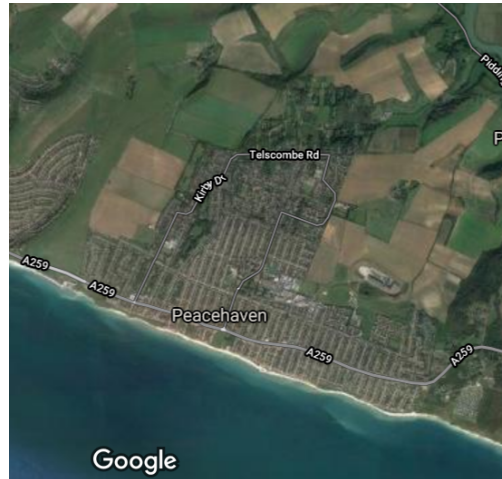


University of Brighton
School of Architecture & Design
MSc Town Planning
MSc Town Planning (Chartered Apprenticeship)

Module AIM 29 Sustainable Urbanism in Coastal Communities
NEIGHBOURHOOD PLANNING ASSIGNMENT (Semester Two 2019/20)

Peacehaven and Telscombe Neighbourhood Plan



Introduction

The assignment relates to the Peacehaven and Telscombe Neighbourhood Plan currently being prepared by the two Town Councils' joint Neighbourhood Planning Steering Group. You will be split into 5 groups to complete a project which will be used to support the Town Councils and which will also be assessed.

The groups will study:

Purple: Transport and air quality

Yellow: Town centre

Green: Plotlands and Downland Fringe

Red: Diversifying the economy

Blue: Climate and Coastal Change

More details about each of these projects are on the following pages but the requirements and outputs of the assignment will be similar for each.

Each group will be required to:

1. Produce a report that critically analyses the planning context of the group's area or theme and recommends viable planning policy and design solutions that can be incorporated into future versions of the draft Neighbourhood Plan or associated guidance.

2. Present their findings to the rest of the students, lecturers and members of the Neighbourhood Plan team at 2pm on **4 June 2020 using Microsoft Teams (subject to change)**. This will include a Q+A session.

Peacehaven and Telscombe

Peacehaven and Telscombe sit at the top of chalk cliffs overlooking the English Channel, 10km east of Brighton and 4km west of Newhaven. Peacehaven was conceived by Charles Neville as a place for those returning from the Great War, as having "homes fit for heroes". Plots of land were made available for self-build homes, and by 1924 there were just over 3000 people living in the new town which was laid out in a grid plan a mile long and a half a mile back from the cliffs. At each end of the town are tall, white stone pillars to mark the eastern and western boundaries of Peacehaven; only the western ones are still in place. The Greenwich Meridian passes through the town of Peacehaven. Telscombe is contiguous with Peacehaven on its eastern side. The historic downland village of Telscombe lies to the north west of Peacehaven and the Brighton suburb of East Saltdean lies to the west of Telscombe Tye – an area of downland. The South Downs National Park surrounds the towns to the north. The A259 runs through the southern part of the towns and there are community facilities grouped around the Meridian Centre, a little inland. The cliffs and foreshore are part of a Site of Special Scientific Interest.

Neighbourhood plan context

A community planner, James Boot, is helping the Town Councils to prepare a Neighbourhood Plan. A Steering Group has collected evidence and will be carrying out a number of studies. Their work is also being supported by a large planning and civil engineering consultancy AECOM, funded by the government, who have undertaken a Site Options Assessment and are starting (February 2020) on drawing up a Masterplan and Design Guide. **An online workshop is being arranged which representatives of each group will be invited to.** Once the Plan is drafted, it will be consulted on locally and commented on by statutory consultees and will be submitted to Lewes District Council to be considered for another formal consultation before an 'examination'.

For more details look at the following websites:

<https://www.peacehaven-and-telscombe-neighbourhood-plan-steering-group.co.uk/>

and

<https://www.peacehaventowncouncil.gov.uk/neighbourhood-plan/>

Assignment

The assignment requires each group to:

- a) Carry out a visual survey **using online resources such as Google Earth and Streetview** of an area or topic in Peacehaven and Telscombe. Through visual observation, **field** analysis, measurements, (some) interviews **or questionnaires**, you will work in groups to draw on your knowledge and develop your ability to deduce, question, and test

conclusions about how the area is used or topics addressed when making decisions about planning proposals.

- b) Critically assess the planning constraints and opportunities of the area / topic, based on publicly available information (including surveys carried out by the Peacehaven and Telscombe Neighbourhood Plan team) and other sources that you are given or find. If your group would like to ask someone from the Peacehaven and Telscombe Neighbourhood Plan team any questions **in an online/telephone interview or in a questionnaire**, please email Andrew Coleman, copied to Georgia Wrighton. This is so we can manage information requests **and ensure compliance with Ethics requirements**.
- c) Make recommendations about planning policies that the Neighbourhood Plan could contain for the development of the area or supplementary guidance that can be used to deliver the draft Plan.

The recommendations should be informed by other key documents. They should be in general conformity with the [Lewes Core Strategy](#), the [Lewes Local Plan Part 2](#), the [South Downs National Park Local Plan](#) and the [NPPF](#).

- d) Prepare and present a Powerpoint presentation of maximum 15 minutes duration **using Microsoft Teams** summarising the group's findings and recommendations on the afternoon of Thursday **4 June**. The slides will form the submission by **1330 on 4 June (subject to change)** using the 'Peacehaven and Telscombe Plan Presentation' submission point in Assessment on Studentcentral. **The presentation and slides will be assessed as 40% of the group assignment.**
- e) Produce a report that contains the findings and recommendations. The report should be an A4 (portrait or landscape) or A3 (landscape) document, around 50 pages and 2500 words in length (excluding Appendices and Bibliography). It should include a cover sheet, index and references. Using representational tools (mapping, drawing, photography etc), you will communicate the group's observations, impressions and recommendations. Do not identify individual group members in the main report but clearly specify the responsibilities of each group member in the project in a separate document using the template provided. The report should be submitted using the 'Peacehaven and Telscombe Plan Report' submission point in Assessment on Studentcentral **and two hard copies to the SoAD School Office (3rd floor, Mithras House)** by **1400 on 11 June 2020**. There is guidance on reducing file size [here](#). **The report will be assessed as 60% of the group assignment.**

Group working

We have allocated you to groups, taking into account your geographical location, employer, full/part time status, access to a car, gender and marks on the course so far. You will need to **liaise by email, phone or Microsoft Teams meet** to discuss how your group will work together to complete the assignment. **Because of COVID-19 restrictions, you cannot meet or visit Peacehaven and**

Telscombe **in person for the purposes of this assignment.** There will be no MScTP course teaching (except for the 0900 GBM01 lecture) on Thursday 7th May and group time has also been allocated on 14th **and 21st** May.

In your group you will need to allocate enough time to plan and complete the work and to rehearse the presentation. You should consider allocating responsibility for individual topics and tasks (e.g. research, drafting and editing the report, presenting the PowerPoint). The different tasks within the assignment allow enough scope to play to people's strengths, as well as opportunities to try something new and to challenge yourselves. This assignment is an opportunity to develop and practice some of the professional skills you need as a planner – refer to the [RTPI Reflective Journal Advice Note](#).

There are also links between the topics that the groups are considering so it would be advantageous if you consider how your proposals complement each other.

Assessment

We will award a single mark for the whole group so it is in the interests of each member to make a full contribution to the best of their abilities. **The Group report and presentation will comprise 50% of your module assessment. We will also assess individual contributions which will comprise 25% of the module assessment.**

The following Learning Outcomes apply to this Assignment:

LO1. Research, observe, evaluate and demonstrate a critical understanding of the principles and processes of design for creating high quality places and enhancing the public realm for the benefit of a local community;

LO2-LO3. With reference to the community group with which you have been working, evaluate the effectiveness of community engagement in the neighbourhood planning process;

LO4. Appreciate the role of evidence-based decisions and sustainable urban design principles as a vision-making and problem-solving vehicle for the making of place and the mediation of space

The assignment will be graded using the University *Postgraduate grading descriptor* which is posted on the Course Webpage on Studentcentral.

Assessment criteria

- Critical analysis of the issues
- Reference to theory or relevant theories
- Reference to books and journal papers
- Original and imaginative thinking
- Examples and illustrations
- Clear explanation and justification
- Clear, well-structured, interesting and persuasive presentation including 'introduction' and 'conclusion' used appropriately.

Depending on which topic or area your group covers, your assignment should include some of the following:

Visual observation (sketches, notes, photos and images from the internet , videos – subjective and objective analyses), field—analysis , measurement including the use of representation tools (drawing, photography, computer modelling and graphics).
Analysis of publicly available documents including the Census, Local Plan background documents, Neighbourhood Plan survey
Interviews with key stakeholders (n.b. use the generic assignment ethics assessment)
Analysing building and space layouts to understand what impact they have on the way people behave
Identify the various street types, typical building and block types, materials and design features of the area
Illustrate the location and type of major uses of the area on a map
Account for variations in users and activities at different times of the day or week
Analyse how people are using and moving through space. What is the vehicular traffic like and how does it affect pedestrians and cyclists?
Indicate on a map the location of the public transport nodes in and immediately around the observed area
How far (in walking, cycling time) is it from the major places or activities to these public transport nodes?
Analyse the key problems, issues and opportunities using a SWOT analysis
Develop criteria for assessing options for development based on constraints and opportunities including location, size, current and previous use, relevant planning policies, planning history, flood risk, coastal change, accessibility, biodiversity, landscape, historic environment, infrastructure, ability to provide affordable housing and the impact on local businesses and community facilities.
Use evidence (data, photos etc) from other locations of possible solutions that may be appropriate in Peacehaven and Telscombe.
Develop criteria about a site suitability, achievability, availability and acceptability for housing or another use.
An assessment of significant environmental constraints such as land that may be contaminated, flooding or coastal change or subject to biodiversity and landscape designations
Recommendations about appropriate urban design constraints and guidelines such as maximum height, density, conserving historic value, urban form and materials
Testing of recommendations against Neighbourhood Plan surveys and Lewes Local Plan Sustainability Appraisal objectives
Comparison of different development options using criteria
Recommended development options, policies and guidance, requirements for developer contributions and how to spend CIL

Submission dates

1. Submission of Powerpoint slides using the 'Peacehaven and Telscombe Plan Presentation' submission point in Assessment on Studentcentral by **1330 on Thursday 4 June 2020 (subject to change)**.
2. Submission of ~~2 hard copies of the report to the School Office 3rd floor, Mithras House and~~
 - one copy of the report and
 - one copy of a completed template indicating the contributions of individual members of the group

using the 'Peacehaven and Telscombe Plan Report' submission point in Assessment on Studentcentral by **1400 on Thursday 11th June 2020**.

Purple: Transport and Air Quality

Lauren Cripps
Alishba Emanuel
James Emery
David Parfitt
Jessica Riches
Will Robinson

Identify the main transport issues such as cycling and pedestrian links within the town from the Meridian (Peacehaven town) centre and out to the surrounding area (including the national park), congestion, parking and public transport. Propose solutions to encourage greater use of sustainable modes of transport.

Yellow: Town centre

Catherine Denning-Johnson
Oliver Hurst
Summer Sharpe
Jack Trevelyan
Andrea Templeton

Consider the current and possible future form and function of the Meridian Centre and immediately surrounding land.

Green: Plotlands and Downland Fringe

Callum Connor
Gavin Fownes
Robert Leet
Chloe Timm
Eloise Short

Identify the location and characteristics of the original 'Plotlands' developments and consider if design policies and guidelines are needed to retain the character of them and sites within and abutting the National Park and to 'soften' the urban edge.

Red: Diversifying the economy

Holly Hinks
Ed Leigh
Andrew Motley
Nepo Shrade
Amber Willard

Investigate the current employment base and the need and opportunities for different kinds of business space including diversifying the employment opportunities throughout the town and the potential for relocating some employment uses to improve the character and functioning of the town centre.

Blue: Climate and Coastal Change

Abbey Aslett
Alice Johnson
Katherine Matthews
Michael Payne
Richard Sherman

Identify the current and future climate and coastal change risks facing Peacehaven and Telscombe and opportunities to mitigate climate change and adapt to its challenges.

April 2020

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