



# **Newhaven Neighbourhood Plan 2030**

## **January-March 2016 Sites Consultation Report**



Since early 2014 Newhaven Town Council has been working on a Neighbourhood Plan for our town. The plan will set out a vision for the future of the town along with policies on:

- Where new development should go
- What improvements are needed in the town
- What sort of social and leisure facilities will be needed to support new development

The Town Council decided to produce a Neighbourhood Plan as it gives the community more of a say on where new development is best located and what is needed to make the town the best it can be. Lewes District Council through their Local Plan requires us to find sites for **a minimum of 400 dwellings**.

Having a Neighbourhood Plan in place will mean more money can be invested in facilities and services for residents. This money will come from contributions made by developers that build the new homes. Last year we consulted with residents in July and December asking what sites residents would like to see developed. Results from these surveys are all available on the Town Council website.

Since then a few more sites were identified from landowners and so before we could go any further, we wanted to let residents know where all the sites we would be looking at are as it is our duty and a requirement to consider all sites that are being promoted or are available for building on, in order to produce a Neighbourhood Plan that will be considered legally made by an examiner.

112 responses were received in total, out of these, 48 filled the forms online and the remaining 64 were submitted via the forms provided.

Below is the collation of all responses received indicating residents views on where development could be acceptable and where it could not. It also indicates the type of developments (housing) residents would like to see on the suggested sites.

Many thanks to all those who took the time to respond to the survey to help guide and direct the Town Council on how best to control future developments in Newhaven Town through the Neighbourhood Plan.

### **Question 1.**



What TYPE of development would you like to see on this site?								
Answer Options	Housing	Businesses	Open Space	Mix of Housing and Business	Mix of Housing and Open Space	Mix of Business and Open Space	Leave as it is	Response Count
Seahaven Caravans, Railway Road	<b>57</b>	15	2	9	2	2	5	89
North of Palmerston Avenue, Mount Pleasant	17	2	6	3	4	2	<b>69</b>	101
Southern Water Pumping Station Site, Fort Road	<b>33</b>	7	9	5	6	5	23	88
Valley Road, west of Brazen Close	<b>64</b>	3	0	4	10	2	7	89
The Old Shipyard, Robinson Road	<b>51</b>	7	0	18	8	3	5	89
Land to West of St Lukes Court, Church Hill	<b>38</b>	1	7	0	9	2	32	88
Land south of Denton Drive	<b>48</b>	0	7	1	5	1	38	98
Land at Eastside north of Sewage works	<b>42</b>	12	5	10	6	3	8	85
Land at Plot 86, Harbour Heights	<b>64</b>	2	2	2	6	1	7	83
Hill Road (Rear of 7-10 Park Drive Close), Denton	<b>46</b>	1	5	0	9	1	36	96
North/East of Reservoir, Hill Road, Denton	23	1	4	0	10	2	<b>54</b>	91
Hill Road, Denton	37	1	4	0	8	1	<b>45</b>	95



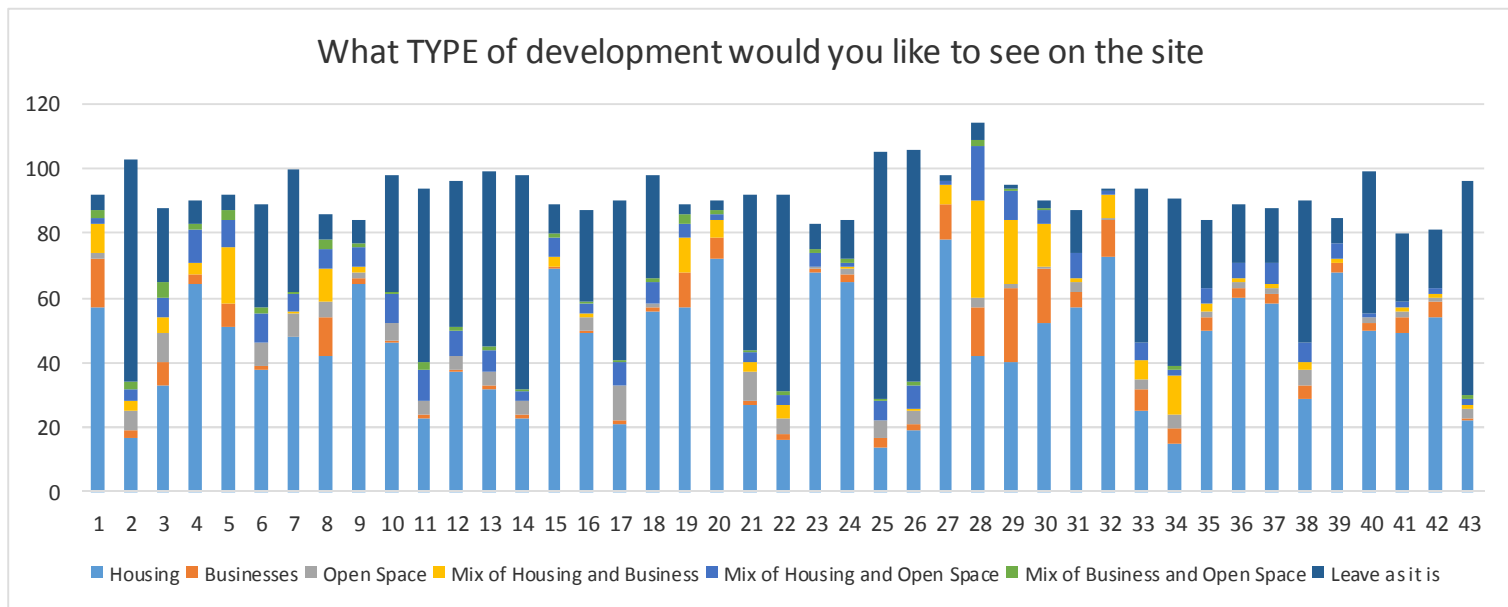
Land at the Crescent, Denton	32	1	4	0	7	1	<b>54</b>	98
Land at Crest Road, Denton	23	1	4	0	3	1	<b>66</b>	97
South of Valley Road	<b>69</b>	1	0	3	6	1	9	89
South side of Western Road	<b>49</b>	1	4	1	3	1	28	86
Land at Kings Avenue (Part of Site developed. Woodland remains)	21	1	11	0	7	1	<b>49</b>	88
Land south of Denton Drive	<b>56</b>	1	1	0	7	1	32	96
Robinson Road Depot, Robinson Road	<b>57</b>	11	0	11	4	3	3	88
Lewes District Council Offices, Fort Road	<b>72</b>	7	0	5	2	1	3	89
Meeching Down, off Brighton Road	27	1	9	3	3	1	<b>48</b>	89
Bay Vue Road Car Park	16	2	5	4	3	1	<b>61</b>	91
Plots 32 & 33 Charleston Avenue	<b>68</b>	1	1	0	4	1	8	83
Land at Wilmington Road (plots 44-46)	<b>65</b>	2	2	1	1	1	12	83
South East of Holmsdale Road, Denton (Mount Pleasant)	14	3	5	0	6	1	<b>76</b>	103
Land north of Holmesdale Road, Denton (Mount Pleasant)	19	2	4	1	7	1	<b>72</b>	104



Newhaven Police Station, South Way	<b>78</b>	11	0	6	1	0	2	98
Bevan Funnell, Eastside	<b>42</b>	15	3	30	17	2	5	93
Eastside (light industrial use east of Beach Road) excluding Bevan Funnell	<b>40</b>	23	1	20	9	1	1	87
Land south of Transit Road, Eastside	<b>52</b>	17	1	13	4	1	2	88
Grays School, Western Road	<b>57</b>	5	3	1	8	0	13	86
Old Conservative Club, Junction of South Way and Church Hill	<b>73</b>	11	1	7	1	0	1	91
Lower Place Car Park, North Way	25	7	3	6	5	0	<b>48</b>	91
Multi Story Car Park, Dacre Road	15	5	4	12	2	1	<b>52</b>	90
Land either end of Neills Close	<b>50</b>	4	2	2	5	0	21	84
North and rear of Mariners Wharf, Fort Rise,	<b>60</b>	3	2	1	5	0	18	89
Plot of land south of Mariners Wharf, Fort Road	<b>58</b>	3	2	1	7	0	17	88
South of Shakespeare Hall, Fort Road	29	4	5	2	6	0	<b>44</b>	89
Plots 50 & 55 Westdene Avenue, Harbour Heights	<b>68</b>	3	0	1	5	0	8	85
Land adjacent to 1 Denton Road, Denton	<b>50</b>	2	2	0	1	0	44	97
Garage site at Rectory Close, off Church Hill	<b>49</b>	5	2	1	2	0	21	80



Garage site at Valley Road,	<b>54</b>	5	1	1	2	0	18	81
Land at Walnut Cottage and Hillhead, Palmerston Road.	22	1	3	1	2	1	<b>66</b>	94
<i>answered question</i>								<b>112</b>
<i>skipped question</i>								<b>0</b>



## Question 2:

What STYLE of Housing development would you like to see on this site?						
Answer Options	Flats	Bungalows	Terraced	Detached	Semi Detached	Response Count
Seahaven Caravans, Railway Road	20	0	<b>33</b>	2	7	60
North of Palmerston Avenue, Mount Pleasant	2	9	6	4	<b>11</b>	23
Southern Water Pumping Station Site, Fort Road	<b>17</b>	1	9	3	9	35
Valley Road, west of Brazen Close	2	22	12	13	<b>23</b>	65
The Old Shipyard, Robinson Road	<b>36</b>	0	20	5	7	65
Land to West of St Lukes Court, Church Hill	<b>15</b>	1	12	5	13	43
Land south of Denton Drive	5	<b>23</b>	8	6	18	45
Land at Eastside north of Sewage works	14	8	<b>17</b>	5	14	43
Land at Plot 86, Harbour Heights	5	9	3	15	<b>30</b>	59
Hill Road (Rear of 7-10 Park Drive Close), Denton	5	<b>21</b>	11	6	13	48
North/East of Reservoir, Hill Road, Denton	3	6	9	3	<b>10</b>	26
Hill Road, Denton	2	<b>15</b>	8	2	13	35
Land at the Crescent, Denton	2	10	6	4	<b>11</b>	28
Land at Crest Road, Denton	2	6	4	6	<b>11</b>	25



South of Valley Road	8	<b>28</b>	5	6	24	63
South side of Western Road	6	7	11	10	<b>21</b>	44
Land at Kings Avenue (Part of Site developed. Woodland remains)	5	5	7	4	<b>12</b>	26
Land south of Denton Drive	3	<b>24</b>	5	12	18	52
Robinson Road Depot, Robinson Road	<b>32</b>	3	21	7	13	61
Lewes District Council Offices, Fort Road	<b>32</b>	0	17	2	14	60
Meeching Down, off Brighton Road	7	8	4	2	<b>16</b>	30
Bay Vue Road Car Park	8	1	<b>10</b>	1	1	18
Plots 32 & 33 Charleston Avenue	3	12	3	13	<b>31</b>	55
Land at Wilmington Road (plots 44-46)	2	7	2	14	<b>35</b>	53
South East of Holmsdale Road, Denton (Mount Pleasant)	1	4	4	2	<b>11</b>	18
Land north of Holmesdale Road, Denton (Mount Pleasant)	2	6	5	7	<b>10</b>	22
Newhaven Police Station, South Way	<b>58</b>	1	25	1	9	74
Bevan Funnell, Eastside	36	7	<b>38</b>	6	19	63
Eastside (light industrial use east of Beach Road) excluding Bevan Funnell	28	2	<b>30</b>	5	14	55
Land south of Transit Road, Eastside	16	3	<b>36</b>	2	5	52
Grays School, Western Road	5	17	13	8	<b>17</b>	51





Old Conservative Club, Junction of South Way and Church Hill	<b>55</b>	5	5	3	4	69
Lower Place Car Park, North Way	<b>26</b>	0	3	1	4	33
Multi Story Car Park, Dacre Road	<b>19</b>	1	5	2	6	29
Land either end of Neills Close	5	<b>18</b>	10	7	9	43
North and rear of Mariners Wharf, Fort Rise,	<b>20</b>	5	16	6	9	52
Plot of land south of Mariners Wharf, Fort Road	<b>23</b>	0	19	7	10	52
South of Shakespeare Hall, Fort Road	<b>14</b>	1	8	7	7	33
Plots 50 & 55 Westdene Avenue, Harbour Heights	6	5	1	21	<b>31</b>	56
Land adjacent to 1 Denton Road, Denton	2	7	5	<b>22</b>	15	44
Garage site at Rectory Close, off Church Hill	7	4	7	11	<b>14</b>	38
Garage site at Valley Road,	6	11	6	9	<b>20</b>	44
Land at Walnut Cottage and Hillhead, Palmerston Road.	1	4	5	4	<b>9</b>	18
<i>answered question</i>						<b>86</b>
<i>skipped question</i>						<b>26</b>

**Overall, the most preferred style of development were semi-detached and flats with the least preferred being detached. In order of preference based on total number of ticks on every site, Semi-detached had 598 ticks, followed by flats with 566, terraced with 484, bungalows with 327 and lastly detached with 281.**



## What style of housing would you like to see on these sites?

