

STATEMENT TO ACCOMPANY PUBLICATION OF AECOM DOCUMENT

Peacehaven and Telscombe Neighbourhood PLAN

SITE OPTIONS AND ASSESSMENTS

Dated November 2019.

In 2013 when the two Councils joined together to designate the area and become the Authorising Authorities for the Peacehaven and Telscombe Neighbourhood Development Plan they took the decision to allocate sites for development.

If this had not been done site allocation would have continued to be decided by Lewes District Council as the Planning Authority.

The **advantages** of completing our own Neighbourhood Development Plan have not changed , Residents are able to have a say , within the boundaries of National and Local Government Planning Law. Once our Plan is complete and agreed at Local Referendum it is “MADE” and will be a Legal Document and will stand as yard stick against which planning applications are judged.

Unfortunately, both Councils delayed in making a serious start on the NDP and it was not until the latter end of 2017 that the Steering Group was formed and work began. The annual process of “Call for Sites” carried on at LDC and an allocation of 1224 new homes between 2010 and 2030 was cascaded down from the National Government targets (now 300,000pa) 255 minimum (excluding Lower Hoddern Farm) was the number the two Councils were told they needed to allocate through the NDP.

Allocation has not taken place yet but the various sites have been identified and the options are assessed in this document.

The Site Options and Assessment Document was based on 2019 information. The constraints, opportunities and viability issues are all considered. The parcels of land have been examined objectively as to whether or not they have potential for development.

The Meridian Site owned by (Coop) has come forward for redevelopment and could have potential for a large proportion of the 255 but to create a sustainable Neighbourhood it is more desirable to spread the allocation across the land areas. If there are sites we do not wish to see developed this is our opportunity to write policies to try to protect them for now and for the future.

The Site Options and Assessment Document is another tool to enable the people of Peacehaven and Telscombe Towns to understand the background against which allocations need to be made.

Please do continue to be engage with The Steering Group to help with the successful completion of the Neighbourhood Development Plan

THE STEERING GROUP COMMITTEE AUGUST 2020