

The Peacehaven and Telscombe Neighbourhood Development Plan 2022-2030



Neighbourhood Plan Steering Group



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Foreword

Since 2018, The Neighbourhood Development Plan Steering Group have been working hard with residents, businesses and community groups to identify the towns issues and needs in light of recent growth.

Growth of urban areas is inevitable as we need to cater for increasing population sizes and longer life expectancy rates, but it doesn't mean that growth is negative. Growth can be influenced and used as a vehicle to improve the area as a whole. The Town Councils have taken the pragmatic approach that growth in Peacehaven and Telscombe should be positive; that increased Community Infrastructure Levy can be invested back into the local community to enhance facilities, and that this Neighbourhood Development Plan can be used to improve the quality of the local built environment and the well-being of their residents.

The production of the plan has involved a lot of commitment from many people; from those that answered surveys or attended events to provide ideas and views, to those that gave their time and expertise freely to research evidence and bring all the information together. This plan could not have been achieved without their contributions, and the Steering Group would like to take this opportunity to thank you all. A special thank you goes to the Chair Cllr. Cathy Gallagher, Vice Chair Cllr. Laurence O'Connor, Cllr. Neil Watts and Cllr. David Judd who have supported the project from the beginning.

Peacehaven and Telscombe Town Councils

PS. Some maps within the NDP do not show the recent developments as they were created as evidence prior to their completion. They will be include in the next revision. In light of recent growth at Chalkers Rise, the urban edge areas have adjusted.

A Long-Term plan for Peacehaven and Telscombe

This is the Regulation 15 Neighbourhood Development Plan. It covers the towns of Peacehaven and Telscombe, as illustrated in Diagram 1.

Our daily routines of where we work, how we travel, where we live, where our children go to school are all shaped by the development of our built environment. New development is adjudicated by the District Council in accordance with planning policies set out within the Local Development Plan and since 2012, local areas have been able to shape some of the detail of those planning policies via a Neighbourhood Development Plan.

The purpose of a Neighbourhood Development Plan is to allow residents, community groups and businesses within the area to express ideas for how they see their local area evolving over time. It allows them to bring forward their thoughts on what should be included in the area for future generations.

The journey of this Neighbourhood Development Plan has been ongoing since 2018 and has allowed many people from all aspects of the community to come together and have a say on what they would like their local area to look like and include over the coming decade. The Neighbourhood Development Area covers the towns of both Peacehaven and Telscombe, as set out in diagram 1.



Neighbourhood Development Plan Area

Diagram 1



Structure of the Plan

Following this introduction, the Plan comprises further sections:

Section 1 - Introduction

Background to the Neighbourhood Development Plan, its structure, content, process and objectives.

Section 2 - Peacehaven & Telscombe Area

'Peacehaven and Telscombe Area' presents an overview of the area covered by the Neighbourhood Development Plan, highlighting some of the current issues and barriers faced by the Towns. The chapter also sets out the vision, aims and objectives for the development of the towns for the future.

Section 3 - Area Wide Policies

Sets out the design and planning policies for the towns.

Section 4 - Future Growth Policies

Sets out how larger planning applications for growth should be managed and encourage participation of the local community.

Section 5 - A Centre for Peacehaven

Sets out the towns aspirations for a vibrant and mixed centre for Peacehaven that encourages employment and provides homes. A place where people can live, shop, work and come together for social and cultural activities.

Section 6 - Community Infrastructure Levy

Explains the Community Infrastructure Levy and how an enhanced amount of levy will benefit the towns.

Section 7 - Glossary

Helps to explain planning jargon and phraseology.

Future opportunities

"Within our dreams
and aspirations, we find
our opportunities"

Sugar Ray Leonard

On the journey of developing the Neighbourhood Development Plan, local people were asked to bring forward what they thought the future of the area should look like. To describe what could be done to help the local people live better and healthier lives. Obviously not everyone's vision is the same, and therefore it is important that the Neighbourhood Development Plan looks at providing as much of those aspirations as is possible. Therefore, not only does the plan set out traditional style policies but also highlights possible projects that the local town councils can take forward and develop.

It is important that this plan is read alongside the accompanying Design Codes and Strategic Environmental Assessment that have been produced with this plan so that a full picture of the community vision can be gained.

Who's been Involved?

Peacehaven Town Council and Telscombe Town Council have come together to develop this plan. They established a Steering Group which consisted of Councillors, residents, business representatives and community leaders to work through the main planning issues and to use their combined networks for information sharing and gathering.

The Town Councils would like to take this opportunity to thank all those steering group members that helped develop this Plan.

The benefits of having a Neighbourhood Development Plan

Residents of Peacehaven and Telscombe often express via social media how they have been forgotten. How other nearby towns such as Lewes or Seaford get better developments, or more facilities.

Following on from the Pelham Rise development, the Town Council felt that they needed to promote opportunities for the area, to influence better quality spaces and building design and most of all, to seek additional social infrastructure which would benefit the well-being of residents. This Neighbourhood Development Plan has therefore taken time to develop supporting policies that will help influence changes for the better.



The Scope of the Plan

It has been important for the Neighbourhood Development Plan to be developed in such a way as not to repeat planning policies that have already been set by the District Council in the Lewes District Local Plan Part 1¹ and Part 2², and South Downs National Park Authority plans, but to add local information that can help shape future development and growth of the area.

Growth of the local area isn't unwanted, it is viewed by the Town Councils as an opportunity to provide much needed facilities for future generations. However, it must be done in a sympathetic and sustainable way. This plan is seen as a tool for enabling growth to occur, so that the benefits of growth can be shared throughout the whole area.

¹ [Adopted Joint Core Strategy](#)
² [Local Plan Part 2 2020](#)
[Neighbourhood planning - GOV.UK](#)

The Neighbourhood Development Plan Journey

The starting point for the Neighbourhood Development Plan journey was to engage with the community and discuss the main planning issues that were likely to be faced during the next decade. Issues such as traffic generation and lack of social infrastructure and services featured highly.

Once the main issues were identified, evidence was then collected from a variety of different sources and technical professionals to scope out policies that would help manage those issues for the future. These policies were set out in a draft plan which went out to resident's consultation (Regulation 14) in 2021.

From the feedback gained, a further draft plan has been prepared. This is known as the Regulation 15 document. This Regulation 15 document has been submitted to Lewes District Council who have undertaken a period of consultation with statutory consultees. The Neighbourhood Development Plan and all the comments were then examined by a Government appointed Inspector, and the recommended modifications have been included in this document. If all is acceptable, then the plan will be put to a local referendum where residents can vote to adopt the plan.

If adopted, additional funding can be gained through the Community Infrastructure Levy towards local community projects. This Neighbourhood Development Plan should remain up to date and relevant and this includes a commitment to reviewing the Neighbourhood Development Plan when a new Lewes Local Plan is made.

For more information about the stages of the Neighbourhood Development Plan then go to the Government's website:
www.gov.uk/guidance/neighbourhood-planning--2#evidence-to-support-a-neighbourhood-plan

or contact Peacehaven Town Council or Telscombe Town Council:
www.telscombetowncouncil.gov.uk
www.peacehaventowncouncil.gov.uk



Peacehaven and Telscombe Plan Area

The Neighbourhood Development Plan area comprises of two coastal towns between Brighton and Newhaven. In 2021 the Neighbourhood Plan Area had a total of 22 834 residents occupying 9963 dwelling units. Census information shows that there is an approximate growth rate of 130 people per annum since 2011. Peacehaven and Telscombe are formed from geographically separate areas that each have an individual history.

Telscombe contains three distinct settlements, separated by the Telscombe Tye. The village of Telscombe is a small village within the South Downs National Park, consisting of approximately 30 houses (of which 50% are listed) and a Saxon church. It is a rural village within a conservation area, where the only employment locally is via farming or livery and a small amount of tourism generated by the amazing South Downs National Park scenery.

The area of East Saltdean was mainly developed during the 1920's and 30's as an extension to the Saltdean Seaside resort with Butlins Hotel. The area of East Saltdean always remained within the parish boundary of Telscombe and even though various debates have occurred to examine the separation of East Saltdean from Telscombe and inclusion within Brighton boundary, this has never occurred.

Peacehaven and Telscombe were developed from the first quarter of the twentieth century, from speculative resort development schemes. Peacehaven in particular relates to the later inter-war years of plotland developments, where people were encouraged to buy (or won via raffles) individual plots to build homes for themselves. The grid like street pattern throughout the Neighbourhood Development Plan area typifies these developments.

Peacehaven, Telscombe and East Saltdean extend above the chalk cliffs to the open downland of the South Downs National Park and within Lewes District in East Sussex. Though separated areas, the South Downs National Park and the sea provide a common link throughout, and one that can be used to provide cohesion for the future.



Overview of the Neighbourhood Development Plan Area

Large amounts of development over the last 20 years has done little to improve local infrastructure and has taken place in a piecemeal fashion. There have been approximately 700 new homes delivered in Peacehaven and Telscombe since 2009 and much of this has been through windfall sites.

Although there is a reasonable offer of facilities and services, there continues to be a lack of good quality social infrastructure in the area and increased growth has led to high demand for services, in particular health services. In addition, housing growth and commuting patterns have over recent years placed severe pressure on the A259 South Coast Road. The Neighbourhood Development Plan consultation exercises have raised the following concerns:

- Poor quality development that has used poor quality materials, given the coastal location.
- Poor cycling or pedestrian infrastructure linking main points of town, creating greater dependency on car travel.
- Poor public transport connectivity with the area and to neighbouring areas, making local journeys time consuming and costly.
- Poor provision of good quality commercial space to meet the needs of local businesses, meaning that more people commute to place of employment.
- Lack of managed recreational open spaces and sports pitches.
- High demand for health services and poor access to NHS dentists and doctors. According to 2011 census Peacehaven has some of the worst health outcomes of the entire district.
- Meeting the needs of a growing ageing population while providing facilities for young people in the area, is problematic.

Peacehaven and Telscombe, a Snapshot

The entire coastline and cliff top between East Saltdean to Newhaven is a Marine Conservation Area and lies within the Living Coast UNESCO world biosphere area.



Telscombe Village has 16 listed buildings including Grade 1 church. St. Laurence. There are also 3 scheduled ancient monuments on the Tye.

South Downs National Park encloses the Neighbourhood Plan area to the north and west, while the Channel encloses the NDP area to the South.

Population 22,834 increase of 6% since 2011.

Main shopping area Meridian site subject of current major redevelopment proposal.



Property is generally unaffordable for lower quartile. Average flat price is 8 times average salary. Rent for one bed property 40% of average salary.

Shortage of formal play spaces and sports facilities.

Nearest train station is over 6km away at Newhaven.

Lack of cycle and walking routes. Reliance on cars.

Only one road A259 that leads in and out of towns. Road is full capacity during peak hours.



Main bus route only serves southern part of towns. Poor or no bus service throughout rest of town areas.

Significant proportion of people travel outside the area for work. Significantly higher than elsewhere in the District.

Peacehaven and Telscombe of the Future

The Vision

Peacehaven and Telscombe Towns aim to be sustainable, with clean air and a healthy environment providing a good quality of life for all inhabitants and visitors.

Aims of the Neighbourhood Development Plan

- ✓ By 2030, the area will incorporate active movement for all ages by creating better accessibility to public transport, better cycle routes and walkways. Thus, improving air quality and people's well-being.
- ✓ There will be better designed buildings contributing to the character of the area.
- ✓ There will be improvements to the public realm, encouraging more outside events and social gatherings.
- ✓ Better quality (both physical and technological) employment spaces, encouraging more people to work locally.
- ✓ A wider and more diverse range of retail and leisure outlets that will support the needs of the local community, encourage a more vibrant centre and discourage travel to neighbouring towns for essential goods and services.
- ✓ Improvements to community facilities such as libraries, food growing spaces, and meeting spaces, to enable more community interaction and knowledge sharing.
- ✓ Improvement to the accessibility of the South Downs National Park, Telscombe Village and the cliff top/beach areas which will attract visitors and develop a tourism market.

The timeframe of the plan, is aligned to the existing Lewes Local Plan (Part 1: Joint Core Strategy 2010-2030 and Part 2: Site Allocations and Development Managements Policies 2020)³ and will regularly undergo reviews to ensure that the vision is progressing in accordance with emerging new policies set by Lewes District Council and future changes to the wider planning system.

³ [Lewes District Local Plan Part 2: Site allocations and development management policies - Lewes and Eastbourne Councils](#)

Objectives

The objectives following from the vision are:

- All new development will be designed to deliver a better-quality environment for the area.
- Access to and through the South Downs National Park and along the Coastal Path will be improved as multifunctional routes for tourism, travel and recreation, further linking the areas within Peacehaven and Telscombe to surrounding areas.
- New developments will create well connected, attractive cycling and pedestrian routes, providing seamless integration with the existing towns facilities and public green spaces to encourage a reduction in car-based travel.
- Improvements to existing walking and cycling routes will be undertaken to encourage more active travel modes.
- Existing habitats and green infrastructure networks are protected and enhanced through sensitive development, to encourage local habitat and biodiversity improvements.
- Improve local air quality and provide reductions in carbon emissions by supporting local renewable energy generation.
- Encourage the appropriate re-development of previously developed land to help meet housing need and encourage housing development to cater for all ages and abilities within the community. In particular, creating innovative and affordable housing opportunities.
- Protect and encourage the development of retail and leisure spaces which meet identified local need and encourage an evening/nighttime economy for all ages and abilities to use.
- Encourage flexible and high technological working spaces to attract new business development and expansion within the local area.

The Neighbourhood Development Plan is looking to provide sustainable development for future generations that will allow residents to feel proud of the identity of their area. To increase access to local services, local employment and local housing and in doing so, improve inclusivity of its community.

Meeting the Vision The 20-Minute Neighbourhood

Peacehaven and Telscombe are neighbouring urban areas that geographically are quite flat. However, one of the largest subjects of concern raised by local residents, was poor accessibility to local services, such as doctors, dentists and nursery care. Through adopting the concept of a '20-Minute Neighbourhood', the Town Councils are hoping to raise awareness of the current closeness of local service provision and work towards increasing the amount of local service provision so that accessibility becomes easier for all.



The 20-Minute Neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home, to the destinations that they visit and the services they need to use day to day. Destinations and services such as shopping, school, community and healthcare facilities, places of work, green spaces, and more. These places need to be easily accessible on foot, by cycle or by public transport as well as car, and accessible to everyone, whatever their budget or physical ability, so that people can make an informed choice about their journeys and not be solely reliant on a car. The 20-Minute Neighbourhood idea is also about strengthening local economies by keeping jobs and money local and facilitating local food production to create jobs and supply affordable, healthy food for all; about empowering communities to have a direct say in how their neighbourhoods change; and about doing all this in ways that create places that meet the needs of the least healthy and the least well-off.

The importance of creating better connected communities, is supported by Sport England's "Uniting the Movement Strategy"⁴ as well as draft National Model Design Code (updated January 2021)⁵, which contains useful guidance on delivering 20-Minute Neighbourhoods.

⁴ Sport England - Uniting the Movement

⁵ National Model Design Code - GOV.UK

Section 3

Neighbourhood Development Plan - Area Wide Policies

This section of the Neighbourhood Development Plan presents policies that apply across the towns as a whole. They relate to:

- Design
- Housing
- Movement
- Open Space and biodiversity
- Drainage Management
- Air quality Management
- Employment Spaces
- Tourism
- Community facilities
- Renewables
- Advertisements

A major application consists of . . .

- Housing development where ten or more homes will be provided, or the site has an area of 0.5 hectares or more.
- Non-residential development consisting of additional floorspace of 1000 square metres or more or a site of 1 hectare or more.
- As otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Within the National Park, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes of the National Park.

High Quality Design and Local Distinctiveness

The achievement of high-quality design is a core principle of the National Planning Policy Framework (NPPF)⁶, which is the Governments' key planning document. It states, at paragraph 131, that "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

The NPPF goes on to note that 'Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.' (Paragraph 132 NPPF).

The Neighbourhood Development Plan Steering Group with AECOM have produced a set of design codes to inform all development across the towns. All development should conform to the design codes and reflect the principles contained within.

⁶ [National Planning Policy Framework](#)

⁷ [peacehaven-and-telscombe-neighbourhood-plan-steering-group.co.uk/_files/ugd/6d59de_56ff5741e0d742ff885b5f5d832cdf51.pdf](#)



Policy PT1: High Quality Design

- (1) All proposals for developments and public spaces should be designed to be accessible and safe to use by people of all ages and for those whose mobility may be reduced. The only exemptions to this is development providing specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for older people or students) or where the specific requirements will depend on the nature of the accommodation or development provided.
- (2) Proposals should demonstrate through the submission of a proportionate statement to accompany the planning application how they will have a positive impact by considering the local landscape, the setting of and longer views to and from the South Downs National Park, coastal areas and other local environmental assets including trees and woodland.
- (3) Proposals should incorporate opportunities to address climate change including enhancing biodiversity, green roofs and walls, green technologies, water saving and SUDs in accordance with the development plans, supplementary plans and guidance adopted by Lewes District Council and the South Downs National Park Authority as appropriate.
- (4) Proposals should demonstrate through the submission of a proportionate statement to accompany the planning application how they have considered, and been informed by, the Peacehaven and Telscombe Design Code(s)⁸ (and any other relevant design codes and guidance) for the Neighbourhood Development Plan area.

8 [Peacehaven and Telscombe Design Code](#)

Innovative Design

Innovative design, that raises the standard and quality of buildings in Peacehaven and Telscombe, promotes local distinctiveness, as well as addresses the needs of climate change are welcomed. New buildings should be designed so that they can respond to changing social, environmental and technological needs. Contemporary design approaches may be acceptable where it responds positively to the surrounding landscape.

Good management of buildings and public spaces also contributes to resilience, attractiveness and beauty of a place. Good management provides clearly defined spaces that are well maintained and cared for.

Policy PT2: Innovation and Good Management

- (1) Development proposals that incorporate new methods of sustainable design and digital infrastructure are welcomed, (where they comply with other planning policies).
- (2) Proposals for new developments should seek to provide flexible and adaptable spaces that have high speed digital connectivity in order to provide options and information to help education, social interaction, business and home working.
- (3) Major application proposals should set out management and maintenance systems for areas of public car-parking, waste management and shared outside spaces over the long term to ensure that they are well maintained.



Landscaping

Landscaping and the public realm can contribute significantly to the local character of an area, green infrastructure, wildlife and biodiversity, as well as to the local amenity and well-being of residents. Poorly designed landscaping has the potential to impact negatively on the character and residential amenity.

Landscaping also helps mitigate the impact of new developments and can be used to complement the design of new buildings.

Policy PT3: Landscaping

All new development schemes should:

- (1) Protect and enhance natural features by respecting and incorporating existing landscape features into the design. In particular, proposals should retain mature or otherwise important trees and hedges.
- (2) Use appropriate high-quality materials and native species that are suitable for the site.
- (3) Contribute to the urban greening of the street scene.
- (4) Landscaping on major applications should seek to include outdoor community spaces such as food growing areas, communal allotments, community gardens or pocket parks.

South Downs National Park

Peacehaven and Telscombe are enveloped by the South Downs National Park and as such, the towns benefit from the wonderful landscapes, the wildlife and cultural heritage the South Downs National Park brings. It is therefore important that any future growth protects those benefits as well as protecting the South Downs National Park itself.

The South Downs was established as a National Park in 2010. The South Downs National Park Authority became the local planning authority for the National Park in 2011⁹. The National Park contains over 1,600 km2 of England’s most iconic lowland landscapes stretching from Winchester in the west to Eastbourne in the east.

The purposes and duty of the National Park Authority are set out in Section 5 (1) of the National Parks and Access to the Countryside Act 1949, as amended by Section 62 of the Environment Act 1995.

9 [South Downs Local Plan - South Downs National Park Authority](#)

The National Park purposes are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. The National Park Authority also has a duty to seek to foster the economic and social well-being of the local communities within the National Park when carrying out its purposes.

The 2023 Levelling Up and Regeneration Act (s245) and subsequent 2024 Government guidance, places a duty on those bodies preparing Neighbourhood Development Plan to seek to further the purposes of the National Park.

Paragraph 189 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. It continues that the scale and extent of development should be limited, while development within its setting should be sensitively located and designed to avoid or minimise adverse impacts on the National Park. This is particularly important as many areas outside of the National Park are still considered to be within the setting of the National Park¹⁰.

Policy PT4: Impacts on the South Downs National Park

- (1) Development in, or within the setting of, the South Downs National Park (SDNP) should have a landscape led approach which seeks to further the purposes of, and makes a positive contribution to, the landscape character, visual amenity and special qualities of the South Downs National Park.
- (2) Development proposals must not detract from, or cause detriment to, biodiversity, dark night skies¹¹, geology, tranquility, and other essential characteristics of the South Downs National Park.
- (3) Proposals should not adversely affect transitional landscape character in the setting of the National Park, including the views, outlook and aspect, into and out of, the National Park by virtue of its location, scale, form and/or design.”

10 [Supplementary Planning Documents and TANs - South Downs National Park Authority](#)
11 <https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents>
[South Downs National Park Dark Skies Technical Advice Note. Version 2. May 2021](#)

Sustainable Design

Peacehaven Town Council declared a climate emergency in 2021 and have undertaken a commitment to be carbon neutral by 2030. Planning applications seeking to reduce carbon dioxide emissions and other air pollutants will contribute to these objectives and will help tackle the effects of man-made climate change.

In addition, Peacehaven and Telscombe are classified as a “water stressed area”¹² by the Government and as such this resource needs to be managed effectively, particularly given the complexities of the towns location on eroding cliff tops and chalk strata levels.

All new developments should aim to be net zero in accordance with the legally binding target in the Climate Change Act 2008 (2050 Target Amendment) Order 2019. This commits the UK to reducing greenhouse gas emission to Net Zero by 2050.

All new development proposals in the Plan area need to show how thought has been given to being climate friendly and should seek to demonstrate that the sourcing of materials, facilities and water-drainage strategies and other actions are contributing to this target. Both Lewes District Council and South Downs National Park Authority have a range of technical guidance available on how development can meet these challenges.

Older traditional buildings seeking to renovate as part of a refurbishment programme should seek to undertake a whole building holistic approach in accordance with PAS 2035 (PAS 2035:2019 Specification for the energy retrofit of domestic buildings¹³)

¹² <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>
¹³ [PAS 2035 Guide - Retrofit Academy](#)

Policy PT5: Sustainable Design

All development within the Neighbourhood Development Plan area should seek to achieve high standards of sustainable development and where appropriate demonstrate in proposals how design, construction and operation has sought to:

- (1) Promote the use of natural resources and the reuse of or recycle existing resources.
- (2) Support the use of sustainable drainage systems (SUDS) to conserve and enhance the landscape and wildlife, reduce the effects of storm water runoff, reduce the effects of summer heatwaves, and reduce the effects of summer droughts.
- (3) Meet the Building Regulations water efficiency standard of a maximum of 110 litres per person per day for residential use (or subsequent standards).
- (4) Show how the proposals seek to be resilient to the impacts of climate change by including adaption measures in terms of, but not limited to heat and water stresses.
- (5) Use a holistic building approach in accordance with the principles set out in PAS 2035 (or its successor) in the renovation of traditional buildings or heritage assets to help improve the sustainability of the structure whilst preserving or enhancing its architectural and/or historic interest, appearance, character, setting, significance and long-term preservation.

Council Project 1. Promoting Sustainability

The Town Councils will investigate, with partners, creating a Local Eco annual Conference and Open House weekend. To draw on existing buildings and operations within the towns, to demonstrate Passive Haus design principles, good residential landscape design for cliff top areas, water saving, and carbon reducing technologies.



Housing - Creating high quality housing for all

The Neighbourhood Development Plan seeks to encourage the appropriate re-development of brownfield sites to help meet housing needs and encourage housing development to cater for all ages and abilities within the community. In particular, the Neighbourhood Development Plan seeks to bring forward innovative affordable housing options to meet the defined need, as established by the Housing Needs Assessment for Peacehaven and Telscombe 2022¹⁴.

It is important to acknowledge that this version of the Neighbourhood Development Plan does not allocate housing sites for new development. Nevertheless, the Neighbourhood Development Plan is supportive in principle of proposals which would (amongst other considerations):

- Retrofit existing buildings rather than demolish and rebuild.
- Prioritise the development on brownfield sites.
- Meet the identified local area needs.
- Maximise the development of sites in accordance with other planning policies.
- Facilitate a mix of housing (i.e. type, tenure, and affordability) which is accessible and adaptable for all users.

Whilst the Lewes District Local Plan Part 1 sets out the housing figure for the Neighbourhood Development Plan Area and is the local planning authority for the areas of the Parishes outside the National Park, the South Downs National Park Authority is the local planning authority for the areas of the Parishes inside the National Park. Both local planning authorities set out in their respective local plans, how they wish to improve the quality and amount of affordable housing in their plan areas, including the need for a mix of housing type, mix and density.

Other Core Strategy housing policies look at how new housing will be distributed across the district, the housing type, mix and density of proposed housing developments and the amount of affordable housing needed.

In terms of the areas outside of the National Park, Lewes District Council have not been able to demonstrate (at the time of writing) a five year housing land supply. Therefore some of the housing policies within the Lewes Core Strategy will be weighted in favour of the sustainable development aims set out in the National Planning Policy Framework.

The Neighbourhood Development Plan Steering Group, Lewes District Council and AeCOM (Strategic Environmental Report¹⁵) have therefore collaborated in bringing forward the relevant housing policies for this plan.

As mentioned, the plan is not allocating sites for housing following advice from Lewes District Council. However, the Steering Group (and community) are keen to consider the potential constraints and opportunities for development within broad locations for development within the Neighbourhood Development Plan area. It was determined that the character areas identified within the Peacehaven, and Telscombe Design Code and Strategic Environmental Assessments (2021) would provide a good basis for identifying sub-areas to explore the potential constraints and opportunities associated for development. The Design Codes identify a total of ten areas, and it was appropriate that some of these were combined for the purposes of housing.



¹⁴ [Report \[Housing Assessment\] 2021-07-19](#)

¹⁵ [Peacehaven and Telscombe NP SEA Environmental Report_v2.0_040222](#)

Design Code Character Areas

For each of the eight areas, a narrative is provided below to identify any potential constraints as well as opportunities for development.

A summary of the key findings is provided, within the detailed appraisals for each area provided within Chapter 4 in the main body of the Strategic Environmental Report.

Area 1: East Saltdean

While there are a number of constraints within and surrounding this area, any development would have good accessibility to the services and facilities within the local area.

Area 2: Telscombe Village

There are a number of significant constraints to development within this area as a result of landscape and historic environment sensitivity. These constraints and the scale of the existing settlement mean that only small-scale growth could be accommodated.

Area 3: South Downs Fringe

Development in this area would be set away from the facilities and services on offer in the existing settlement. Further to this, existing development within this area is at a much lower density compared to the rest of the settlement. The lower density of housing and the presence of the South Downs National Park may restrict potential opportunities for development.

Area 4: Telscombe & North Peacehaven

While there are a number of constraints within and surrounding this area, any development would have relatively good accessibility to the services and facilities within the existing settlement.

Area 5: Plotlands

While there are a number of constraints within and surrounding this area, any development would have good accessibility to the services and facilities within the existing settlement.

Area 6: Peacehaven Centre

The area contains a number of important community assets, including the Peacehaven Community School, Leisure Centre and Meridian Surgery. There is also a number of existing employment areas. The Meridian Centre is an out-of-date, low-rise building surrounded by large car parks. As the area is designed for vehicles, it is not very pedestrian friendly and therefore does not support active transport.

Development could present an opportunity to provide a mix use scheme that would improve the pedestrian environment and connectivity to surrounding areas (including the strategic site allocation at Chalker's Rise, Peacehaven, which is located immediately to the north of the Meridian Centre)

Area 7: Coastal Plotlands and Coastal Road

While there are a number of constraints within and surrounding this area, any development would have good accessibility to the services and facilities within the existing settlement.

Area 8: East Peacehaven and Mobile Homes

The area contains and is in close proximity to a number of constraints, including the South Downs National Park and a range of designated natural assets. Development in the west of this area is likely to have reasonable access to the services and facilities in Peacehaven, although if development is delivered in the east of the area, then accessibility would be reduced.

Neighbourhood Development Plan - Character Areas Map



Area 1: East Saltdean

Area 2: Telscombe Village

Area 3: South Downs Fringe

Area 4: Telscombe & North Peacehaven

Area 5: Plotlands

Area 6: Peacehaven Centre

Area 7: Coastal Plotlands and Coast Road

Area 8: East Peacehaven and Mobile Homes

The issue of affordability of both market and rental accommodation affects all Neighbourhood Development Plan areas. Not having a good supply of affordable housing in the towns is leading to those on the lowest earnings, such as public sector workers, essential local workers, or young people starting their careers, being unable to live in the area they work in.

This also means that it will be harder for local employers to find a labour supply in the local area and the area will find it difficult to recruit key posts, such as nurses, teaching assistants, nursery staff etc. Traffic generation and overcrowding is an offshoot of this issue as more people need to commute out of the area for employment or to visit family.

Average prices in Peacehaven and Telscombe have increased substantially since 2011. Median average prices have increased by 48% over the period 2011-2020. Lower quartile prices (the cheapest 25% of properties) have increased at a similar rate- just below 50%. In absolute terms, the median average house price is almost £100k more in 2020 than in 2011 with the lower quartile price £87.5k higher than in 2011 (AECOM Housing Needs Assessment 2022).

A key objective of the Neighbourhood Development Plan is to support a better balance between jobs and homes in Peacehaven & Telscombe.

The Housing Needs Assessment shows that the number of older households has not grown as significantly as expected, but there has been a significant growth in the proportion of households with non-dependent children. This has suppressed the formation of single and couple households largely driven by affordability for young people to move out and those providing care of an elderly relative.

In addition to affordability, the housing mix in the town does not meet current demographic needs. The towns have historically built detached houses or bungalows of two or three bedrooms, small family homes, many now owned by elderly couples whose adult children have moved out of the area.

Freeing up these detached houses and bungalows by encouraging more elderly housing in the area doesn't address the affordability problem. It just means there are more family dwellings on the market and those wanting smaller units for young adult starter homes, will still have to move further afield due to lack of appropriate affordable stock. Adapting existing housing stock to meet needs will be required.

In addition, a lot of the housing stock within the area is out of date and doesn't meet modern building regulations standards, meaning that a lot of housing is inefficient, costly and will require much refurbishment to meet the aspiration of being carbon neutral or achieving zero emission ratings. The costs of housing are a large contributing factor to mental well-being. Achieving affordable, well insulated homes that are cheaper to heat and reduce carbon emissions is essential for a healthy, sustainable community.

As outlined by the National Planning Policy Framework (NPPF), it is important that the design and quality of new housing stock is well-designed and adaptable to provide good living conditions for future occupants. It is also important that development should address the character and appearance of its surroundings in relation to the immediate vicinity and the broad locality within which the site is located.

Schemes taking account of local topography and accessibility, innovation and originality in design will be supported. Our accompanying design codes and guides set out the general characteristics of each of the ten neighbourhood character areas, and these should be used as a tool to guide the design of all planning applications.

The introduction of a design code at a local level is thought to be justified to ensure that moving forward, all new homes provide suitable and adequate space for day-to-day living, irrespective of type and numbers of bedrooms.

Advances in technology are an important element in reducing the climate impact. Technology can help cut emissions through reducing energy and water consumption and can help reduce vehicle trip generation through working and studying from home.

In light of the recent changes to the Permitted Development Order, these policies apply to conversions of non-residential buildings to residential uses as well as new build developments. In flatted developments, provision of secure storage facilities for bulkier items such as prams/powerful chairs and e-bikes, whether communal or private will be encouraged.





Policy PT6: Housing Design

All new residential development (including conversions) must:

- (1) Meet the nationally described¹⁶ internal space standards for each individual unit.
- (2) Be arranged to ensure that primary habitable rooms have an acceptable level of daylight and where possible will receive direct sunlight.
- (3) Be designed to minimise disturbance to occupants from other land uses and from sources of noise and pollution.
- (4) Provide an efficient layout, including internal storage areas, areas for working from home and good quality outdoor amenity space.
- (5) Adopt a landscape-led approach to ensure development positively contributes to the overall appearance and landscape/townscape character of the area taking account of street layout, density, plot size, scale and roofscapes whilst avoiding or minimising any adverse impacts on the South Downs National Park, its setting and views to and from the National Park and views to the sea.
- (6) Create a safe environment, incorporating measures to reduce opportunities for crime and incorporating opportunities for natural surveillance of public places and include the principles of Secured by Design¹⁷.
- (7) Provide for accessible and well-designed secure bicycle storage areas, e-bikes and electric car charging points, and waste recycling areas.
- (8) Provide access to hi-speed wi-fi infrastructure
- (9) Where possible, include smart technology for protection and safety, such as water leakage notification, fire-safety and security systems
- (10) Where possible incorporate smart demand energy systems to reduce energy and water usage.
- (11) Be in conformity with the Peacehaven and Telscombe Design Codes and any other adopted design codes and guidance for the Neighbourhood Development Plan area.

¹⁶ [Technical housing standards – nationally described space standard - GOV.UK](#)

¹⁷ [Secure by Design 2019_update_May.pdf](#)

Adaptable Housing

The plan aims to provide a range of housing types that support the varying needs of a diverse population. This is important for inclusion and community development. The design of housing is especially important to the health and well-being of residents.

The NHS Sussex Partnership produced a document in July 2020 – A strategic plan for integrating housing and mental health across Sussex¹⁸.

“The homes that we live in are a key determinant of positive physical and mental well-being. In the past few months, our partnership and our communities have been dealing with the Covid-19 Coronavirus Pandemic. We have all spent much more time in our homes than ever imagined, and our home environment has become even more critical in keeping us safe and well. It is therefore appropriate that as we move forward, housing is recognised as an even more critical factor that enables us to live well. In driving forward our plans and transformation priorities, we have identified the need for a more integrated and strategic approach with housing. What is critical is that both the home environment and the care and support that is available, promotes the greatest levels of independence and recovery possible for the individual, their carers and families.”
Para 1.4 p.3

18 [Integrating-Mental-Health-and-Housing-Services-for-Better-and-More-Fulfilling-Lives-4.pdf](#)



Policy PT7: Adaptable Housing

Support will be given for the adaption of existing buildings as well as new development that creates high-quality sustainable accommodation suitable for people of differing levels of physical and mental abilities. Housing should seek to be:

- (1) Easily accessible to shops, public transport, medical facilities, community facilities and services appropriate to the needs of the intended occupiers..
- (2) Where appropriate, provide suitable facilities for care/medical staff and visitors, such as day rooms, dedicated parking, additional washrooms and overnight accommodation.
- (3) Developments should seek to include adaptations for those with differing physical and mental abilities to reside, such as wheelchair accessible rooms, wet rooms, one touch taps, talking appliances, smart technology, and high levels of security etc.

Affordable Housing

The National Planning Policy Framework sets out at paragraph 65 that a proportion of affordable housing can only be sought on sites of 10 or more homes. Larger sites are therefore key to delivering significant levels of affordable housing. However, it is recognised that the term “affordable housing” in planning policy usage is unlikely to provide enough homes for those on low to average incomes. Many people, including the young, or those with specific needs cannot access the local housing market, as it stands.

It has been a concern at both district and local levels that many applications seeking housing development do not provide enough robust information to determine the levels of affordable housing needed and, therefore, often only minimal limits are achieved. The housing needs assessment highlights that the number of affordable houses provided in the area has been lower than expected.

Policy PT8: Low Cost Housing

- (1) Support will be given (subject to other development plan policies) to well-designed schemes within Areas 1, 4, 5 & 6 developed through community land trusts, housing associations or co-operative housing schemes which demonstrate that they help meet the needs of the local area.
- (2) Support will be given (subject to other development plan policies) for well-designed schemes within Areas, 1, 4, 5 & 6 which involve the provision of land for self-build projects which demonstrate that they help meet the needs of the local area.
- (3) Support will be given to (subject to other development plan policies) for well-designed Build to Rent or live-work schemes within Areas 1,4,5 & 6 where a reasonable percentage of the units are provided (and maintained in perpetuity) for affordable private rent.
- (4) All schemes involving affordable housing will be considered on the basis of site-by-site circumstances, considering the needs outlined in the Peacehaven and Telscombe Housing Needs Assessment or any successor document or the most up to date housing needs assessment.

For major development applications, applicants should provide a robust "open book" appraisal to demonstrate the proposed levels of affordable housing, taking into consideration the Peacehaven and Telscombe Housing Needs Assessment. Appraisals should be undertaken in accordance with the Assessing Viability in Planning under National Planning Policy Framework 2019 – RICS March 2021¹⁹ and should be based on Benchmark Land Values as undertaken by a qualified RICS Assessor.

¹⁹ [RICS guidance note on the National Planning Policy Framework 2019 \(for England\). RICS Professional Standard, 1st edition.](#)



Housing Mix

It is acknowledged that the type and size of housing in Peacehaven and Telscombe, which is mainly medium sized family units, presents a barrier to those who need or can only afford smaller properties or are seeking to downsize. However, the delivery of smaller units needs to be part of a larger housing strategy that provides the Neighbourhood Plan Area with a balanced mix of housing stock. This needs to meet the needs, across all ages, abilities and income levels, including providing larger types of housing for extended families. (Housing Needs Assessment).

Robust “open-book” assessments should be undertaken in accordance with the Assessing Viability in Planning under National Planning Policy Framework 2019 – RICS March 2020 and should be based on Benchmark Land Values as undertaken by a qualified RICS Assessor.

Policy PT9: Housing Mix

- (1) All new residential developments should seek to provide homes of an appropriate type and size to meet the needs of the local community. The proposed housing mix should respond appropriately to the relevant evidence set out in Peacehaven and Telscombe’s Housing Needs Assessment or any successor document or the most up to date housing needs assessment and address any site-specific requirements contained in this or other relevant local plan documents and guidance.
- (2) Proposals should seek to meet these requirements, unless it can be demonstrated that it is not financially viable or technically feasible to do so based on specific site characteristics, that there would be no need or market demand for a particular size of homes (as may be the case for certain types of specialist accommodation), or that doing so would have an adverse impact on the character of the surrounding area.

Policy PT10: Reusing the Existing

- (1) Support will be given (subject to other development plan policies) to proposals efficiently using existing suitable brownfield land and buildings within the built-up boundaries and/or seek to retrofit existing buildings in accordance with PAS 2035 (PAS 2035:2019 Specification for the energy retrofit of domestic buildings)

Council Project 2 - Housing

The Towns Councils would welcome an opportunity to work with the District Authority to bring forward a longer-term housing strategy for the plan area, based on the recent Housing Needs Assessment and to explore whether Neighbourhood Development Orders could be used to meet those needs identified. In particular, the Council would like to assess the opportunity of creating a Neighbourhood Development Order for the Old Motel Site on the South Coast Road to bring forward an affordable housing scheme.

The Town Councils will also seek to work with community-led groups, housing associations, housing trusts and other partners to facilitate the provision of truly affordable housing in the area, through innovative schemes that will help subsidize or lower costs.



Movement: Promoting active, smarter and more sustainable modes of travel

The A259 (South Coast Road) is the only road link to and from the Neighbourhood Development Plan area.

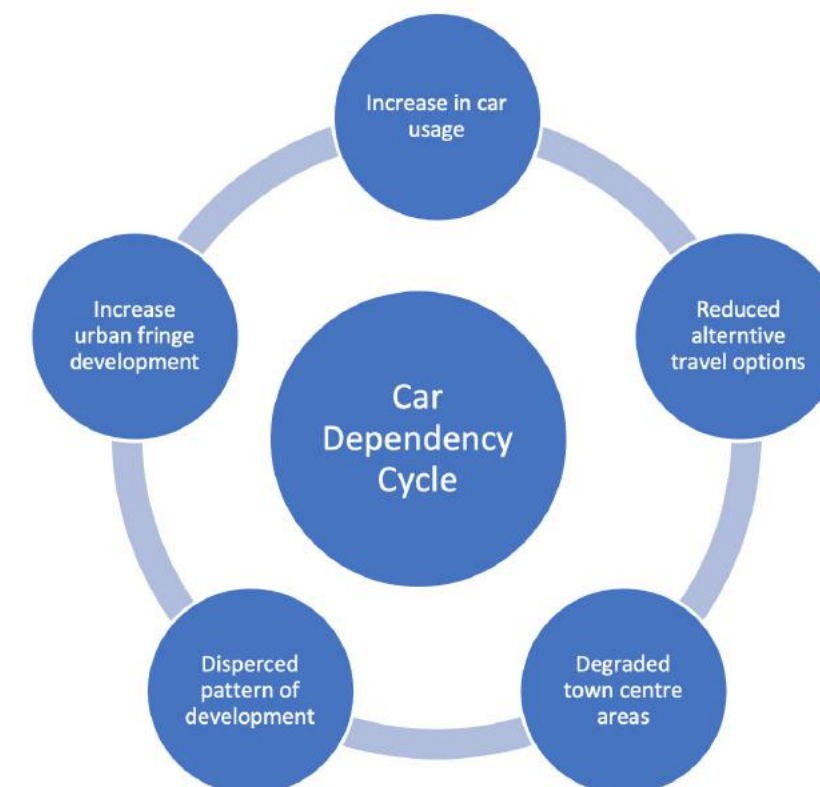
The A259 corridor is a key part of the Major Route Network (MRN) due to the high level of mixed-use traffic that uses it (e.g. pedestrians, cyclists, buses, cars/vans etc.) and its economic importance to the area in terms of providing inter-urban connectivity from Peacehaven & Telscombe with Brighton to the west, and east to Newhaven. At the time of writing the Neighbourhood Development Plan, a study of the A259 has been undertaken by East Sussex County Council. This identifies a package of transport schemes along the A259 from east of Brighton to east of Eastbourne, including the section through Peacehaven and Telscombe. The outcomes of the study have been used to inform the development of a Strategic Outline Business Case which was submitted to the Department for Transport in October 2023.

The proposed schemes for the Peacehaven/Telscombe section of the A259 comprise:

- **Longridge Avenue – Traffic management**
Minor widening of A259 / Longridge Avenue junction approaches aiming to reduce blocking back on A259 and improve journey time reliability for public transport and general traffic.
- **Rottingdean-Peacehaven – activated message signs 5.**
Introduction of markings / activated message signs along route aiming to reduce excessive speeding.

These will meet with the five objectives of the MRN which include reducing congestion, supporting economic growth and rebalancing, supporting housing delivery, supporting all road users, and supporting the Strategic Route Network.

ESCC has published the East Sussex Local Walking and Cycling Infrastructure Plan²⁰. This identifies that Peacehaven and Telscombe have the potential to increase active travel (walking, wheeling and cycling) through improved walking and cycling infrastructure. This includes linking active travel route to public transport. ESCC is also producing Local Transport Plan 4 and will update the Local Walking and Cycling Infrastructure Plan as part of their work



Active Movement

Peacehaven and Telscombe are relatively well laid out towns, with grid-like streets and level topography. Most everyday services are within a 15–20-minute walk, cycle or bus journey, but connectivity is not easy. Road surfacing is of a poor quality and car parking is widely available for free. This discourages people from making healthier and sustainable travel choices.

Health indicators show that Lewes District residents are generally more inactive than other districts in the South-East²¹. The 2018 survey by East Sussex County Council shows that approximately 9% of residents within the Lewes District were inactive (less than 30 mins activity per day) compared to 6% for Brighton and Hove and 8% in Eastbourne (Public Health England, Physical Activity)

The Town Councils would like to start the process of improving travel choices with the aim of getting to the point where walking or cycling are the most convenient choice for short journeys of less than 15-20 minutes. This would be good for the environment, for health and social well-being and for saving money²².

On longer distances people should be given an option of good quality and affordable travel modes so that they can make informed decisions as to how they travel. To enable this to happen public transport and road infrastructure has to be improved, in frequency, quality and accessibility. If traffic congestion on the A259 Coast Road is to get better, the Neighbourhood Development Plan must look at ways of how new developments can help in reduce car dependency.



²⁰ [East Sussex Local Cycling & Walking Infrastructure Plan Public Consultation 2020 - East Sussex - Citizen Space](#)
²¹ [healthy-eating-physical-activity-data-briefing-apr-2018.pdf](#)
²² [Building-Car-Dependency-2022.pdf](#)



Policy PT11: Travel Planning

- (1) All planning applications should set out the site's connectivity to nearby key services, education facilities and community spaces. These statements should be proportionate to the size of the proposed development and be tailored to address local circumstances strengthening existing links to such facilities and services.
- (2) Statements should positively support higher levels of walking, cycling and public transport use by demonstrating how the proposed scheme links to existing walking, cycling and public transport infrastructure.
- (3) Statements should promote the role of local shared transport alternatives by setting out links to local cycle hire schemes and local car clubs.
- (4) For larger proposals where new development is proposing new pathways and vehicle highways, documents should set out the time frames of infrastructure development, any planned changes to existing infrastructure and a long-term management strategy for their care and maintenance.
- (5) Where off road parking provision is not available or suitable, statements should reflect the important role existing nearby parking facilities can play when seeking to promote sustainable forms of travel. These existing parking facilities can seek to include new provisions of cycle parking (incorporating e-bike charging points), cycle/electric cycle hire schemes, changing facilities and lockers where appropriate²³.
- (6) Where new parking facilities are incorporated into the development proposals these should include opportunities to promote sustainable travel, through park and cycle, park and walk schemes and inclusion of electric vehicle charging infrastructure.
- (7) New parking facility layouts should seek to include covered cycle storage and ensure that disabled access and dementia friendly parking spaces are catered for.

Encouragement is given for developers to set out new parking areas in the Neighbourhood Development Plan area in accordance with the South Downs National Park Authority's Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document April 2021 that follows a landscape led approach to designing parking facilities.



Policy PT12: Enhancing Accessibility to the South Downs National Park and Coastal Areas

Proposals for development that enhance the quality and accessibility of the South Downs National Park, Coastal Path or undercliff walkways are welcomed.

Improvements may include:

- (1) Incorporating new links and junctions for pedestrians, cyclists, and horse-riders.
- (2) Integrating with an enhanced walking, cycling and horse-riding network across the Neighbourhood Plan area.
- (3) Creation of new active frontages along routes which enhance safety and security through natural, appropriately designed and located surveillance.
- (4) Provision of appropriately designed and located signs and notices that improve the legibility of routes for users.
- (5) Development that encourages people of all abilities to enjoy walking, cycling or horse-riding in these areas.

All development should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for all users.



Public Transport

A good public transport system helps reduce congestion, improves air quality and can save people money.

Current public transport provision in the area is focused along the A259 corridor providing travel from Brighton to Seaford. The majority of the town's residents are not within easy reach of this bus service and the current local bus route to the north and east of the Neighbourhood Development Plan area is both inadequate and infrequent, and has significant gaps in the provision of service. While this is to be partially improved as part of the East Sussex Bus Service Improvement Programme (BSIP)²⁴ with proposed increase service provision to the route no. 14 between North Peacehaven and Newhaven, there still remains connectivity issues between East Saltdean and the Meridian Centre, North Peacehaven and the South Coast Road.

Telscombe Village has no access to any public transport, thus residents of the village are totally reliant on car use.

Policy PT13: Enhancing Public Transport in the Neighbourhood Development Plan Area

All major developments of ten houses or more and commercial spaces (major) where appropriate to the development's type and scale should seek to:

- (1) Help to deliver and facilitate a better public transport connection between East Saltdean, East Peacehaven, North Peacehaven and the Meridian Centre and South Coast Road.
- (2) Deliver a better public transport connection between East Saltdean, East Peacehaven, North Peacehaven and the Meridian Centre.
- (3) Provide bus shelters that are well designed and located in front of cycle lanes. Bus shelters should contain live departure information and journey details.
- (4) Link secure cycle parking to bus routes enabling greater trip chain journeys to be undertaken.
- (5) Should seek to extend times of existing services in poorly served areas.
- (6) Design walkways to bus stops so that they are well lit, easily viewed and feel safe and secure, particularly after dark.

²⁴ [east-sussex-county-council-bus-service-improvement-plan-2021.pdf](#)

Council Project 3 – Travel Planning

Through the work on the Neighbourhood Development Plan, a series of possible projects have been identified which the Town Councils will continue to lobby for. With regards to public transport improvements, there are three main priorities.

- (1) The delivery of a frequent, direct, and high-quality transport connection from all parts of the towns to the Meridian site and nearby health facilities.
- (2) The delivery of a frequent and direct public transport route from North Peacehaven to the South Coast Road.
- (3) The upgrade of bus shelter infrastructure to provide comfortable waiting areas with real time travel information.
- (4) With regards to walking and cycling routes, the Town Councils will work closely with East Sussex County Council, South Downs National Park Authority, Lewes District Council and Sustrans to bring forward a high-quality route network (as set out below) that links education, health, retail, leisure and employment facilities across the towns.

The quality of surface infrastructure, as well as new routes and services should be enhanced. For example, better pedestrian crossing facilities, improved public realm designs, dedicated local cycle and walking lanes, better junction crossings for pedestrians and cyclists. These projects are also an opportunity for direction of funds payable to the Town Councils through CIL.



Indicative 20 minute walking radius



Map areas illustrate relevant locations and not the entire neighbourhood development plan area.

Open Space and Amenity

Peacehaven and Telscombe benefit from lots of open spaces of various sizes within and bordering the Neighbourhood Development Plan area. During the Covid pandemic, these spaces became sanctuaries to the local community and continue to serve the area by being spaces that help improve health and well-being. There is generally a good provision of young children’s play spaces across the towns. They are well maintained and where possible, improved by the local Town Councils.

The Town Council’s also provide some football pitches within the local area which are free to use, but there is a shortage of supply of courts, non-football pitches, and indoor sports venues.

Accessibility to larger areas of open space is limited and parts of the South Downs National Park and coastal undercliff areas are poorly signposted, so often, people don’t know how to access them.

As well as poor legibility, many of the neighbourhood’s green spaces are poorly managed and offer little biodiversity gain, often comprising overly mown grass areas that are used for dog walking but little else.

The policies within this plan therefore seek to protect existing areas of open space, while seeking to improve green spaces and their contribution towards combating climate change.

The Neighbourhood Development Plan seeks that new open space provision should aim to link with existing areas, providing new green corridors that will enhance habitats and improve accessibility and legibility to wider landscapes.

Policy PT14: Green Spaces for Protection

- (1) All development proposals should take every opportunity to contribute to a connected recreational green network and provision of new open spaces, playing fields and urban greening.
- (2) Development which would result in the loss of existing areas of formal and informal recreational space such as playing fields, amenity spaces and allotments as listed below should clearly demonstrate that the facility is surplus to requirements or that the loss is replaced by alternative provision in a suitably accessible location elsewhere in the Neighbourhood Development Plan area that is equivalent or better in terms of size, quality, and amount of facilities offered or would result in a net improvement in the quality and type of facilities available



Green Spaces for Protection within the NDP



Map areas illustrate relevant locations and not the entire neighbourhood plan area.



Greenspace, such as parks, woodlands, fields and allotments as well as natural elements including green walls, roofs and incidental vegetation, are increasingly being recognised as an important asset for supporting health and well being. "This natural capital can help local authorities address local issues that they face, including improving health and well being, managing health and social care costs, reducing health inequalities, improving social cohesion and taking positive action to address climate change." p.19 A Green Future²⁵: Our 25 year plan to improve the environment (Government 2018)

The provision of better, more accessible water features and green infrastructure within the Neighbourhood Development Plan area will result in a more attractive place to live and work and bring about long-term improvements in people’s health.

Policy PT15: Amenity, Green and Blue Spaces

The Neighbourhood Development Plan area is situated between the sea and the South Downs, both of which consist of protected habitats that are of benefit to the health and well being of the residents living in the neighbourhood area.

Applications will therefore be encouraged to:

- (1) Explore ways of connecting these spaces, through enhancing and strengthening the landscapes along the connecting routes and creating public realm improvements.
- (2) Improve accessibility to all open spaces and improving opportunities for residents and visitors to experience the nature they offer.
- (3) Increase the number of native trees and hedgerow planting within the neighbourhood area.
- (4) Provide long term management plans of all green infrastructure contained on the sites.
- (5) Contribute to net gains in biodiversity by incorporating features such as green roofs and walls, soft landscaping, bird and bat boxes, habitat restoration and expansion and improved green links.

25 [25-year-environment-plan.pdf](#)

Council Project 4 – The development of Green Spaces Infrastructure

The Councils long-term vision is that the water features and green spaces are used, enjoyed and maintained as public health assets for the whole of the local community, regardless of age, gender, race or mobility.

The Town Councils will seek to work with the South Downs National Park Authority, East Sussex County Council and Lewes District Council to examine ways to increase the accessibility of areas, so they have a central role in

- Increasing physical activity levels
- Improving mental health
- Increasing social inclusion and reducing loneliness

Sports

The availability of formal sports recreation facilities in Peacehaven and Telscombe is a topic of concern, where demand is already outpacing provision. Lewes District Council’s Infrastructure Delivery Plan 2020²⁶, which sets out the key strategic infrastructure needed to meet the demands of new development, and recognises the need for additional outdoor sports facilities in the Neighbourhood Area.

This is supported by the Lewes District Council’s playing pitch strategy July 2020²⁷ which shows that there is a general deficit in pitch provision and the existing pitch provision needs improvement as many pitches have become overplayed in response to larger demand.

26 [Lewes District Council Infrastructure Delivery Plan](#)
27 [LDC Playing Pitch Strategy Needs Assessment - 2020.pdf](#)



Policy PT16: Enhancement of Formal Sports Areas and Children's Equipped Play Spaces

- (1) The provision of new equipped play areas will be encouraged, particularly those which provide for all-inclusive use.
- (2) Proposals for new formal sports facilities and/or upgrading the existing sports infrastructure will be supported.

Swimming and water safety have been a statutory element of the national curriculum for PE in England since 1994. All primary schools must provide swimming and water safety lessons in either key stage 1 or 2 and every pupil is required to be able to perform safe self-rescue in different water-based situations.

The impact of lockdowns on school swimming and the closure of the local swimming pool means that many children no longer have the opportunity to swim, and many schools cannot afford the transport to swimming pools in neighbouring areas.

Council Project 5 – to provide local sports facilities

The Town Councils will work together with Lewes District Council, sports clubs and schools to review existing sport provision and assess what future provision / improvements may be required to meet increasing demand.

The Town Councils will also look at the potential for all-inclusive sports provision, swimming provision and the use of CIL funding to bring forward such facilities as identified in a feasibility strategy.

Biodiversity

There are a variety of Biodiversity Action Plan (BAP) Priority Habitats located within or within close proximity to the Neighbourhood Development Plan area, predominantly areas of good quality semi-improved grassland, areas of deciduous woodland, and areas of maritime cliff and slope.

The Sussex Biodiversity Records Centre contains records of protected or notable species within the Neighbourhood Development Plan area. This includes records of several species of birds, mammals, bats, insects, grasses, trees, amphibians and reptiles; many of which are protected under the Wildlife and Countryside Act 1981 (as amended) and under Section 41 of the Natural Environment and Rural Communities Act 2006. In this respect, the BAP Priority Habitats (2016) ecological designations within and surrounding area are likely to support populations of protected species.

To the north-eastern edge of the Neighbourhood Development Plan area is the Bollens Bush Nature Reserve which is partly a Site of Nature Conservation Importance (SNCI) and contains woodland and ancient woodland indicator species. The whole Neighbourhood Plan area lies within the Living Coast UNESCO²⁸ world biosphere area, the Brighton to Newhaven Cliffs Site of Special Scientific Interest (SSSI) (including Priority Habitat Inventory Maritime Cliffs and Slopes), and Marine Conservation Zone. The Neighbourhood Development Plan area is a priority area for Countryside Stewardship measures addressing Redshank habitat issues and is within the People and Nature Network (PANN)²⁹ area as set out by the South Downs National Park Authority.

An objective of the plan is to encourage the clothing of buildings with living green walls and roofs to help urban cooling, sustain wildlife and habitats and encourage green corridors to be developed.

²⁸ [Map - The Living Coast](#)

²⁹ [People And Nature Network \(PANN\) - South Downs National Park Authority](#)



Policy PT17: Protection of Biodiversity and Habitats

- (1) All development proposals which are likely to affect a protected habitat or species must protect and, where possible, enhance the protected habitats and species. Planning applications must be accompanied by an appropriate and proportionate Ecological Assessment which sets out a clear and deliverable conservation (and enhancement) strategy. Amongst other measures includes any necessary mitigation and ensures that there is a satisfactory level of monitoring by a suitably qualified ecologist, to ensure the risk to protected habitats or species is managed effectively. This may include the need for the ecologist to be onsite throughout the main construction phases.
- (1) All development must achieve at least 10% biodiversity net gain (BNG) using the appropriate DEFRA metric, and any gain must be secured for at least 30 years, as per the Environment Act 2021 (as amended). In doing so, proposals should be delivered in accordance with the local policies and supplementary guidance adopted by Lewes District Council and the South Downs National Park Authority as appropriate

Policy PT18: Urban Greening

- (1) In order to ensure that green assets are technically feasible and commercially viable and can thrive over the long term, all development proposals are encouraged to:
 - (a) provide the maximum practicable coverage.
 - (b) Keep and maintain existing mature landscaping where possible.
 - (c) Include a clear planting plan demonstrating resilience to disease, pests and climate.
- (2) Major applications should also include a watering system, particularly utilising rainwater harvesting techniques to minimise water usage and incorporate a management plan for long term management of growth, disease control and plant failure to ensure that plants that die are replaced and any failure does not harm the fabric of the building or its setting.
- (3) Schemes should be designed to ensure maximum visibility from the public realm and capture associated well-being benefits for the whole community.



Council Project 6 – to encourage urban greening.

Urban Greening is an important element of the Neighbourhood Development Plan and, as such, the Town Councils could use CIL funding to bring forward a programme of public realm improvements, and council building/land improvements such as street trees, community allotments, living walls or green roofs on Council properties.

The Town Councils will work with partners to explore how underused green spaces and roadside verges might be better used to increase biodiversity value, provide new wildlife habitats and space for local food production. Use of such space for pocket parks and community gardens is encouraged.

Coastal Protection & Flooding

Along the currently undefended sections of the frontage of the Neighbourhood Development Plan area, the cliffs are currently experiencing an average rate of coastal erosion between 0.28m - 0.48m per year. Along the protected parts, this is lessened but is reliant on defences being maintained and reinforced.

During this plan’s lifespan, coastal defence strategies will need to be progressed by Lewes District Council to help slow the erosion rates in accordance with the Brighton Marina to Newhaven Western Arm Plan 2016³⁰. It should also be noted that these works are dependent on the economic, environmental and technical viability of the proposals, and the necessary permissions being granted. Any improvements to coastal protection would be subject to the assessment of environmental impact on the Site of Special Scientific Interest and the Marine Conservation Zone and will require consultation with and approval from the relevant organisations.

Sea defences, where available, only protect the base of the cliff, and do not protect the erosion on the top of the cliff which is caused by weathering, poor surface water drainage and natural cliff changes. There are various ways in which climate change could affect the weathering and erosion of the cliff top. In addition, there are areas of Peacehaven and Telscombe that have a medium-high surface water flood risk, primarily impacting the local road network. This includes sections of South Coast Road, Telscombe Cliffs, Saltdean’s Banning’s Bottom, Buckhurst Road, Cliff Gardens, Ashington Gardens, The Oval, View Road, Firle Road, and at Peacehaven Sewage Treatment Works.

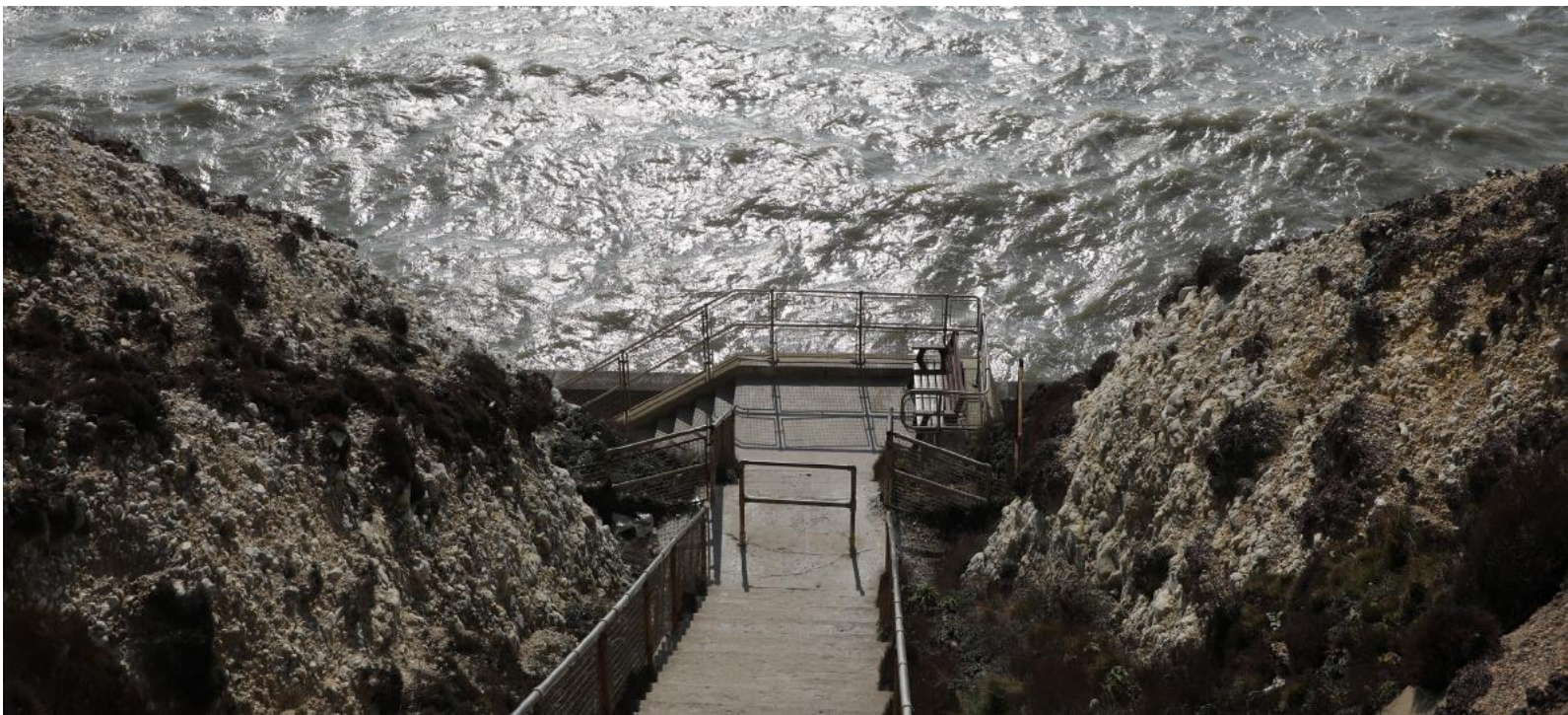


Implementation of sustainable urban drainage systems (SUDS) could help reduce the risk from surface water runoff, both for the purposes of flooding and coastal erosion. However it will continue to be important that new development has permeable hardstanding rather than traditional forms of hardstandings to ensure that surface water run-off is managed effectively.

30 Brighton Marina to Newhaven Coastal Management Implementation Plan Local Community Summary

Policy PT19: Drainage Management

- (1) All development proposals within the Neighbourhood Development Plan area should demonstrate clearly how developments will provide for the drainage of surface water and sewerage systems.
- (2) Proposals should ensure that surface water run-off is managed as close to its source as possible, in line with the following drainage hierarchy:
 - 1. Store rainwater for later use.
 - 2. Use infiltration techniques, such as porous surfaces away from cliff edge.
 - 3. Attenuate rainwater in ponds or open water features for gradual release.
 - 4. Attenuate rainwater by storing in tanks or sealed water features for gradual release.
 - 5. Discharge rainwater direct to a watercourse.
 - 6. Discharge rainwater to a surface water sewer/drain.
 - 7. Discharge rainwater to the combined sewer.
- (3) Where possible all developments should seek to utilise sustainable urban drainage systems (SUDS).



Reaching Net Zero

The De-carbonisation agenda set by Government to reach “net zero”³¹ by 2050 means that planning policies must seek to help the transition from fossil fuels and encourage greater use of other modes of energy and movement.

Residents and visitors to the area should be exploring ways to undertake fewer car journeys, particularly for shorter trips as this helps us tackle some of the most challenging issues we face as a society, not just climate change, but improving air quality, health and well being, addressing inequalities, and tackling congestion and noise pollution on our roads. Increased levels of active travel can improve everyday life for us all.

Existing buildings will need to be made more energy efficient, primarily by ensuring they are well insulated and draught free. White goods should be of a high energy efficiency rating and taps, showers and toilets should be water saving.

New buildings will need to install low carbon heating, whether this be via ground source heat pumps, dual ready heating systems that can use both electric and hydrogen sources, or on larger schemes implementing a heating network that can mean several properties benefit from one heating source.

All buildings should be looking towards including renewable energy sources, whether from solar or wind gain, and the Town Council would welcome the opportunity to explore, with partners, the development of local community energy schemes.

31 [net-zero-strategy-beis.pdf](#)

Policy PT20: Renewables and Energy Efficiency

Applications are encouraged to support the provision of renewable energy, energy efficiency and promote sustainable development generally by:

- (1) Optimising design, layout and orientation of development to minimise energy use,
- (2) Including measures to provide high quality and low emissivity fenestration systems and doors, insulation to roof and walls, low water usage fixtures and fittings, and high energy efficient white goods.
- (3) Encouraging the installation of renewable energy equipment and low carbon usage heating,
- (4) Encouraging appropriate free-standing renewable energy schemes,
- (5) Encouraging high standards of sustainable construction including the use of recycled construction materials.
- (6) Encouraging developments to attain high energy efficiency ratings with minimum impact on the landscape and biodiversity.

Council Project 7 – Renewable energy

The Town Council will seek to work with other stakeholders and partners to look at potential sites for battery storage. This could then either be sold back to the grid or used at a local level to provide local initiatives such as a community electrical charging scheme for the towns.



Policy PT21: Net Zero

Proposals should seek to include the:

- (1) Installation of rapid electric vehicle charging points, wireless, induction pads, public e-bike charging stations or other such technologies.
- (2) The inclusion of electric car/bike/Motorbike sharing schemes.
- (3) The use of low pollution/electric freight vehicles during construction phases.

The 2019 (pre Covid) Air Quality Annual Status Report for Lewes District³² confirms that there are three diffusion tubes within Peacehaven which monitor air quality, including: South Coast Road (Cornwall Avenue o/s 223), Steyning Avenue, and South Coast Road (o/s 53).

South Coast Road (part of the A259) is the main route into and out of Peacehaven, and the air quality monitoring is kerbside (approximately 3m from the road). Reflecting the results of the air quality monitoring, all three sites did not exceed the national objective of 40µg/m³ for the annual mean concentrations of NO₂ throughout 2017 or 2018. The average concentration was 24.6µg/m³ across the three sites. Any future growth of the area should seek to maintain good air quality.

Policy PT22: Air Quality

- (1) Development should not damage the health of the air by increasing emissions of harmful pollutants to it. Such pollutants include: greenhouse gases; those considered by the United Nations to cause adverse impacts to the natural environment; and particles and gases considered by the World Health Organisation (WHO) to be harmful to human health. Any proposal that results in a significant increase in air pollution (in particular, NO₂ levels) will only be justified in exceptional circumstances.
- (2) Development should comply at least with all minimum UK environmental requirements in relation to air pollutants.
- (3) On major developments including construction stages, the proposals should aim to be at least 'air quality neutral' and not cause or contribute to worsening air quality. This should be demonstrated where necessary by an air quality assessment, setting out the impact of the development on the Neighbourhood Development Plan area and proposed mitigation measures.

Employment Space

Peacehaven and Telscombe have relatively small amounts of employment space, providing only 3.2% of the district's employment land (Lewes Employment & Economic Land Assessment 2010). This means that many of the residents of the NDP area travel to work outside the area, principally to Brighton and Hove.

Research undertaken by the University of Brighton for the Neighbourhood Development Plan (Diversifying the Local Economy Report 2020)³³, suggests that employment expansion could be towards the tourism market, expanding a night-time economy and, where possible, creating flexible workspaces with good quality digital infrastructure.

Peacehaven has a higher level of self-employed people (12.4%) compared to the national average (9.9%), East Sussex average (10.7%)³⁴. Providing more flexible business space could be a good opportunity to stimulate economic growth and to harness local entrepreneurial spirit. Provision of such uses, including opportunities for home working, can support the future sustainability of development, reduce commuting and car usage, and encourage business development.

Policy PT23: Providing for a mix of employment opportunities

- (1) Support will be given for the sustainable economic development and regeneration of Peacehaven and Telscombe, with a particular focus on improving local skills and increasing skilled employment opportunities within the towns.
- (2) Support will be given for applications for new employment uses, including the temporary use of vacant spaces with the use of "meanwhile leases".
- (3) Support will be given to applications that provide for sustainable growth through the allocation of accessible land for employment and employment generating uses (including retail, leisure, culture and tourism and education).

Given that a large proportion of employment in Peacehaven is based around sole traders and the skilled manual sector, there is a need for high quality serviced offices and meeting spaces that can be used flexibly. The South-East Creative Economy Network uses the term "open workspace" to refer to employment spaces that seek to bring together professionals to flexibly share high quality workspace and allow the reduction of costs. Such spaces include incubators, accelerators, co-working spaces and artist studios.

³² [Sussex-air - Promoting better Air Quality in Sussex](#)

³³ [Brighton University Employment Report](#)

³⁴ [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

Policy PT24: Open Workspace

- (1) Proposals for high quality "open workspace" will be supported (subject to other policies in the development plan) to provide flexible working spaces for SME's in the local area.

The Neighbourhood Development Plan area has lots of potential to encourage a greater tourism industry in the area and help widen the local economy. This was particularly noticeable during the Covid pandemic when lots of people used the open spaces which, in turn, encouraged more mobile cafes and food vans to open.

Applications that seek to support or strengthen the role of tourism within the neighbourhood area will be supported. This will include opportunities to capitalise on the presence of the South Downs National Park, the cliff tops open space, the National Coastal Path and Greenwich Meridian line. Applications will also be welcomed that promote and expand local leisure and cultural uses, as will applications that seek to improve the public realm as part of the overall visitor experience to the area.

The Town Councils would welcome the opportunity to work with partners to bring forward open space events, such as markets, conferences and festivals that help support local businesses within the area.

Policy PT25: Tourism

- (1) Support will be given to applications that improve the quality and diversity of tourist facilities, attractions, accommodation and infrastructure, including cultural infrastructure. Applicants for new build tourist facilities should seek to create a strong sense of place by connecting to existing assets in the neighbourhood plan area.

The Index of Multiple Deprivation

The Index of Multiple Deprivation (IMD) 2019 has seven domains, these are income, employment, health and disability, education, training and skills, barriers to housing and services, living environment and crime. People may be counted in more than one domain.

The IMD scores are recorded by Super Output Areas (SOA's) which are then ranked from 1 most deprived to 34,844 least deprived. Three SOA's within Peacehaven are ranked within the higher deprived areas in England.

SOA

Lewes 007d ranked 6771
Lewes 010d ranked 6876
Lewes 010c ranked 9796

IMD

Reports for education, training and skills, place the vast majority of Peacehaven and Telscombe Cliffs in the higher deprived areas in England.

SOA

Lewes 010c ranked 4059
Lewes 010d ranked 4064
Lewes 006e ranked 5642
Lewes 007d ranked 5770

Full year reporting for apprenticeships across all sectors in 2018/2019 for Lewes District Authority returned a total of 440 starts. Reporting for quarter 1 and 2 ending January 2020 returns 220 starts of which only 20 were for construction, planning and the built environment sector.

South East LEP, with the Construction Industry Training Board (CITB) commissioned Whole Life Consultants to undertake a construction labour and skills analysis for Kent and East Sussex in 2018³⁵. One of the recommendations of the report was to improve the construction industry outreach. "Build a more positive image of construction with young people and adults. Increase recruitment through new entrance points, career changes and re-skilling. Emphasize that construction offers a high rewarding value career for all".

In a recent survey conducted by Lewes District Council (2018), 75% of SME’s said that they would welcome faster and stronger digital networks across the district to help their businesses. Peacehaven and Telscombe suffer from poor mobile network coverage and from slow speed broadband provision, particularly in Telscombe Village, North Peacehaven and East Saltdean, where signal coverage is poor and inconsistent.

To help business growth in the Neighbourhood Development Plan Area the digital services provided must be improved.

Policy PT26: Digital Infrastructure

- (1) Development that facilitates improved digital infrastructure and better communication coverage such as high-speed broadband access for businesses and homeworkers will be welcomed as long as it accords to other policies within the plan and design codes.

Historical Character

The Neighbourhood Development Plan area is a gateway to the South Downs National Park and its protected flora and fauna and range of nature. The area also benefits from proximity to coast and cliff tops (part of the protected UNESCO’s Biosphere Reserve) and hosts the point where the Greenwich Meridian Line leaves the country.

This area is also rich in history, with the Telscombe Tye having three scheduled ancient monuments, a Saxon funeral path leading to Telscombe Village and the Church of St. Laurence (Grade 1 listed 11th Century nave and chancel), as well as Telscombe Village having several Grade 2 and Grade 2* listed buildings.

East Sussex Heritage Environment Record shows that over the years there have been some significant historical finds locally, such as axe heads and scrapes from the Neolithic and Bronze Age, that now reside at the Brighton Museum. East Sussex County Council’s website also shows that large parts of Peacehaven and Telscombe are within Archaeological Priority Notification Areas.

To a lesser degree, but just as interesting, are the buildings and structures within the Neighbourhood Plan Area that are currently not recorded or protected but would deserve their heritage assessed as part of any forthcoming development. For example, the former Gracie Fields Home and Orphanage on Telscombe Cliffs Way, The Coach House on Bannings Vale, Coastguard Cottages and Smugglers Rest on the A259, to name a few.





Policy PT27: Heritage Assessment

- (1) It is encouraged that all applications for developments undertake a proportionate heritage assessment of the site. Recording whether the development is within an Area of Archaeological Notification, nearby listed buildings, Conservation Areas, the buildings age, design, quality and features. The assessment should identify historical characteristics within the building and surrounding area. All impacts to features and historic characteristics should be recorded, and where required, an appropriate mitigation strategy included as part of the planning application.

Community facilities

Local community facilities provide a range of social care, education and welfare services that, once lost, are not easily replaced. Having such facilities locally is important socially and economically and also reduces the need for longer travel distances. It is therefore important that these services and facilities are protected over the longer term. Such facilities and services include (but not exclusively) schools, nurseries and places of learning such as libraries places of worship, healthcare provision, community centres, local theatres and galleries/exhibition halls and Post offices and banks.

In particular, the following community facilities should be safeguarded:

Peacehaven Library, Tyedean Hall, Telscombe Village Hall, The Scouts Hut in Arundel Road, East Brighton Masonic Centre (Seaview Road), Community House, Telscombe Civic Centre, Community Centre for Peace and Mosque, Kempton House Day Centre, The Joff Youth Centre, Central Avenue Post Office.

Policy PT28: Community Facilities

All major applications are encouraged to contribute towards the provision of local community facilities, both commercial and not for profit.

New provision of community facilities are encouraged to facilitate shared uses, and, where possible, to encourage existing buildings to expand service provision close to the district centre (Meridian Centre) where public transport networks are available.

New facilities outside of the district centre should provide an appropriate level of parking, including different types of parking such as cycle parking, dementia friendly parking and safe drop off zones, to encourage greater accessibility and social inclusion.

Delivery of new community services and facilities should be introduced at an early stage of the development, to encourage greater integration and social cohesion.

Policy PT29: Loss of Community Facilities

Proposals that include the loss or change of the following community facilities; Peacehaven Library, Tyedean Hall, Telscombe Village Hall, The Scouts Hut in Arundel Road, the Scouts Hut in Longridge Avenue, East Brighton Masonic Centre (Seaview Road), Community House, Telscombe Civic Centre, Community Centre for Peace and Mosque, Kempton House Day Centre, The Joff Youth Centre, Central Avenue & Longridge Avenue Post Offices will only be supported where:

- (1) adequate alternative provision exists or will be provided in an equally accessible or more accessible location within 800 metres walking distance; and
- (2) all reasonable efforts have been made to preserve the facility, but it has been satisfactorily demonstrated that it would not be economically viable, feasible or practicable to retain the facility or provide any other type of community service within the site/building.

The local community must be fully involved to gain a proper understanding of the importance of any community facility and the implications of any proposal which may affect it. Applicants proposing to redevelop or convert facilities which are of established community value, will be expected to engage with local communities at an early stage in the planning process about the relative importance of the facility to its users.

Neighbourhood Development Plans are able to identify and help bring forward potential sites for future development if the sites have been fully assessed. As part of the work undertaken on this Neighbourhood Development Plan, AECOM were asked to assess a few site options. The Hub building at the Peacehaven Sports Park was identified as a site that could have wider benefits to the local community. Site reference PTNP5 identified in the AECOM site assessment report, set out that the site had the opportunity to develop additional leisure or community facilities and services.

Policy SA1: Site allocation The Hub

- (1) Planning applications for the refurbishment or redevelopment of The Hub building to a height of three storeys will be supported.
- (2) The replacement facilities should not equate to any net loss of leisure or community facilities.

The Hub site SA1 was identified as PTNP55 in the AECOM Site Options and Assessment report as a site with opportunity to develop for leisure and community facilities. It is identified as number 11 on page 75 'Protection of Community Facilities Map'.

[AECOM site assessment report](#)

Protection of Community Facilities Map



- | | |
|---------------------------------|----------------------------|
| 1. Post Office Longridge Avenue | 7. Community House |
| 2. Tyedean Hall | 8. Scout Hut Peacehaven |
| 3. Telscombe Civic Centre | 9. Scout Hut Saltdean |
| 4. Post Office Central Avenue | 10. Telscombe Village Hall |
| 5. The Joff Youth Centre | 11. The Hub |
| 6. Peacehaven Library | PW. Place of Worship |

Map areas illustrate relevant locations and not the entire neighbourhood plan area.

Advertisements

There are a wide range of commercial business premises operating in the local shopping areas. These include shops and offices, bars, cafes and restaurants and clubs. Inevitably, the quality of design of their frontages and associated signage varies considerably.

The quality of the shop fronts along the A259 and Longridge Avenue and within the town centre, has an influence on the appearance and attractiveness of the NDP area. During consultation, the poor visual quality of buildings was raised: many people thought that the upkeep and maintenance of the buildings in local retail and employment areas could be improved, and that a consistent approach to signage and shopfronts would make an improvement to the experience of using commercial areas.

Poor quality signs and materials undermine the visual quality of the Neighbourhood Development Plan area and do not help attract visitors to the towns. It is thus considered important that shopfronts respond better to local character and bring a consistency of style to the commercial areas. Equally, the use of shop signage on pavements should be limited to reduce clutter. Any new signage on pavements that is associated with the business of the individual premises should have due consideration for the character and design of street furniture in the wider area and should seek to enhance the public realm.

Council Project 8

The Town Councils will in collaboration with other relevant stakeholders and public bodies explore the possibility of producing a feasibility study for the A259 to look at the quality of the public realm and signage.



Policy PT30: Shutters

- (1) Applications for external roller shutter or removeable grills will generally not be supported, unless they are concealed or incorporated into the fabric of the building.

Policy PT31: Signage

- (1) Applications for retail and commercial frontages will be supported where the depth of the fascia is in scale with the building and is set below the first-floor windows. The use of large areas of acrylic or other shiny materials should be avoided.
- (2) The use of box fascia's should be sympathetic to the scale of the building and should not project too far from the building. Lighting should be by a small number of uplighters or LED trough/halo lighting behind individual letters.
- (3) Projecting signs should only be allowed where they are in proportion to the building.
- (4) Free-standing monolith and totem pole signs should be in keeping with the scale and size of the building and, where possible, should use uplighters for illumination.

Section 4

Shaping Growth

Peacehaven and Telscombe do offer some limited opportunities for urban growth. Where these developments are sought, there need to be policies that can help deliver a sustainable approach which enables the wider community to engage, and a balance between existing and new to be achieved. It will therefore be encouraged that those applications for major sized developments be informed by a masterplanning process which will encompass a landscape led approach to design.

Masterplanning

Masterplanning is a method by which developers can set out a clear and coherent route map to the delivery of a development. It helps applicants to demonstrate and communicate an understanding of the site's constraints and connectivity to the surrounding area. It shows that a coherent approach has been undertaken in analysing information and provides a design that is bespoke to that location.

The Neighbourhood Development Plan area is enveloped by designated protected open space, and as such, a landscape design approach to masterplanning should be undertaken. A landscape design approach will require developers to sensitively design in terms of scale to the landscape context of being between clifftops and the South Downs National Park. The approach will also be required to deliver on the wider challenges such as the effects of climate change and health and well-being and how it can contribute to the wider area by supporting community benefits, local economies and promoting sustainability, culture, biodiversity and heritage.

Masterplans should be subject to a programme of community consultations and supported by a statement referencing the AECOM Design Codes and corresponding Consultation Statement to build on and learn from previous planning schemes within the area.



Policy PT32: Masterplanning

All masterplans should incorporate the following:

- (1) Consideration of the unique characteristics of the site and surrounding area, in particular analysing how the landscape will deliver local community and economic benefits and supports health and well-being.
- (2) Set up a cooperative structure that will involve all landowners in and around the site to form a coherent approach to development delivery.
- (3) Set out clear aims and objectives of the development and what the long-term landscape design success will look like. Undertake early consultation on these with the local community.
- (4) Establish a context appraisal for the site which will include the landscape design criteria.
- (5) Create a land use plan, which will also look at plot sizes, heights, points of connectivity.
- (6) Develop a movement framework that will set out the street hierarchy and public realm improvements.
- (7) Establish a green infrastructure plan which will set out the landscape design and open space network. The plan should include green corridors and habitat links to the wider area. The Green Infrastructure plan should contain a long-term management plan for the landscaping and how these areas are set out to be for the long-term resilience to the local effects of climate change, including being within a defined water stressed area.

A placemaking approach.

Placemaking is an approach to growth which focuses on how people interact with the built environment and spaces around them. It seeks to set a context of how areas are used for living, working and spending leisure time.

Successful placemaking helps rejuvenate community areas by uplifting the public realm and reconnecting people to the architecture that surrounds them. It is not completely design led and involves a more collaborative approach where landowners and users of public space come together to look at how new spaces can be created that will encourage greater public interaction, social cohesion and improve health and well-being. This approach also helps rejuvenate local economies as more people use an area.

Placemaking is not separate from masterplanning. The two can be combined to provide for a greener, more landscaped approach for the creation of new public realm within larger growth areas.

For a successful placemaking approach to be undertaken, flexibility and responsive design needs to be incorporated as trends often change and people look to find new experiences. Long term management and maintenance of these areas also has to be incorporated to ensure that they remain safe and well used.



Policy PT33: Design and placemaking principles

Major applications should seek to encompass a placemaking approach by including the following:

- (1) Putting people first – create a hierarchy of open spaces, from parks to grass verges and ensure that all are easily accessible for all ages and abilities. Create good wayfinding with safe and legible routes to from and within the site. Encourage active and sustainable movement, especially walking and cycling between open spaces.
- (2) Make it good for people and the planet – encourage community food growing and allotments, farmers markets and places where people can buy local wholesome produce. Prioritise the development of brownfield sites and develop these to the maximum density that the local context will allow, before developing greenfield sites. **Don't waste space.** Resource efficiency through using recycled materials, rainwater harvesting, and smart technology such as metres and lighting.
- (3) Future proofing and resilience – take a long term look at the life cycle of the development. Make it flexible and adaptable to changes in the economic market and the environment. Undertake a risk and resilience plan which looks at the effect of increased heating on buildings and spaces, impacts of extreme weather events, climate related health impacts, fluvial and surface water risk and water scarcity.
- (4) Measure the success – set targets for the long- term gains of the development, mode of transport usage and modal changes. Set energy consumption targets measuring the ongoing demand reductions and renewable percentages? Biodiversity net gain targets. Social indicators such as improvements in health and well- being and people's happiness levels. Economic indicators such as affordability and commercial viability.

Section 5

A Centre for Peacehaven

The policies in this section relate to the central retail district known as the Meridian Centre and surrounding area.

This area has been the subject of a full masterplanning and consultation exercises undertaken by the Neighbourhood Development Plan Steering Group during 2020-2021. As such, these policies set out to meet the aspirations of the residents of the towns as well as the Neighbourhood Plan Steering Group³⁵.

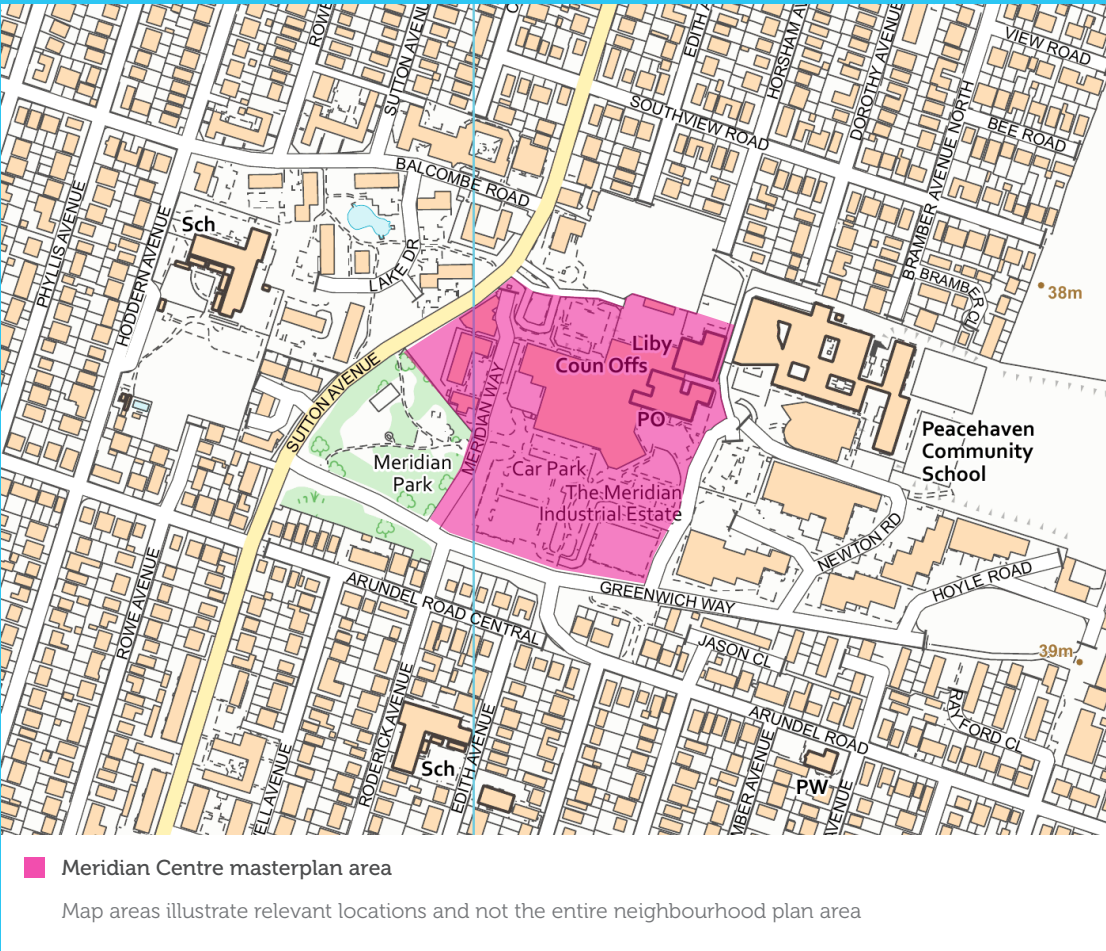


Diagram 2 - Masterplan area

Town centre

Currently the Meridian Centre is a district retail centre which hosts a medium sized supermarket, post office, library, nursery, town council offices, and approximately a dozen smaller units, many of which are vacant, due to impending redevelopment.

New floorspace alone will not deliver the step change required in the centre. It is hoped that Peacehaven Centre will become the core of the wider neighbourhood plan area, where public, economic and cultural life all come together. The Brighton University Study undertaken in 2020 suggests that the quality of the public realm in the town centre should be enhanced, as well as the commercial spaces be improved, as could connectivity to and within the centre area itself. Improving the connectivity of the site and the public realm will enhance the visitor experience.

Providing for some new residential development in the town centre may also help create life and activity and offer new housing close to facilities for those starting out in first homes, as well as those downsizing.

Town centre weaknesses

The main issues as identified within the masterplan are:

- The area has many differing land uses, many of which will need to be retained but could potentially be relocated to other parts of the site.
- Limited active frontages within the site area, with uninviting entrances contributing to possible opportunities for anti-social behaviour.
- Main pedestrian route through the site is through the Meridian Centre providing only limited permeability for pedestrians.
- Not enough retail provision.
- There are many mature trees surrounding the car park which should be retained.
- Parking is not always at full capacity. Retaining parking is essential, however, spaces need to be utilized properly.
- Poor active modes of movement and poor public transport links to the site.
- Poor relationship to the nearby industrial estate.
- Poor link to the retail area on the A259.
- Lack of vibrancy, evening economy or cultural activities.
- No link to nearby employment areas.

Development of the town centre should capitalise on the site’s potential and encompass a vibrant mix of uses which meet the needs identified in the town centre masterplan .

A larger retail offering as well as covered shopping areas and a covered market, should be incorporated into the centre area to provide greater diversity and encourage more people to use the area throughout the day and evening.

Key opportunities

The main opportunities as identified within the masterplan are³⁵:

- Creating a well-designed, good quality mixed development that would enhance vibrancy, expand existing employment uses, and improve the green infrastructure of the site.
- Strengthening the key connections through the site, linking green spaces in the wider area.
- Pedestrian/cycle pathway through the centre of the site from north to south. The route should contain plenty of street trees and shelter to protect from wind and rain.
- Pedestrian/cycle pathways from east to west, allowing leisure, school and industrial estate to become better connected to the centre.
- Encourage better public transport links to leisure, school and industrial estate facilities and reduce reliance on cars.
- Promote public realm improvements consisting of public squares which can provide flexible space and allow for a range of social and cultural activities.
- Encourage modal shift from car use to more active movement modes, including the use of chain journeys to and from the site.
- Creating active, well-articulated frontages is incredibly important for creating vibrancy. To make the most of the active frontage, there should be entrances and large ground floor windows at the ground floor level, allowing people to see inside as well as people seeing out. Following feedback from the public consultation, frontages should also seek to be covered to allow outside activities and protect from the wind.

35 Masterplan consultation

Policy PT34: Peacehaven Centre

Development in the centre of Peacehaven (area defined in the masterplan document and shown on Diagram 2) should have regard to the design principles and guidelines in the Peacehaven town centre Masterplan and are particularly encouraged to achieve all of the following criteria.

- (1) Promote the area as a mixed-use area comprising leisure, business, residential and community spaces.
- (2) Seek to introduce "open workspace" and training facilities to support the local economy.
- (3) Seek to improve the public realm and create open spaces which can be enjoyed by all people of all ages and abilities.
- (4) Encourage integration with the nearby school, leisure centre, health centre and Hoyle Road Industrial estate.
- (5) Will retain and enhance the community facility provision.
- (6) Will seek to reduce car trips within the area and promote, walking, cycling and public transport use.
- (7) Will demonstrate good placemaking principles and a landscape approach as set out in policies PT35 and PT36.
- (8) Will promote the area as a vibrant and enjoyable experience for residents and visitors.
- (9) Will undertake any necessary investigations to ensure that development will not adversely affect the water environment due to potential contamination from historic landfill

Policy PT35: Community Facilities in Peacehaven Centre

Applications for new or enhanced community, health and cultural facilities within the Peacehaven Centre are welcomed.

Applications should seek to offer inclusive and flexible facilities that cater for all ages and all abilities and capitalise on the benefits of the centre location to promote shared vehicle usage, public transport, cycling and walking.

Applications for community, health and cultural facilities should seek to undertake an holistic approach in service provision. Further, they should undertake additional community engagement to help define the services needed for the area and in accordance with good placemaking principles.

Policy PT36: Market Place and Outdoor events

- (1) Applications for the provision of a sheltered outdoor marketplace and for other outdoor events that help encourage tourism and community cohesion will be supported, subject to there being no adverse impacts on amenity, landscape or biodiversity.

Section 6

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new developments in their area. Its purpose is to raise funds for infrastructure needs in the area to support growth.

Lewes District Council is responsible for collecting and allocating the neighbourhood element to Town & Parish Councils that fall within the Lewes District Charging Authority Area. Telscombe village and the surrounding rural area lies outside the Lewes District and as such the South Downs National Park Authority are the collecting and allocating authority.

The legislation which sets out how CIL is spent requires that a portion of the CIL income raised from development, within a charging authority area is paid to the Town Council where the development has taken place. This is referred to as Neighbourhood CIL. The Neighbourhood CIL is increased to 25% in areas that have an adopted Neighbourhood Development Plan.

CIL receipts are to be spent by Town councils within five years of receipt and it must be spent on (see Regulation 59C of the CIL Regulations 2010 as amended):

- providing, replacing, improving, operating or maintaining infrastructure that supports development in the area; or
- anything else concerned with addressing the demands that development places on the area.

Within this Neighbourhood Development Plan the Town Councils have identified possible projects that it would like to take forward and it is hoped that CIL receipts would enable these to commence.



Final Comment

The Neighbourhood Development Plan is a starting point to gaining better quality developments and placemaking in the area. Future delivery of the projects and policies of this plan are intended to be monitored and reviewed regularly to ensure progression and implementation.

The Town Councils will therefore work alongside a variety of partners in a coordinated and cohesive manner and will update the residents of the neighbourhood area regularly to ensure that all the necessary information is provided in an easy to access way.

This will include:

- A review of planning decisions and appeal decisions to ensure the Neighbourhood Development Plan policies are given due consideration.
- A survey of applicants/developers to ensure that the policies are relevant and useable.
- Review the production of materials, both electronic and printed, to communicate with residents on the neighbourhood plan.
- Engagement with developers in the use of the Neighbourhood Development Plan and future delivery of policy objectives.
- Interim recommendations for changes and amendments for future Neighbourhood Development Plan development.

Planning Jargon Explained

The following definitions are to help understand the planning language and acronyms used within this document. These definitions have been shaped from Locality’s Neighbourhood Planning Glossary 2021³⁶.

Adoption – The final confirmation of a local plan by a local planning authority.

AECOM – A global provider of professional, technical and management support services, specifically in the areas of master planning, transportation, facilities, engineering etc.

Biosphere - A designated urban biosphere reserve, helping to protect the living coast between Newhaven and Shoreham-by-Sea in Sussex.

Community Infrastructure Levy (CIL) – Allows Local Authorities to raise funds from developers undertaking new building projects in their area. Money can be used to fund a wide range of infrastructure such as transport schemes, schools, health centres, leisure centres and parks.

Department of Levelling Up, Housing and Communities – The Government department with responsibility for planning, housing, urban regeneration and local government.

Design Code – A design code provides detailed design guidance for a site or area they prescribe design requirements (or ‘rules’) that new development within the specified site or area should follow

Development Plan - A development plan is a document which details the overall strategy of the council for the proper planning and sustainable development of an area and generally consists of a written statement and accompanying maps. The plan usually includes the broad aims of the council for specific topics, e.g. housing, infrastructure, community facilities which are reinforced by more detailed policies and objectives.

Evidence base – A body of information and statistics that are used to scope out planning issues.

Green Assets – Green Assets are anything that helps reduce energy, water or natural resource usage and helps mitigate climate change. This can include physical assets like renewable energy infrastructure (wind farms, solar panels), natural resources (forests, water bodies), and waste recycling plants.

Greenfield site - Land where there has been no previous development.

Greenspace – Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens,

allotments, and the like.

Independent Examination – An examination of a proposed Neighbourhood Developing Plan carried out by an independent person to consider whether a Neighbourhood Development Plan conforms with the relevant legal requirements.

Infrastructure – Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Infill Development – Development on a vacant or underused plot within an already developed site.

Listed Building – Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Local Planning Authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, county council, a unitary authority or South Downs National Park Authority.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community and subject to an examination before an independent Planning Inspector. These set planning policies for the area as well as allocating land for development or protection. A Local Plan is part of the development plan for an area.

Local Development Documents (LDDs) - These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority’s area.

Local Development Framework (LDF) – The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority’s local development documents. An LDF is comprised of:

- Development Plan Documents (which form part of the statutory development plan)
- Supplementary Planning Documents

The local development framework will also comprise of:

- Statement of Community Involvement Local Development Scheme
- Authority Monitoring Report
- Any Local Development Orders or Simplified Planning Zones that may have been added

36 Locality Neighbourhood Plan Glossary <https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-planning-glossary/>

Local Development Order – An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development or classes of development.

Local Development Scheme – The local planning authority’s scheduled plan for the preparation of Local Development Documents. This essentially provides the timetable for Local Plan production

National Park – The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by Natural England, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949.

National Planning Policy Framework – Sets out the Government’s planning policies for England and how these are expected to be applied.

Neighbourhood Development Order - A neighbourhood planning tool that allows communities to essentially grant planning permission for a specific form of development either on a specific site or over a wider area. The process is subject to independent examination and a community referendum as per a neighbourhood development plan.

Neighbourhood Development Plan – A local plan prepared by a Town or Parish Council for a particular Neighbourhood Area, which includes land use topics.

Planning Permission - Formal approval granted by a Council in allowing a proposed development to proceed.

Planning Practice Guidance – Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together.

Previously Developed Land – Land which is or was occupied by a permanent structure including the curtilage of the developed land, but excluding land in built-up areas such as residential gardens, parks, recreation grounds and allotments.

Public Realm – relates to all parts of the built environment where the public has free access. It encompasses: all streets, squares, and other rights of way, whether predominantly in residential, commercial or civic uses.

Settlement Development Boundary – Also referred to as the extent of the built-up area, settlement or development boundaries seek to set clear limits to towns and villages. They are designed to define the existing settlement and to identify areas of land where development may be acceptable in principle, subject to other policies and material planning considerations.

Site of Special Scientific Interest (SSSI) – A statutory conservation designation denoting a protected area due to its fauna, flora, geological or physiographical features in the United Kingdom.

Soundness – The soundness of a statutory local planning document is determined by the planning inspector against three criteria: whether the plan is justified (founded on robust and credible evidence and be the most appropriate strategy), whether the plan is effective (deliverable, flexible and able to be monitored), and whether it is consistent with national and local planning policy.

Stakeholder – People who have an interest in an organisation or process including residents, business owners and national organisations and government departments.

Statement of Community Involvement – This sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Sustainable Communities – Places where people want to live and work, now and in the future. Sustainable Development – An approach to development that aims to allow economic growth without damaging the environment or natural resources.

Use Classes Order – The Town and Country Planning (Use Classes) Order 1987(as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another class.

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