



The

**BIG**

Planning Event

The

People's

Report

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## Foreword from the Leader of Newhaven Town Council

I would like to personally thank everyone that took time out of their busy lives to make their opinions heard by participating in the BIG Planning Event surveys and coming to the event itself.

The response to the surveys has been overwhelming. With over 1,300 people attending the event on the day, it is a clear sign that the future of the town is an important issue to the people of Newhaven.

This report “The People’s Report” is YOUR report.

It represents your views and aspirations for your town using the information supplied by you in the postal and on-line survey and the feedback you gave at the event.

The People’s Report has one main aim; to provide a clear signal about what people want for Newhaven and provide a people’s view on their aspirations for Newhaven in the future.

The Town Council will use this information to set out a vision for Eastside and respond on behalf of the community to the most significant planning applications for major redevelopment to affect Newhaven in the last 10 years.

But this is just the first step. The Town Council will go on to use this report to help prepare and review its policies and proposals and most importantly, as the framework for its work to develop a Neighbourhood Plan for the Town.

As part of these processes and following on from the Big Planning Event, the Town Council is committed to continue to consult you and reflect the your views and aspirations in the work that it does.

It is Your Town, Your Views, Your Council.

**Cllr Judith Ost**



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# Section 1

## Key messages & executive summary

The BIG Planning Event and the public survey had simple aims which were to raise awareness of proposed major development among the people who live, work and visit Newhaven and to gain their views on what they wanted to see in the town, now and in the future.

The Big Planning Event did not seek to ask people to vote on their preferred development in relation to the 3 proposed developments for Eastside and Railway Quay for reasons explained later in this publication.

The purpose of gathering public views was to indicate where the local people of Newhaven want their town to go, what they want to introduce and what they would like to see more of.

The public messages presented here signal a strong voice as to the type of development features that they want. It is for the Lewes District Council when considering planning applications to decide based on all of the evidence available.

This publication is the People's Report. It reflects the views of local people. The general perception was that people feel part of the town and have positive things to say about its potential, its location and natural assets and beauty spots. However, there is a strong feeling that Newhaven has stood still or even gone backwards in some respects. The general view is that Newhaven needs to move forward and move forward fast. Provision and the safeguarding of employment opportunities were also highlighted as a priority. Therefore, any development opportunity that creates new permanent jobs was seen as a good thing for the town.

Commercial ventures such as cinema, shops, restaurants, cafes and factories received significant support, with the overall view in favour of anything that will create jobs for locals. This was highlighted by the comments that simply stated "build anything that creates jobs." The general view was that the run down impression of the town, particularly the port area, needed to be reversed and new development was seen as one of the best ways of achieving this.

Residential accommodation was raised in the survey. However, in the wider context of what is important for Newhaven, the support for new/additional housing was very low.

Whilst new development was welcomed, this was not to be at the expense of adjoining countryside and should provide a variety of facilities and enhance the environment of the town. Contrasting the support for development was the call for leaving eastside to nature. The abundance of quiet footpaths in the area, the beautiful flora and the animal life in the area are all presented as reasons not to build.

Whilst providing an additional supermarket was not seen as a priority, establishing a new retail centre was seen as key, and the role of a supermarket in this was recognised as was the need for good integrated transport arrangements.

Many people felt that some of the open space was ‘just right and should be left as it is,’ whilst other areas have huge potential for additional facilities. In general the view was that there was a need for more open space and facilities, with better access to these and existing natural features.

Whilst identifying the need for more facilities, particularly related to children and young people’s play, there was also a wish that formalised areas are balanced with more natural “wild” areas.

Most people blamed the ring road for the demise of the town centre. It was felt that car parking charges should be addressed as well as environmental enhancements to encourage visits into the town centre. It was generally accepted that the main retail area had moved to the east of the river. Many wanted an area of eastside consolidated to provide a variety of retail opportunities to make up for those lost in the High Street, but they wanted the retention of a food store there, seen as a lifeline by some people in Newhaven who have mobility difficulties and low incomes.

The town centre was still valued as a focal point, but people recognised that a new role was needed if it was to be revitalised.

Whilst the majority of residents believed that the town has many assets and good features, they felt that the image of the town was one of being run down, particularly for visitors entering via the port, and this was the main barrier in attracting people to stop in the town. Most feel that not enough was made of, and visitors are not aware of, the facilities the town had to offer.

The run down and derelict image of the town, particularly for visitors and those passing through, was seen as a significant barrier to attracting people to stop in, and investment in, the town. There was a strong desire for new development and environmental improvements to overcome this.

The shopping area in the town centre was also seen as run down, with the need to attract new and local businesses back as part of a new role and with a better market.

The area of most interest was to open and access the sandy beach. Based on the feedback, the sandy beach was seen as an essential part of Newhaven life with many responses reminiscing about past times spent in the area.

The public response to housing was very low compared to the other areas within the survey. The responses to housing focussed on the need for affordable starter homes and improved residential on-street parking, as well as greater consideration being given with respect to residential planning applications.

## Section 2

### Understanding how we obtained our results

Newhaven Town Council held the Big Planning Event so that as many of you as possible had a chance to take part. The survey form was posted to every household in the town with a free post return envelope and made available on-line at the Council's website. The survey and the Big Planning Event were widely advertised. The Town Council recognises that there may still be people within the community who were less likely to take part. Although the Town Council believes that the consultation was an overwhelming success and does truly reflect the general views of the people of Newhaven, it will continue to try to seek out the views of everyone.

As can be seen from the report there are sometimes conflicting views and priorities. The Town Council will take both into account and try to find ways of suggesting compromises, making sure, as far as it can, that you are involved in the final decisions.

#### **Sources of data used in this report**

The results in this report were collected in a variety of ways. You told us what you thought in the postal survey, on-line and you provided feedback at the BIG Planning Event on the 14th March 2012. About 500 of you completed responses to the survey and over 1,300 people attended the event and told us what you think.

#### **Turning your feedback into the results presented in the report**

There were two kinds of questions; open ended questions that allowed you to say what you thought and questions that asked you to express your preference for specific features you might want to see in the town. Your answers to the open ended questions were sorted into groups related and used to write the "you said" and "Your comments" sections of the report. Your preferences for specific suggested features were turned into scores and used to make the graphs which show the priorities of all of you taken together.

In the light of all these responses and the views expressed, a set of conclusions have been drawn up after each section, which are then summarised in the Key Messages and Executive Summary.

#### **Why did Newhaven Town Council ask for all of this information and not simply ask people to express their preference of the three proposed developments?**

One of the main aims of the BIG Planning Event was to give people the chance to fully understand the developments proposed for Newhaven. Up to this time knowledge was mixed, based on whether people had the opportunity to attend consultation events held by developers, what people read in the press and on-line, and word of mouth. In addition the different proposed developments offered different things for Newhaven. They were based at different locations and offered different facilities as part of their schemes. The Big Planning Event showed the proposed developments side by side, enabling people to compare, ask questions and form an opinion based on the facts.

The proposed developments each offered a range of potential opportunities and a picture of what might be possible. The Town Council wanted to take the opportunity to get your views on wider, but related issues such as the future of the Town Centre, your hopes for the long term future of the Town and your priorities for local facilities, open spaces, jobs etc.

The survey was not just about the three planning applications that will be decided in May 2012. We can also use your report to help influence development, potential developers and others as well as looking at our own plans for facilities in the town.

Lewes District Council has to take into account the evidence that your report gives them. They also have to take into account planning law and government guidance. However, the new Localism Act 2011 requires District Councils to give more weight than before to local views.



## **Section 3    General community perceptions and priorities for Newhaven**

This section focuses on what people who live, work and visit Newhaven currently feel about the town.

### **The Newhaven view**

Overall, people feel part of the town and have positive things to say about its potential, its location and natural assets and beauty spots. However, there is a strong feeling that Newhaven has stood still or even gone backwards in some respects. The general view is that Newhaven needs to move forward and move forward fast.

### **The question            What are the top things you like about Newhaven?**

The people of Newhaven obtain more enjoyment from Newhaven's location than from the town itself. Feedback did not express any favourable opinions on the shops, or the facilities that the town provides. The one exception to this is the port, which is praised for its history and significance to the town. However, since becoming run down, less useful and with unattractive and noisy uses, the feeling is that it has significantly contributed to the view that Newhaven has stopped progressing and is moving backwards.

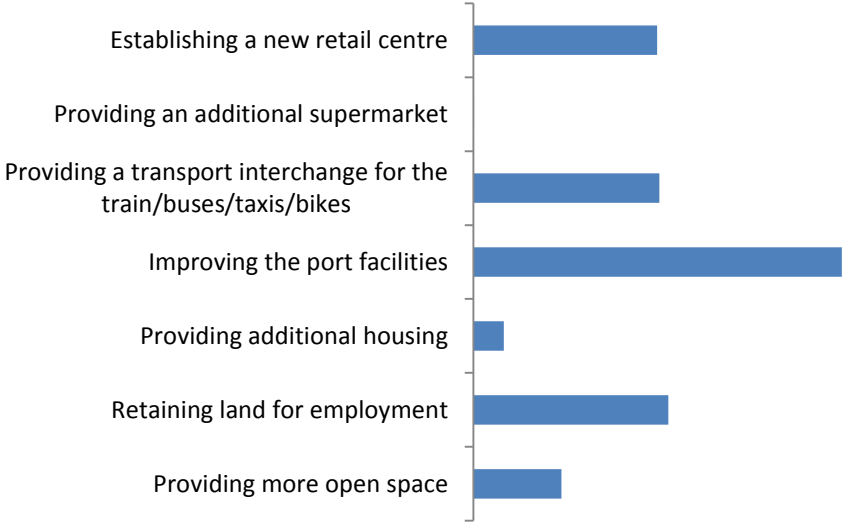
There is a good sense of community in the town. People are described as friendly, kind and helpful. This is clearly a very important factor for many, since a significant proportion of feedback stated that it is the people of Newhaven that are keeping them in the town.

### **You said**

The top things you liked about Newhaven were (with 1 being ranked as the most important):

1.     Its proximity to the sea
2.     The friendly people
3.     Its proximity to the downs
4.     It has great public transport
5.     Its proximity to Brighton, Lewes, Seaford and Eastbourne
6.     The port and the ferry to France
7.     The many areas for walking
8.     The river
9.     The views
10.    The beaches

**The priorities you identified for improving the town**



**You commented**

These are a few examples of typical comments you made in expressing the things you liked about Newhaven:

“Good access to the main road routes, lovely but underused port and beach. There are great possibilities and opportunities for the future to raise the town’s profile.”

“I like the fact that it has always been a seaport, and that should be a priority to maintain. The town has good bus links to Brighton, Seaford and Eastbourne and the people are pleasant.”

“It’s my home town. Otherwise it’s hard to say what I like. We are lucky to have a harbour and marina but I would like our beach back.”

**The question                      What else would you like to see in the development of Eastside?**

The idea of a cinema in Newhaven, referred to in one of the development proposals, dominates with more mentions than any other. Other commercial ventures such as shops, restaurants, cafes and factories also received significant support, with the overall view in favour of anything that will create jobs for locals. This was highlighted by the comments that simply state “build anything that creates jobs.”

Residential accommodation was also brought up frequently, with the majority asking for cheap private accommodation or even council houses. However, in the wider context of what is important for Newhaven, the support for housing was very low (refer to section 10).

Contrasting the support for development is the call for leaving eastside to nature. The abundance of quiet footpaths in the area, the beautiful flora and the animal life in the area are all presented as reasons not to build.

## **You said**

The top things you'd like to see at eastside were (with 1 being ranked as the most important):

1. A cinema
2. Nothing, leave it as countryside
3. Cheap housing
4. Local shops
5. Restaurants
6. Cafes
7. A bowling ally
8. Factories
9. Children's play area
10. Good footpaths

## **You commented**

These are a few examples of typical comments you made in expressing your priorities for eastside:

"I do not want to see Eastside develop. Put it back to nature and leave it alone."

"I would like to see a thriving retail park which will attract a lot of visitors."

"Just ensure that public transport will be re-routed to services in this area."

## **Conclusions**

It is clear that the people of Newhaven value their town, its natural local assets and location and want the most to be made of them so that they and visitors alike can enjoy them to the full.

They feel that the run down impression of the town, particularly the port area, needs to be reversed and new development is seen as one of the best ways of achieving this.

Whilst providing an additional supermarket was not seen as a priority, establishing a new retail centre was seen as key and the role of a supermarket in this was recognised, as was the need for good integrated transport arrangements.

Provision and the safeguarding of employment opportunities were also highlighted as a priority.

Whilst new development was welcomed, this was not to be at the expense of adjoining countryside and should provide a variety of facilities and enhance the environment of the town.

## Section 4                      Open space in Newhaven

This section focuses on open space at Lewes Road and on the range of areas in Newhaven where formal and informal activities take place.

### **The Newhaven view**

Many people felt that some of the open space is ‘just right and should be left as it is,’ whilst other areas have huge potential for additional facilities. In general the view was that there was a need for more open space and facilities, with better access to these and existing natural features.

### **The question                      The land north of Lewes Road Recreation Ground has been identified for recreation facilities; what facilities would you like to see there?**

There was an equal split in the town on this subject. On one side there were those advocating the area remain fairly wild and on the other those asking for play areas, football fields and additional facilities.

Dog mess was raised as a big issue in the area. This was described as a reason not to develop the area into football fields or add facilities because it would raise the risk of children coming into contact with a health hazard. Some solutions put forward to deal with this issue were making the area a no dog zone or hiring a warden to patrol the area and hand out tickets where dog owners do not take responsibility for their dog.

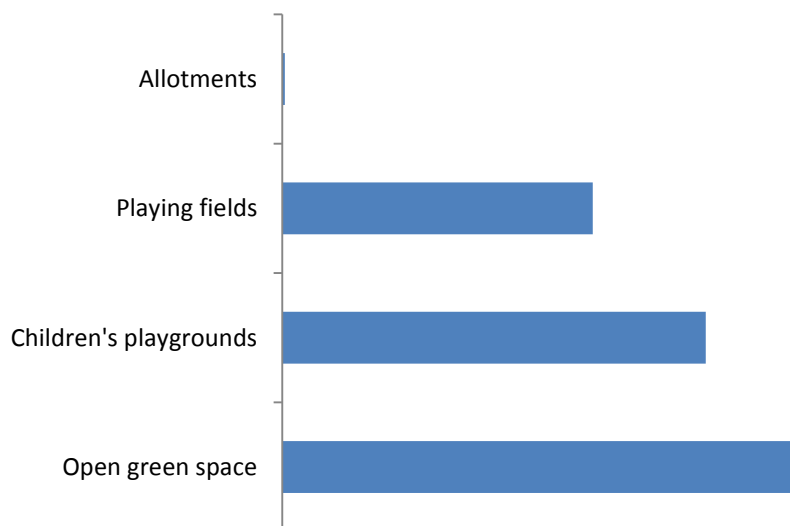
The general consensus among those who wished to see development was that the facilities should be for the young, especially the 4 to 12 age range.

### **You said**

The top things you’d like to see on land north of Lewes Road Recreation Ground were (with 1 being ranked as the most important):

1. A children’s play area (with play equipment)
2. No facilities, keep it as a nature reserve
3. Open green area
4. A football pitch
5. Tennis courts
6. Cycling paths
7. A skate park
8. Seating
9. An area for toddlers
10. A cricket green

### The priorities you identified in respect of providing more open space were



### You commented

These are a few examples of typical comments you made in expressing your priorities for open space and new facilities on the land north of Lewes Road Recreation Ground:

“A nice recreational ground i.e., green park or paved over. It doesn’t matter as long as it looks smart.”

“Don’t do anything there. I love the wilderness of it. Developing it would ruin it.”

“There are too many open spaces which are totally underused. Facilities should be prioritised with youth activities in mind not dog foul paradises.”

### Conclusions

There is a clear desire for more accessible and useable open spaces in and around the town.

Dog fouling was seen as a particular problem and hazard in some areas.

Whilst identifying the need for more facilities, particularly related to children and young people’s play, there is also a wish that formalised areas are balanced with more natural “wild” areas.

The identified area north of Lewes Road Recreation Ground is substantial and should be used to accommodate a variety of uses whilst retaining and enhancing the nature conservation value of its more natural “wild” areas.

## Section 5

### Services and Facilities in Newhaven

This section focuses on what people would like to see more of in Newhaven, particularly the town centre, in order to spend time in the town and contribute to the local economy.

#### The Newhaven view

Most people blamed the ring road for the demise of the town centre, accepting that the main retail area had moved to the east of the river. Many wanted an area of eastside consolidated to provide a variety of retail opportunities to make up for those lost in the High Street, but they wanted a new role for the town centre, which they still saw as focal point of the town, and the retention of a food store there.

**The question**                      **If more shops are developed at Eastside, what facilities and services would you like to see in the town centre?**

The general feeling was that if a development takes place at Eastside the people of Newhaven would like to see the town centre used as a place of convenience. A place where they can go to get a coffee, pop into the bank and borrow a book from the library.

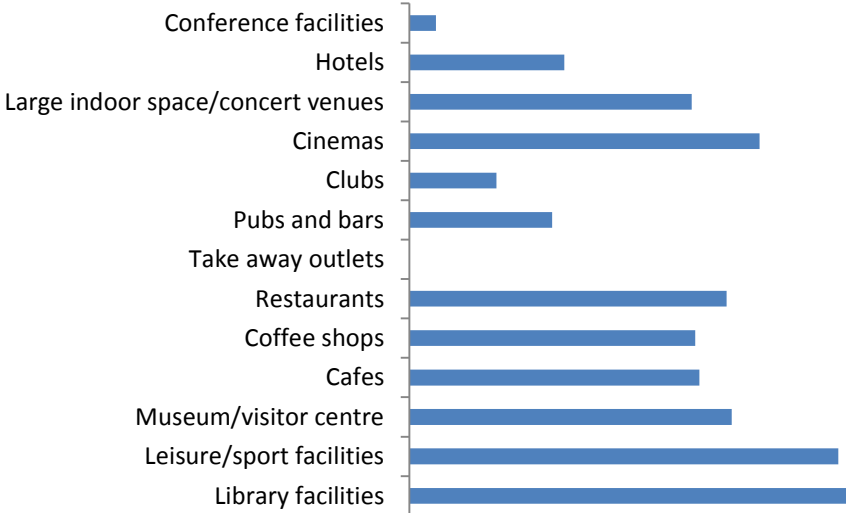
The provision of more frequent markets was also a popular response in terms of revitalising the town centre's role, with many even asking for a permanent indoor market that can be used all year round.

#### You said

The top things you would like to see in the town centre as part of a new role were (with 1 being ranked as the most important):

1. New library
2. More banks
3. More cafes
4. Cinema
5. Restaurants
6. Free car park
7. Markets
8. Butchers
9. Small local food providers
10. Clothes store

**The preference for facilities and services you wanted in the town centre were**



**You commented**

These are a few examples of typical comments you made in expressing your priorities for the services and facilities you wanted and for regenerating the town centre:

“The developments look good but being a born and bred Newhavener I would like to see my town centre exactly as that, a town with a centre full of decent shops.”

“The ring road killed the town centre. It can only be a sociable place now with cafes, pubs, corner shops and trinket shops.”

“Shops providing the essentials for daily living and comfort. The necessities of life are the priority e.g., general store and post office.”

“A decent library that we were promised last year. Rye has had an upgraded one in the empty Woolworths, and Seaford is building a brand new one.”

**Conclusions**

It is clear that the town centre is still valued as a focal point, but people recognised that a new role is needed if it is to be revitalised.

Generally a more social and community based role was identified, but with a variety of services and facilities needed, in particular a new library.

There was also a wish for the issues that had been seen to contribute to the decline of the town centre, such as the ring road and car parking charges, to be addressed, as well as providing environmental enhancements.

## Section 6

### Transport and getting around Newhaven

This section focuses on how people felt about the ease of getting around Newhaven. Newhaven is not a town of just car users and with an ageing population, access to facilities and services is essential. For many, the prospect of relocated facilities out of the town would represent a significant barrier due to restricted mobility and financial hardship.

#### The Newhaven view

The people of Newhaven seem united in their dislike and frustration at the ring road, but with diverse views on how to deal with it. Many considered public transport access good, but saw the need for improvements in pedestrian access and cycleways and particularly the need for free car parking in the town centre.

#### The question                      **How do you find getting around Newhaven and is there anything you would change?**

Overwhelmingly the ring road was the main transport issue for residents. However the way to deal with it differed greatly, but all agreed something needed to be done to reduce its negative impact on the town and centre in particular. Some argued that it should be removed altogether, perhaps by opening the road through the town centre, whilst others said that removing some of the traffic lights would greatly speed up and improve traffic. There was no clear preferred solution and many suggestions conflicted with each other.

More positively there was a lot of praise for the bus services and the general accessibility of Newhaven outside of the town centre. There were however a few calls for extended bus routes, mainly to the west and south around Fort Road. The cycle routes were criticised fairly heavily, with a lack of visibility being a key issue. Free parking appeared as a heavily favoured option, in terms of regenerating the town centre.

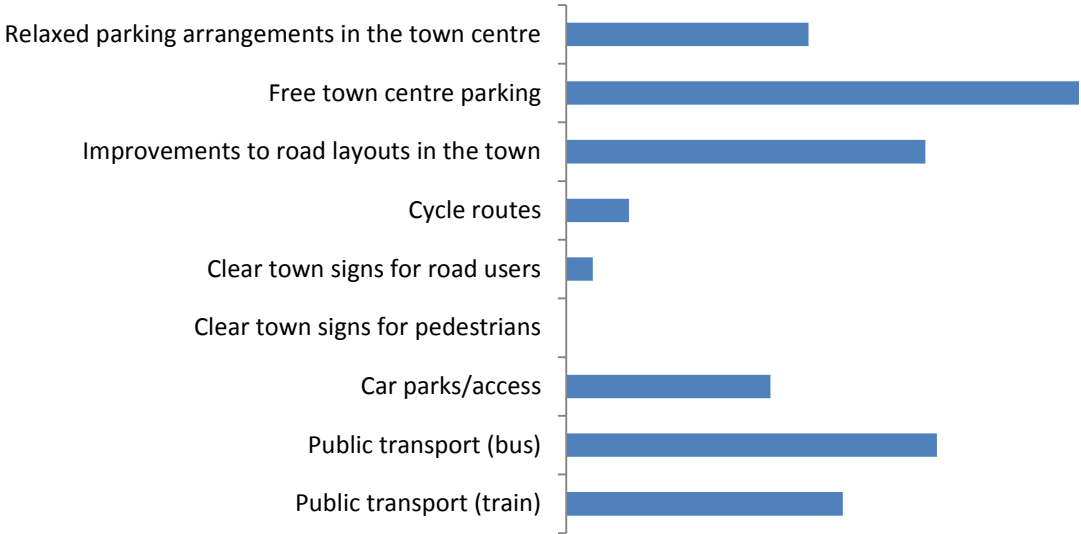
#### You said

The top things you would like to see changed in terms of access and transport around Newhaven were (with 1 being ranked as the most important):

1. Get rid of or improve the one way system
2. Easy to get around
3. Implement free parking
4. Extend the bus routes
5. Slow down traffic on the ring road
6. Get rid of traffic lights on the ring road
7. Improve the state of the pavements
8. The bus service is excellent
9. Improve the cycle lanes
10. Have an alternative to the swing bridge



**The priorities you identified for improving and/or maintaining good access and transport around the town were**



**You commented**

These are a few examples of typical comments you made in expressing your priorities for improving and/or maintaining good access and transport around the town:

“I am concerned with some threatening people hanging around in the evening when you get off the bus. Especially if you have to use the underpass. It’s intimidating and scary.”

“The one-way system is a pain. You have to go out of your way to get to places really not far away. It makes crossing Lewes Road dangerous.”

“This town was a bustling town before the ring road, with buses running through encouraging people to come into the town centre.”

“I dislike the “take your life in your hands” experience of driving round or crossing the ring road.”

**Conclusions**

There is an overwhelming need to address concerns over the ring road and reduce its negative impacts.

This, along with the provision of free parking, are clear priorities for the local community. There is a need to improve both pedestrian and cycleway access around the town, with a particular emphasis on measures to improve safety.

## Section 7

### Visiting and shopping in Newhaven

This section focuses on the essential qualities required for Newhaven to attract visitors to the town and encourage people to shop locally rather than out of town.

#### The Newhaven view

Whilst the majority of residents believe that the town has many assets and good features, they feel that the image of the town is one of being run down, particularly for visitors entering via the port, and this is the main barrier in attracting people to stop in the town. Most feel that not enough is made of, and visitors are not aware of, the facilities the town has to offer.

**The question**                      **Newhaven is a port to Europe with a ferry service to France. Is there anything that could change in Newhaven to help visitors experience?**

The appearance of both the port and the town was brought up again and again in the replies to this question. It was suggested by many that the scrap metal pile and derelict buildings being the first thing visitors see as they are coming into port and off the ferry gives a terrible first impression.

A lack of activities for visitors is also brought up with the failure to take advantage of any tourists that pass through the area. Better advertisements and sign-posts to existing attractions such as the Fort are seen as key ways to keep visitors in the town and stop them from moving instantly on to other areas.

It was strongly suggested by several respondents that Newhaven should look to Dieppe for examples on how to improve the town. For example it was said that Dieppe's shops, markets and aesthetic are superior to Newhaven's, attracting visitors to stay and enjoy the town.

#### You said

The top things you wanted to see for improving visitors' experience of Newhaven and increasing the use of the town and shops were (with 1 being ranked as the most important):

1. Improve the overall presentation of the port
2. Improve the overall presentation of the town
3. Build a shopping mall for visitors
4. Open the west beach for visitors
5. Put up road signs in different languages
6. Build an information centre for tourists
7. Regenerate the town centre
8. Open a museum near the port
9. Have better advertised and more frequent markets
10. Have better transport links between the ferry and the town centre

**The priorities you identified for improving the shopping experience in Newhaven were**



**You commented**

These are a few examples of typical comments you made in expressing your priorities for attracting and retaining visitors and improving the shopping experience in Newhaven:

“The main port and facilities need to be improved. Not encouraging any tourist trade what so ever in the port or town. People just drive in then out.”

“There is nothing to keep visitors in the town. We are just a cheap gateway to the rest of the south east.”

“The gateway to Newhaven is a pile of scrap metal with a road that passes Newhaven straight into Brighton or another direction.”

**Conclusions**

The run down and derelict image of the town, particularly by visitors and those passing through, is seen as a significant barrier to attracting people to stop in, and investment in, the town and there is a strong desire for new development and environmental improvements to overcome this.

The shopping area in the town centre is also seen as run down with the need to attract new and local businesses back, within a new role and with a better market.

## Section 8                      Employment and business

This section focuses on how services, facilities and businesses in Newhaven could encourage employment and stimulate people to use the town, in particular the town centre.

### **The Newhaven view**

The majority of residents feel that there is a significant lack of employment opportunities in Newhaven and more should be done in using derelict and empty sites to create more jobs, in many cases regardless of what type of jobs they were.

**The question                      What do you think of Newhaven’s employment opportunities and what areas of employment would you like to see develop in the town?**

The general view on employment in Newhaven was that it needs to improve. The perception was that there are few employment opportunities and the opportunities that are present are seen as boring minimum wage jobs with little chance for advancement.

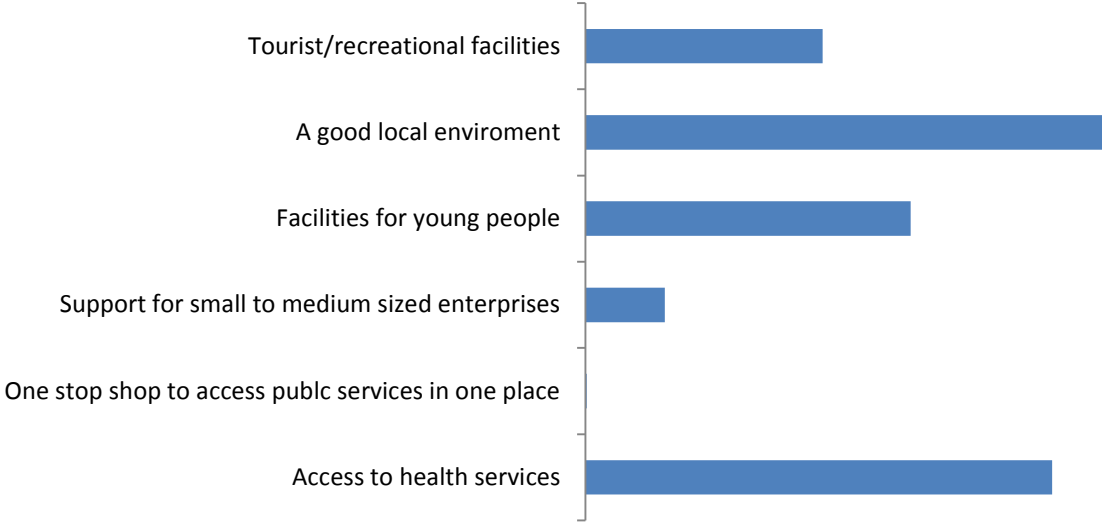
A call for more manufacturing jobs was a common comment. Many said that with the closure of Parker Pen there were very few real manufacturing jobs left in Newhaven. It was suggested that the uses of the port should be expanded to take advantage of the particular skill sets held by the people of Newhaven.

### **You said**

Your view on and the priorities for employment opportunities and what was needed were (with 1 being ranked as the most important):

1.        There are no employment opportunities in Newhaven
2.        We need more manufacturing jobs
3.        The port needs a wider range of uses
4.        We need more retail employment
5.        Reduce the business rates
6.        We need more small local businesses
7.        We need more tourism jobs
8.        We need a new supermarket
9.        We need more shops in the town
10.      We need more office jobs

**Your priorities for attracting/improving employment opportunities and services and facilities were**



**You commented**

These are a few examples of typical comments you made in expressing your views on employment opportunities and how this could be improved in Newhaven:

“I was made redundant from a Newhaven business; I had been there for 20 years and could not get a job in the town so I now work out of town.”

“If rates were lowered there would be more small shops in the town. This would create more employment.”

“Some people in Newhaven have low literary levels. Small business units with unrestricted access for people with start-up ideas and project development would be welcome. This could complement existing units on Denton Island.”

“We urgently need to allow all proposed development to go ahead. Youth unemployment is a big problem but we also have too many families in the area where not one member works.”

**Conclusions**

Generally there is considered to be an overwhelming need for more jobs in Newhaven.

In the majority of cases it is felt that any development opportunity that creates new permanent jobs is a good thing for the town.

## Section 9                      Town and coast

This section focuses on how Newhaven, a place full of potential, with outstanding natural beauty on one side and open sea to the other and a direct link to France, could maximise these assets and in particular what facilities you wanted to see at West Beach.

### **The Newhaven view**

There were overwhelming calls for the reopening of the sandy beach as one of the town's main assets with the wish for some facilities to encourage the greater use of West Beach. In general, respondents felt that environmental improvements and new development were the best ways to build on the town's assets, along with improvements in access and parking.

### **The question                      If you could list your top priorities for improving Newhaven what would they be?**

The general consensus in reply to this question was that Newhaven needs to rebuild and clean up. Many of the comments described how the town was untidy and run down, with some even going as far to say they were ashamed of the state of their area. Parking once again was a key issue, with many asking for free parking throughout the town and more parking near the centre.

Many respondents seemed to feel that opening the sandy West Beach would also improve the town greatly, giving families and children something to do in Newhaven and saving them the trip to either Brighton or Eastbourne.

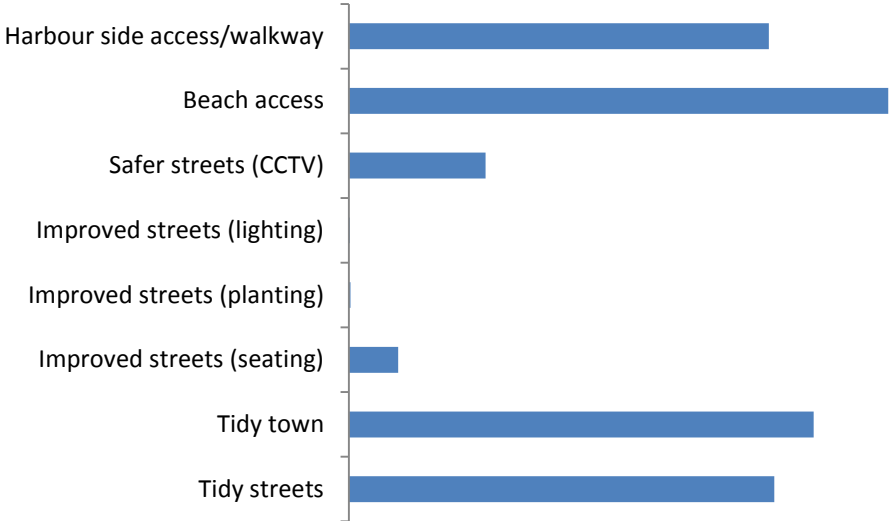
A lack of big name shops is mentioned frequently with many referring to the closure of Woolworths. It was suggested by a good proportion of responses that it is high shop rates for retailers that is contributing to the lack of shops and development in the town centre.

### **You said**

The top things needed to improve Newhaven were (with 1 being ranked as the most important):

1.     Better/free parking
2.     Allow access to sandy beach
3.     More good shops
4.     A cleaner less dilapidated town
5.     Don't allow cars to drive through the high street
6.     Lower shop rates for retailers
7.     Improve the port facilities
8.     More employment opportunities
9.     A bigger and better library
10.    More places for children to play

**Your priorities for improving the town were**



**You commented**

These are a few examples of typical comments you made in expressing your views on how to improve Newhaven:

“Smarten up the quayside, tidy up the town centre - it is a nice town but not looked after i.e., rubbish on the floor, glass, fag ends.”

“Make it a thriving town again. Basically improve it by building more shops, superstores and nice places to go. Bring life to the town.”

“Newhaven is a modest town with a middle income to be catered for. The more affordable the rates the more able a shop is to offer services. No service equals a dead town.”

“Newhaven has the infrastructure and amenities for both heavy and light industry as well as import and export potential. Newhaven has a vast amount of potential waiting to be unleashed.”

**The question:                   What facilities would you like to see at West Beach?**

Overwhelmingly the area of most interest was to open and access the sandy beach.

The facilities that people most want to see at the West Beach correspond to the ones that were there previously, such as an arcade and café. Toilet facilities are seen as a must along with free parking to make the area a regular spot for visitors.

A play area for younger children is also seen as an important addition to the area. This would allow children to play in a safe area and enjoy any facilities at the beach, even if the tide is in or the water is too cold.

## **You said**

The top things you wanted to see at West Beach were (with 1 being ranked as the most important):

1. Access to the sandy beach
2. A café
3. Toilet facilities
4. Free parking
5. A children's play area
6. A beach shop
7. A bar
8. An arcade
9. A restaurant
10. A picnic area

## **You commented**

These are a few examples of typical comments you made in saying what facilities you wanted at West Beach:

"As it was before. It also needs to be a thriving and very special part of Newhaven."

"I would like the sandy beach to be open to the public. We had wonderful days down there before the war and children should have the same now."

"A nice café and beach shop. Plus picnic areas and maybe small children's play area."

"Some kind of development has to be considered. Hotel accommodation and restaurants would help regenerate interest in the area. Family friendly facilities for beach use e.g., toilets, ice cream stalls etc."

## **Conclusions**

Based on the feedback, the sandy beach is seen as an essential part of Newhaven life with many people reminiscing about past times spent in the area.

Access to the sandy beach and improvements to West Beach are seen as a main priority by the community.

The rundown image and derelict nature of many areas was seen as a major problem with the priority being to achieve environmental improvements where ever possible, with new development seen as a key way of achieving this.

Better, safe and attractive access to existing areas and particularly the waterside were also considered a major way of improving the town and making the most of its assets and location.



# Section 10      Housing

This section focuses on the housing issues and priorities in Newhaven.

## **The Newhaven view**

Whilst more housing was not seen as a high priority, it was recognised that additional housing was needed, though views on the type of housing needed varied. Two common issues however, were the lack of adequate car parking in residential areas and the need for adequate amenities and services for any new housing.

## **The question:              How should Newhaven address housing issues?**

The number of responses to housing issues was much lower than compared to the comments received on other parts of the survey. In terms of improving the town, additional housing was given a low priority, though higher than a new supermarket. Affordable housing at Eastside was considered one of the higher priorities for this area. Newhaven is one of the more affordable areas to rent and buy, but the highest individual priority was expressed for starter homes. However, together there were a greater number of respondents that expressed a preference for more medium and family sized homes.

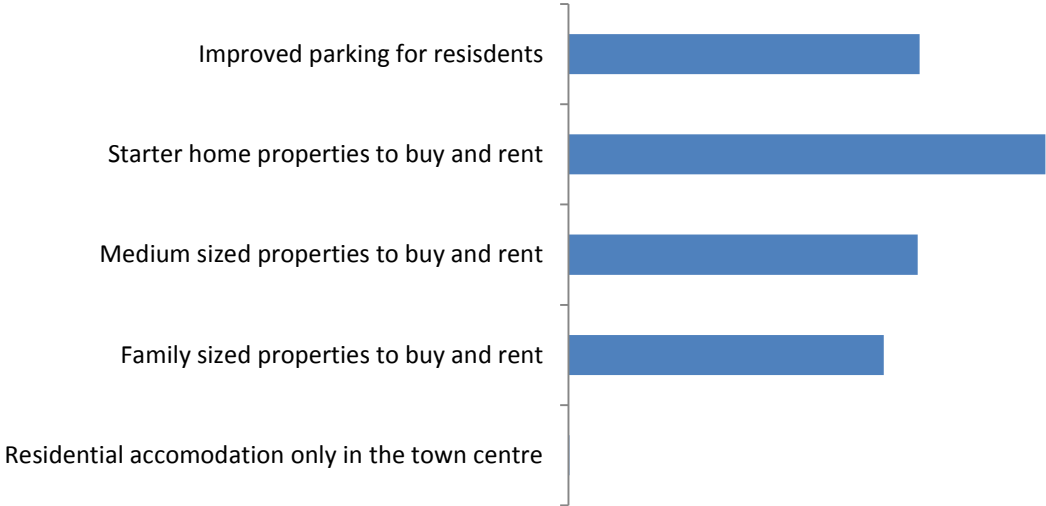
One of the main issues in respect of residential areas was the lack of adequate car parking particularly in some areas of the town. Many residents felt that this needed to be improved and were particularly concerned where larger properties were being converted into smaller units. It was often expressed that adequate parking was not being provided with many households having at least one or two cars. The view was often expressed that any new or additional housing also needed to be provided with adequate facilities and services and especially enough open space. The lack of, or strain on these and local roads was frequently referred to as the reasons why the town could not take any more housing.

## **You said**

That your priorities for housing were (with 1 being ranked as the most important):

1. Starter homes
2. Affordable homes across the board
3. Improved parking on the roadside
4. Consideration of parking implications with any new residential development

**Your priorities for providing and improving housing were**



**You commented**

The number of specific comments from people on housing were limited, diverse and often conflicted each other. Consequently, there were no “typical comments.”

**Conclusions**

There was no objection to new housing, but it was not seen as a priority compared to other issues, but affordable housing was seen as a priority.

There was a diverse view as to the type of housing needed, although starter/affordable homes were seen as the priority.

Lack of on-street parking was seen as a problem in many areas and there were concerns that this needed to be addressed and adequate parking provided, in particular, where larger properties were being converted into flats.



Newhaven Town Council

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