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development? Yes / No / Unknown.	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown.	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

## Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.  What evidence is available to support this judgement?	Unknown

## Conclusions

Conclusions	Assessment
<p>Summary of key constraints affecting the site and Justification for rating</p>	<p>The site is outside the settlement boundary and in open countryside, whereby development is contrary to saved policy CT1. The site is however adjacent to the built up area;</p> <p>Access to the site is constrained, with proposed access through consented application LW/17/0226 having potential to be found to be inappropriate for business and distribution uses due to unacceptable impacts (noise, safety, environmental health) on the immediate residential area;</p> <p>There are several areas of archaeological interest within the urban area and surrounding landscape around Lower Hoddern Farm and along the urban edge east of Peacehaven;</p> <p>Proposed development will protrude into open countryside and be incongruous with the hard edge of the town and the open countryside setting and character of Peacehaven and the South Downs and is contrary to draft agricultural policies DM9 and DM19; The site is within an area of high landscape sensitivity, that is currently undergoing transition to create a hard edge and mitigation of visual impact of the waste water treatment plant through landscaping;</p> <p>Proposed development is not in accordance with Core Policy 4 and saved policy E1 which encourages economic development in highly sustainable locations within the settlement boundary without adversely affecting the character and quality of the Peacehaven and the countryside;</p>
<p>How much development is proposed on the site/ what is the development capacity, if known?</p>	<p>Unknown</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5</p>
<p>Other key information</p>	<p>The site is available</p>

Conclusions	Assessment
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>The site is not suitable</p>



<b>A/c Code</b>					<b>Annual Budget</b>	<b>0</b>
<b>Centre</b>					<b>Committed</b>	<b>0</b>
<u>Month</u>	<u>Date</u>	<u>Reference</u>	<u>Source</u>	<u>Transaction Detail</u>	<u>Debit</u>	<u>Credit</u>
					<b>Opening Balance</b>	<b>463,429.94</b>
1	28/04/2026		Cashbook	NCIL RECEIPT		3,550.22
		Account	<b>CIL</b>		<b>Account Totals</b>	<b>0.00</b>
		Centre			<b>Net Balance Month 3</b>	<b>466,980.16</b>