



Newhaven – New Future 10 Year Masterplan

January 2006

Newhaven 10 Year Masterplan

Contents

Our Vision	4
Newhaven	5
Newhaven Strategic Network	5
Context	6
1. Successful People	7
Baselines	7
Reaching our objectives:	8
Create a learning community	8
Improve community health and well-being	9
Improve community life	10
2. Successful Business	11
Baselines	11
Reaching our objectives:	12
Help businesses grow	12
Encourage new business	13
Make Newhaven more accessible	14
Revitalise Newhaven's port	15
Maximise tourism opportunities	16
Create a busy town centre	17
3. Sustainable Environment	19
Baselines	19
Reaching our objectives:	20
Promote riverside development and provide appropriate housing with supporting infrastructure ..	20
Maintain an attractive and well used environment	21
What we need to achieve our vision	22

Our Vision

Our vision for Newhaven is based around three key outcomes - successful people, successful business and a sustainable environment. We aim to create a thriving town with a busy port which is a gateway to Europe. Our residents will be healthy, well educated and have access to a variety of jobs. Newhaven will be home to strong manufacturing and technology industries and be a place in which people are proud to live, as well as a place people enjoy visiting.

In order to realise our vision we need to tackle Newhaven's deprivation, build better facilities and develop a stronger community.

Newhaven is in a unique position because of its strategic location, the availability of land and the potential of the port.

Newhaven Strategic Network 2005



Newhaven

Newhaven, an important port on the estuary of the River Ouse in East Sussex, is a small coastal town of 11,000 people.

The town is closely linked with its neighbouring communities – Seaford, Peacehaven and Telscombe Cliffs.

Newhaven's topography affects its road, rail and river links dividing the community into a number of separate neighbourhoods.

Compared to the surrounding area, Newhaven is a deprived community and its educational attainment figures are particularly low.

Newhaven Strategic Network

The Newhaven Strategic Network (NSN) is the town's regeneration partnership with representation from all key public, private and community sector stakeholders including:

- Dieppe Chamber of Commerce
- East Sussex County Council
- Lewes District Council
- Newhaven Chamber of Commerce
- Newhaven Community Development Association
- Newhaven Management Initiative (Education)
- Newhaven Town Council
- South East England Development Agency
- Sussex Downs and Weald Primary Care Trust
- Sussex Downs College
- Sussex Police

Its primary aims are to:

- ensure the community of Newhaven owns the vision of the town's future;
- ensure Newhaven is an attractive place to live, work and visit, and one in which local people can take pride; and
- develop a vision that guides the statutory, voluntary and business sectors to ensure Newhaven becomes a sustainable, thriving town with a commercial centre which reflects that vitality.

The NSN is also the local strategic partnership for the Newhaven area and feeds into the Lewes District and East Sussex Strategic Partnerships. It works collaboratively with partners to ensure the delivery of projects.

Context

This Masterplan, developed by the NSN, is a roadmap to help achieve our vision. The Plan describes Newhaven's key social, educational and economic priorities, established by a series of needs based studies and extensive community and stakeholder consultations during 2004 and 2005. A separate Executive Summary that highlighted the key priorities in the form of an 8 point plan has been separately published and these are highlighted within this document with an asterisk (*).

Each section in this Plan covers one priority area. It describes the baseline situation then explains the objectives. Each section includes outlines of what actions are being taken to achieve our objectives, which member of the NSN is leading on the action, and how long we expect it to take.

There are key priorities grouped under three major themes. These are:

1. Successful People

- Create a learning community*
- Improve community health and well-being
- Improve community life*

2. Successful Business

- Help businesses grow*
- Encourage new business*
- Make Newhaven more accessible*
- Revitalise Newhaven's port*
- Maximise tourism opportunities
- Create a busy town centre*

3. Sustainable Environment

- Promote riverside development* and provide appropriate housing with supporting infrastructure
- Maintain an attractive and well used environment



West Quay and Marina

1. Successful People

Baselines

- 22.1% of the population is aged 0-15 compared to less than 19% in Lewes District and East Sussex. (Census, 2001)
- 7.5% (about 350) households were lone parent households with dependent children compared to 4.7% in Lewes District. (Census, 2001)
- 462 households had children but no earner. (Census, 2001)
- Education attainment levels of all ages in Newhaven are significantly low. All of Newhaven's eight Super Output Areas fall in the top 35% worst in England with the worst performing area in the top 8%. (IMD, 2004)
- Attainment at Key Stage 1 and 2 in most areas is below East Sussex and national levels. 2003/04 attainment for English at Key Stage 2 was 69.8% compared to East Sussex and England at 78%. Both Mathematics and Science attainment were also significantly below the County and national average. (DfES, 2004)
- Denton County Primary School has a Key Stage 2 performance similar to the national average, Meeching Valley School has been 10-15 points below, and Southdown Junior has been or is below the national average. (ESCC, 2004)



Community vegetable stall

Baselines (continued)

- Only 41% of pupils at one Newhaven school gained 5 or more GCSE's at Grade A*-C compared with around 54% for the County and England. (DfES, 2004)
- 33% of people in Newhaven have no qualifications compared to 23.9% in the South East and 29% in England and Wales. (Census 2001)
- Newhaven Denton and Meeching ward contains an area which is in the worst 6% nationally for Education, Skills and Training. (Super Output Areas, Census 2001, IMD 2004)
- 27.6% of households in Newhaven Denton and Meeching have earnings less than 60% of the national median income. Newhaven Valley has 28.8% and Lewes District 23%. The average household income is £26,740, £26,669 and £30,262 respectively. (East Sussex County Council 2004)
- The teenage pregnancy rate in Newhaven is four times the national average. (Sussex Downs and Weald Primary Care Trust, 2000)
- Newhaven has a higher proportion of over 55s with a limiting long-term illness and a 3-4% higher number of registered disabled than the District and County average. (Census, 2001)
- Newhaven has a higher number of older people living in socially rented accommodation than the District or County average. (Census, 2001)
- Newhaven is one of two crime hotspots in the Lewes District with 22% of all crimes in the District being carried out in the town. Newhaven also suffers from a high incidence of arson, often associated with disaffected young people. (CADDIE, 2005)

Reaching our objectives:

Create a learning community*

- Tideway Community School provides secondary education from 11 to 16 years old but has no sixth form. Those wishing to take on 16+ education are required to travel to Lewes as a minimum.
- Tideway Community School was subject to an arson attack in 2005. As its location is on the fringes of the town opportunities to rebuild and potentially relocate the school are currently being explored. Anything that

enhances the potential for it to serve both students and the local community more effectively should be actively pursued.

- Newhaven should work to ensure learning and attainment issues are addressed in pre-school and school aged children as is lifelong learning for adults. Aspirations and basic skills should be raised across all age groups.

Action	Timeframe	Lead Partner
1.1 Support the education sector at all levels to improve student performance and attainment and address poverty of aspiration.	1-5 years	East Sussex County Council
1.2 Ensure all schools and other education and learning centres are an active part of the local community and that their facilities and services are fully utilised.	1-5 years	East Sussex County Council Sussex Downs College Newhaven Community Development Association
1.3 Enhance basic skills in all age groups.	1-5 years	Sussex Downs College
1.4 Provide high quality facilities and deliver services which meet local needs to improve educational and vocational performance at all levels.	1-5 years	East Sussex County Council Sussex Downs College

Improve community health and well-being

- The high percentage of households with children, but no earner, suggests that caring for children could be a barrier to employment for many parents in Newhaven.
- The Children and Family Centre on Denton Island is filling gaps in childcare and coordinating services for children under 5 and their families. While this should continue, the proposed additional 700 houses, for which sites have been allocated or planning permission has been approved, will add to the client base and these additional people may also need to be supported.
- The report 'Developing Services in the Havens' (2000) recommended that services for older people become more community based, with initiatives for preventative medicine and rehabilitation delivered as a joint package. From this the need for a range of appropriate housing and support services has been identified which could allow people to remain in their own homes for longer and access appropriate care.
- Specific actions will be needed to address Newhaven's unique community needs – particularly in relation to improving basic skills and deprivation.

Action	Timeframe	Lead Partner
1.5 Continue the delivery of Children and Family Centre activities to provide childcare and parent support.	1-5 years	Newhaven Community Development Association
1.6 Provide appropriate services to support those vulnerable in the community particularly the elderly, those with mental health problems or those with a physical or learning disability.	1-5 years	Newhaven Community Development Association



Young people's art group



Summerhayes coffee and chat group



Denton Island Children and Family Centre



Denton Island computer skills class

Improve community life*

- Community empowerment and engagement must be at the heart of the regeneration of Newhaven.
- Considering Newhaven’s population size, there are a disproportionately high number of general community facilities – although the majority of these are not up to modern standards. By closing some venues, a smaller number of modern, high quality, flexible spaces, which are fit for their intended purpose, could be developed.
- The community facilities that are available have produced excellent results from a limited pool of volunteers and service providers. Opportunities to learn from existing good practice and collaborative working should be taken.
- The Children and Family Centre in Newhaven is a good example of focussed community intervention where social enterprise, statutory, and voluntary agencies work together to provide much needed services.
- There are plans for a large hall suitable for sports and other activities at the proposed Fort Road Sports Village and it is expected that the planned Enterprise Gateway on Denton Island will provide a venue for up to 150 people to gather for key events and conferences.
- There are, however, fewer facilities in the Valley Estate than might have been expected and plans for additional housing between Valley Road and the Brighton Road will make this situation more difficult. Encouraging investment into community facilities in this area should become a priority.
- There are limited facilities for use by young people and the Youth Strategy suggested that a Young People’s Centre should provide services and facilities to this age group.
- As Newhaven grows and develops it will become increasingly diverse. New incoming communities are already developing and their needs must be understood and included at the heart of Newhaven’s local services.
- Newhaven’s growing arts community, which is already contributing significantly to the town’s appeal, could be developed further.
- Including practical opportunities for public art as part of new or existing developments need to be explored. There is a strong case, made by many local people, for a performance venue and the feasibility of this, perhaps integrated into another community facility, should be tested.
- Opportunities to develop social enterprises need to be considered, particularly in terms of their ability to fill gaps in local provision.

Action	Timeframe	Lead Partner
1.7 Provide a dedicated Youth Centre and youth activities to support the young people of Newhaven in addressing their particular needs.	1-5 years	Newhaven Community Development Association
1.8 Provide the opportunity for a community network that will develop capacity and entrepreneurship so that they are able to bring forward sustainable arts, culture, social infrastructure and social enterprises.	1-5 years	Newhaven Community Development Association
1.9 Involve local residents in Newhaven's regeneration and develop a range of community facilities to help improve quality of life.	1-5 years	Newhaven Community Development Association

2. Successful Business

Baselines

- More than 30% of local companies are in the manufacturing, construction and building sector. (Companies House, 2005)
- In 1995 48% of jobs in Newhaven were in manufacturing. By 2002 this had reduced to 37%. (Department of Work and Pensions, (DWP) 2004)
- 33% of residents aged 16-74 have no qualifications compared to 26% for Lewes District. (Census, 2001)
- 35% of residents travel less than 2km to work compared to 22% in Lewes District as a whole. (Census, 2001)
- 37% of those unemployed had been unemployed for more than six months compared to 27% for Lewes District as a whole. (DWP, 2004)
- The ferry moved 36,000 units of freight to and from Newhaven and Dieppe in 2003. The two new ferries will need to carry up to 60,000 freight units per year to achieve their break-even point. (MDS Transmodal, 2005)
- Ferry passengers spend on average only €17 per person per visit to Newhaven. (DTZ Pida, 2004)
- Only 5% of Newhaven residents did their food shopping in the town centre. Only 3% of residents spent their evenings out in Newhaven. (DTZ Pida, 2004)



North Quay from Avis Way Industrial Estate

Reaching our objectives:

Help businesses grow*

- Step Ahead (2005) identify that Newhaven’s narrow manufacturing employment base makes the town’s economy vulnerable. The decline in manufacturing jobs is forecast to continue. (DWP, 2004)
- By understanding the causes for this decline, which may include global, national, or local factors, we can take proactive measures to address it. This may include the development of high technology engineering with its higher skills needs. ‘Cluster’ and specific sectors could be further developed through collaborative working with organisations such as the Manufacturing Advisory Service.
- Greater advantage needs to be taken of the significant opportunities associated with the proximity of Newhaven to the Universities of Brighton and Sussex and the Sussex Innovation Centre.
- Newhaven has not enjoyed the same economic growth as Lewes District, which benefits from financial and business service sectors and major public service employment.
- Growth sectors for employment in Lewes District include engineering, and, in common with many other areas in the South East, construction – employment in the construction industry is likely to grow in line with the region.
- Many of the agencies that provide business support in Newhaven have developed a customised response to local issues and needs. In addition to organisations

such as Business Link and the Enterprise Agencies, business support is provided by:

- The Newhaven Enterprise Gateway, which encourages business start ups and supports new business, is rapidly developing.
- The Newhaven Chamber of Commerce, which is growing, now represents one in three local businesses with plans to extend and represent businesses from Seaford and Peacehaven.
- Enterprise Works, a privately funded company dedicated to providing manufacturing incubation and development support.
- Sussex Downs College, from their premises on Denton Island, deliver a programme of training and support.
- Newhaven Community Employment Partnership, which provides a customised service to address the recruitment and retention problems faced by those who are disadvantaged in the labour market.
- Low levels of educational attainment are a key issue restricting business growth.
- The sustainability and growth of businesses in Newhaven is dependent upon recruiting and retaining an effective workforce by providing training and development programmes. This needs to be balanced, however, with the immediate issue of finding local jobs for local people.

Action	Timeframe	Lead Partner
2.1 Provide a package of measures to employ, train and develop the workforce towards NVQ 2 and 3 and above and address the needs of those with no qualifications.	1-5 years	Sussex Downs College
2.2 The development of Newhaven Chamber of Commerce for business to business support.	1-5 years	Newhaven Chamber of Commerce
2.3 Provide appropriate support to those vulnerable or disadvantaged in the labour market.	1-5 years	Newhaven Community Development Association
2.4 Support construction of the Newhaven Enterprise Gateway including local customisation through Area Investment Framework funding.	1-2 years	South East England Development Agency

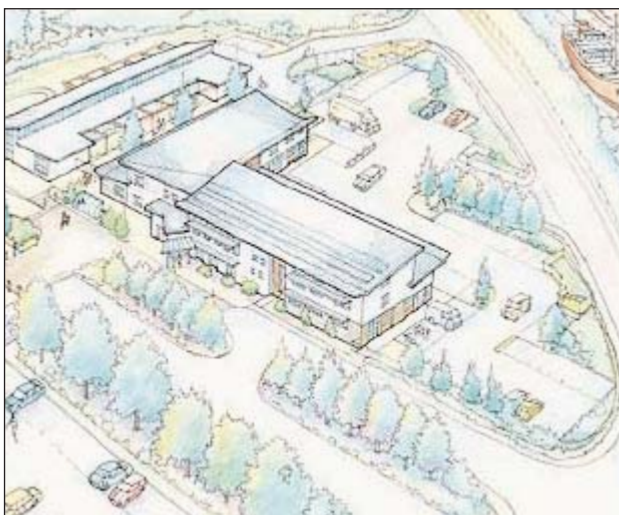
Encourage new business*

- Research has identified that there is pent up demand for high quality, small business units in Lewes District (Vail and Williams, 2004). Growth in the area is, therefore, likely to be from smaller investors or through organic development.
- Present rental values in Newhaven are no cheaper than surrounding areas, with office space available at about £10 per square foot and industrial sites at £5.50 per square foot. (Vail Williams, 2004)
- The Step Ahead and Vail Williams research agrees that much of the existing premises in Newhaven are ageing and fail to meet the needs of modern business. In addition, a considerable number of premises were empty.
- Whilst Newhaven has some large employers, such as Parker Pen, Bevan Funnell, Concorde Marlin and Cash Bases, the majority of businesses, in line with Lewes District and East Sussex as a whole, are small, independent companies with around 80% having fewer than 10 employees. (Vail Williams, 2004)
- Newhaven needs to continue to develop existing businesses and to attract new, higher value industries into the area. For example, the construction of the Newhaven Enterprise Gateway start-up office units,

and the manufacturing unit premises within 'Enterprise Works', will offer additional flexibility for new and growing businesses and should raise the profile of Newhaven as a business destination.

- Whilst areas like Avis Way may be less attractive to modern businesses, there is an opportunity to upgrade premises in order to extend their lifespan and make them more attractive.
- The demand for better quality business space could play to the town's strengths. For example, Eastside Business Park has 30 acres of designated B1 land and is a key opportunity for development. This site, depending on its final employment use, has the potential to realise 30,000m² of employment land and 1,000 jobs. It is also one of a limited number of commercial development opportunities in East Sussex. The site will, however, need to be bought as one whole site in order to prevent piecemeal development.
- The fragmented site ownership in Newhaven is a barrier to large scale development. The situation at Eastside Business Park does, however, now make it easier to procure and develop as the site has been aggregated into one lot.

Action	Timeframe	Lead Partner
2.5 Work to create 30,000m ² of employment land and 1,000 jobs at Eastside Business Park and ensure that the next phase of the port access road is built to service the area.	2-5 years	East Sussex County Council South East England Development Agency



Planned Enterprise Gateway building



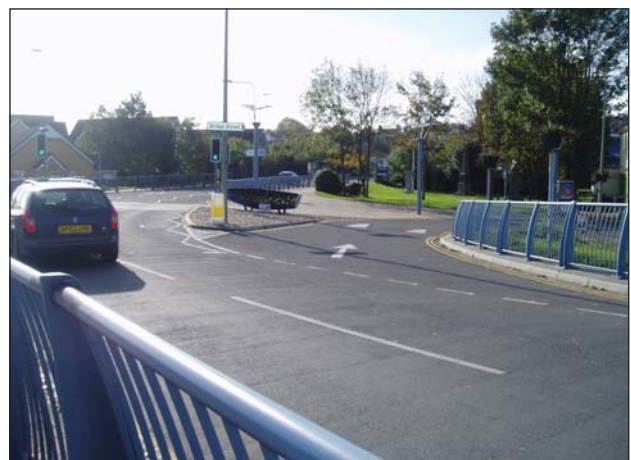
Landraising at Eastside Business Park

Make Newhaven more accessible*

- Collaborative work between agencies is needed to make sure that highways work to meet business and commuter needs effectively. Currently, there are single carriageway roads to the hinterland – connecting the A259 from Seaford and Eastbourne in the east and Brighton to the west. The Northerly road connects to the A26 to Lewes. The Local Area Transport Strategy (2005) has identified a range of measures to help Newhaven encourage business growth. These include the continuation of improvements to the ring road around the town centre and its key junctions.

- Two railway stations service the town and the port respectively. The bus linkages to Brighton and Eastbourne are effective and inexpensive and the rail links to Brighton and Lewes are good, serving both the workforce and students. Rail links to London are reasonable but, because of the need to change trains at Lewes, Newhaven does not currently serve the London commuter market. There is an opportunity to create a single public transport interchange to include buses, trains, taxis and parking.

Action	Timeframe	Lead Partner
2.6 Create a transport interchange at Newhaven Town Station with a feasibility study completed by the end of 2006.	2-5 years	East Sussex County Council



Revitalise Newhaven's port*

- The port of Newhaven is owned by the Societe d'Economie Mixte Locale de Cooperation Transmanche, a limited French company largely owned by the Department of Seine-Maritime. The port hosts the cross channel ferry service to Dieppe, a crucial link to Seine Maritime and through to Paris.
- The port provides an important location for the import of the East Sussex apportionment of sea dredged aggregates. More recently the port has diversified into a range of cargos including scrap metal.
- Newhaven is the home port (on the West Quay) to the Newhaven fishing fleet.
- Because of the importance of the port as a freight hub with commercial wharfage, access to transport and distributions networks needs to be recognised as the most significant requirement.
- The port itself is in poor condition. The breakwater that provides flood protection to the Ouse Estuary and Seaford as well as the port itself requires immediate investment and ongoing maintenance. Were the breakwater and flood defences at Newhaven to fail there would be serious consequences for the local economy and neighbouring communities.
- Funding has recently been identified from European sources for investment in port improvements. Funding opportunities will need to continue to be taken where possible.
- There are opportunities to consolidate port activities which would potentially release land on Railway Quay for residential and retail development.
- Development of the port is dependent on the construction of the Port Access Road. This has been designated as a priority within East Sussex County Council's second Local Transport Plan (2005). It is, however, highly unlikely that market forces alone will produce the required investment to fund construction of this project and, in parallel with the opportunity to release Eastside Business Park, it will be necessary to identify funds for the supporting road infrastructure.
- Renewed investment in the cross channel ferry service means that two new ferries are due to be commissioned in 2006. There will be, however, fewer day trips due to a crossing time of 3 – 3.25 hours - this will have a greater effect on the economy of Dieppe than Newhaven. There will need to be an increase in movement of people and goods as the new ferries will have to carry up to 160,000 people per year to achieve their break-even point; this is in addition to the increased freight traffic. (MDS Transmodal, 2005)
- One of Newhaven Port's assets is that the infrastructure is still in place to transport freight by rail to and from the ferry terminal. The feasibility of opening up a rail freight link is being investigated, but the necessary works, in terms of bridge and tunnel modifications, are likely to be costly.
- The port currently has significant unutilised capacity. However, given commitment and investment, Newhaven Port could be the key port for freight in this part of the South East.

Action	Timeframe	Lead Partner
2.7 Promote Newhaven as the key commercial port in Sussex, ensuring that businesses across the region take full advantage of the port's position to bring economic growth to the town.	2-10 years	East Sussex County Council Newhaven Port & Properties
2.8 Develop and maintain relationships with French partners particularly Dieppe and the regions of Seine Maritime and Haute Normandie and build economically fruitful relationships as appropriate with new EU accession countries, for example with Malta.	1-5 years	East Sussex County Council

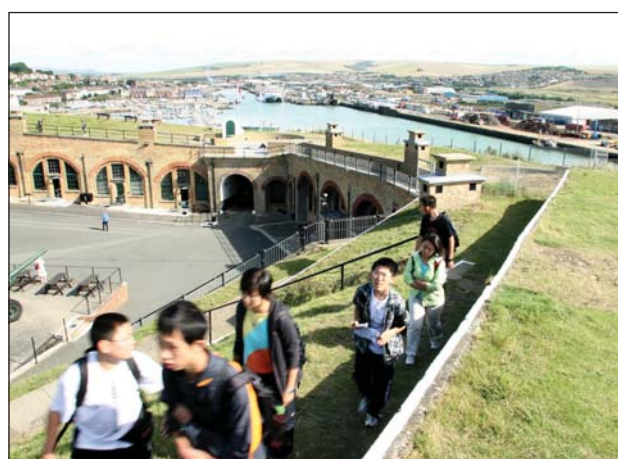
Maximise tourism opportunities

- Newhaven attracts many tourists especially in the summer but there are opportunities to draw additional visitors to the town throughout the year.
- Paradise Park is an important local asset that tends to work in isolation from Newhaven town centre. Visitors to the Park should be given more encouragement to visit other attractions in the town.
- By continuing to support the Fort, which currently receives 30,000 visitors per year, developing Castle Hill and adding visitor facilities to West Beach, Newhaven will attract more tourists. Newhaven’s visitor attractions would also benefit from better signage.
- In addition to Paradise Park and the Fort, visitors come to see Newhaven’s port and take advantage of the sandy beach and marina which have a range of sailing, motor boating and fishing activities.
- Newhaven’s tourism services require upgrading – there is currently no tourist information facility in the town, and the majority of Newhaven’s 85 bed spaces are in non-accredited accommodation.
- The local tourism market should be encouraged to cater for business tourism. The Travel Inn, for example, is well used by business travellers and recently submitted a planning application to extend its premises. This indicates an expanding and unfilled demand.
- More emphasis should be given to promoting Newhaven as a ‘gateway’ to mainland Europe by using the website, brochures on board ferries, and other marketing tools.
- There are also opportunities to increase tourism in Lewes District and East Sussex as a whole. In particular, tourists travelling to or from France could be encouraged to spend more time in the local area and East Sussex could be more widely promoted within the UK (particularly in south London and the Home Counties) as a tourist destination.

Action	Timeframe	Lead Partner
2.9 Capitalise on local tourist attractions and activities and increase accredited guest accommodation.	1-2 years	Newhaven Town Council Lewes District Council
2.10 Continue to bid in particular for EU Inter regional (INTERREG) funds to support economic activity including the tourism sector.	1-2 years	East Sussex County Council



Finger post on West Quay



Visitors to Newhaven Fort

Create a busy town centre*

- Newhaven has a compact town centre and is subject to retail competition from Eastbourne in the east and Brighton in the west. In the last two decades, in common with many town centres, Newhaven has experienced competition from out of town developments.
- Newhaven requires significant investment to create a vibrant and economically viable town centre. As it is surrounded by a ring road, the town centre is cut off from surrounding communities and does not attract passing trade. The pedestrianisation in the town centre, however, is seen by many as an asset that warrants further development.
- Somerfield is the anchor store for the town. Having an anchor store is critical in the longer term.
- Retail units are generally considered too small to provide the critical mass required by the larger national retail players.
- There is a need for active intervention to support and develop the skills, capacity and product range of local retailers. The Newhaven Chamber of Commerce is well placed to enable this with other partners.
- Non-shopping draws include the Seahaven Leisure Centre, which has a swimming pool and other sports activities, and the library. The library is, however, located in outmoded and inappropriate premises and is currently not used to its full potential.
- DTZ Pinda identified four viable development sites; in Bridge Street, where interest has already been expressed; around Somerfield, an area with potential for retail and open space development; in Marshall Lane; and at the partly used Post Office building. The opportunity to develop attractive, iconic buildings on these or other sites needs to be explored further.
- Opportunities for public sector services to act as catalysts for revitalising the town centre should be explored where possible. For example, the Post Office building could be transformed into an enhanced library and learning centre as long as a suitable relocation and development package was in place.

Action	Timeframe	Lead Partner
2.11 Support local retailers in developing their skills and capacity to meet changing consumer demands.	1-2 years	Newhaven Chamber of Commerce
2.12 To develop key sites with iconic buildings and create a concentration of shops and community activities attractive to residents and visitors.	1-5 years	Lewes District Council
2.13 Investigate the viability of developing the old Post Office site, or a suitable alternative, to provide an enhanced library service with learning access.	1-2 years	East Sussex County Council



Newhaven Fête



Newhaven town centre



3. Sustainable Environment

Baselines

- More than half of Newhaven (430 hectare) can be classified as open space including sites of special scientific interest. (ESCC, 2005)
- 0.77 hectare is available to children and young people as dedicated play facilities. (ESCC, 2005)
- 200 housing units are planned for Railway Quay, 125 for the Meeching Quarry area and 24 south of Valley Road. (LDC, 2005)
- 255 un-started housing units currently have planning permission on other sites in Newhaven, 82 of these are in the Valley area and 105 at the Marina. (LDC, 2005)



West Beach

Reaching our objectives:

Promote riverside development* and provide appropriate housing with supporting infrastructure

- The South East Plan identifies the need for considerable housing growth, although the levels required locally are not yet agreed. Given the number of potential sites within Newhaven, it is likely to experience significant residential growth in the medium term. The construction of new housing should reflect the Lewes District Local Plan, the evolving Local Development Framework and include appropriate levels of affordable housing to meet local needs as well as high value housing.
- The Local Plan currently identifies sites for 700 new homes in Newhaven. Lewes District Planning Department has already approved 255 houses.
- There are specific opportunities on sites like Railway and East Quay for larger scale showpiece developments.
- Appropriate developer contributions should be levied, even on smaller developments, to ensure that the support infrastructure needed to serve this housing growth can be delivered.
- The possibility of developing commercial land and premises for residential use should only be considered under exceptional circumstances.
- Step Ahead (2005) and DTZ Piedad (2004) discussed the desirability of attracting older and more prosperous residents. Whilst it is reasonable to seek more prosperous residents, the broader needs of the community and the need for affordable housing should not be overlooked.
- Opportunities to create sustainable long-term local housing solutions with appropriate accommodation for the elderly or people with specific needs should be considered.
- The local job creation and economic opportunities associated with the construction of new housing and infrastructure development should be maximised where possible.

Action	Timeframe	Lead Partner
3.1 Provide adequate and appropriate housing to accommodate both existing and new residents.	2-10 years	Lewes District Council
3.2 Ensure that sufficient and appropriate services are available to residents wherever they live in the town and when growth occurs to ensure that existing services are augmented through the application of developer contributions policies.	2-10 years	Lewes District Council
3.3 Promote riverside development by working with landowners and developers to realise high quality housing and leisure development in key areas near the river in order to attract new residents and stimulate economic growth.	2-5 years	Lewes District Council



Marine workshops



Residential development at West Quay

Maintain an attractive and well used environment

- Much of Newhaven’s open space is open country, with natural, semi-natural and urban fringe countryside making up almost all the balance. The vision within the Open Space strategy confirms that a green space will be maintained between Newhaven and Peacehaven, and in the Ouse Estuary Area. This is embedded within current planning policies and the impact of the South Downs National Park may further discourage sprawl beyond the defined boundaries of the town.
- In order to provide improved sports facilities, plans are being made for schools to share their facilities with the general public. Existing community facilities should be improved, the Fort Road Recreation Ground is also being developed. In addition, developers should be encouraged to make contributions to provide sports facilities for new residents.
- As well as the need for sports facilities, there is a clear requirement for unstructured informal recreational spaces.
- In order to encourage community involvement, and because the range of open spaces is in a variety of ownerships, an Open Spaces Trust will be formed as an umbrella body to manage and fundraise for a range of sites.
- The development of a new waste disposal facility at Newhaven features in the Waste Local Plan (East Sussex County Council and Brighton and Hove) and an application is expected in late 2005 although the proposal for the new Newhaven site remains a sensitive issue locally.

Action	Timeframe	Lead Partner
3.4 To bring forward the sports village enhancement to Fort Road recreational area to provide sport and physical activity facilities.	1-5 years	Newhaven Community Development Association
3.5 Through the establishment of an Open Spaces Trust, provide high quality open spaces to the residents and visitors to Newhaven.	1-2 years	Newhaven Community Development Association



Castle Hill Nature Reserve



Fort Road Skate Park

What we need to achieve our vision

In order to achieve this vision we are working with public, community and private sector partners from across Europe. Together we have already committed substantial funds to get our priority projects underway.

We still need significant investment in addition to our existing resources in order to reach our goal.

It is vital that momentum is maintained and that our priority projects are used as catalysts for wider regeneration. This will make Newhaven the exciting, successful and sustainable town of our vision.

Newhaven Strategic Network

The Newhaven Strategic Network, a partnership of key stakeholders, has developed these plans following extensive consultation.

Over the next ten years we will drive forward our plans in partnership with Newhaven's 11,000 residents and the business community.





Newhaven Strategic Network can be found at:
www.newhaven.regeneration.org

The development of this Masterplan was part-financed by the European Union, European Regional Development Fund, Interreg 3a.