

BODY: PLANNING
DATE: 27 October 2009
SUBJECT: Core Strategy: Spatial Development Scenarios
REPORT OF: The Planning Manager

Ward(s): All

Purpose: To inform Members of the proposed LDF: Core Strategy Spatial development options that will undergo public consultation in November and December 2009. To note the housing spatial development for wider public consultation and Cabinet's decision on 21 October 2009.

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Recommendation: That Members note the proposed housing spatial development options for wider public consultation.

1.0 Introduction

- 1.1 Eastbourne Borough Council is preparing its Local Development Framework (LDF): Core Strategy. The LDF: Core Strategy sets out the Council's spatial vision and objectives for Eastbourne up to 2026, as well as the primary land use policies to deliver them. It will be a general strategy for urban growth and regeneration by which future land allocations and planning applications can be considered. The Town and Country Planning Regulations (2004) and its amendments (2008) make the production of the Core Strategy a statutory requirement.
- 1.2 The recently adopted South East Plan (May 2009) stipulates that Eastbourne must allow 4,800 new homes to be built from 2006-2026. The Council has so far delivered 1034 new residential units in the first three years of the South East Plan period (since 1 April 2006 - 44% more than the three year target). Also a further 935 net units have been granted planning permission, but have not yet been completed (commitments).
- 1.3 The Eastbourne – Hailsham 'Triangle' has been identified within the adopted South East Plan as an area where the focus is on economic and social regeneration, seeking to optimise the area's potential to provide employment space and associated housing in sustainable and strategically accessible locations along the A22 corridor.
- 1.4 East Sussex's Integrated Sustainable Community Strategy seeks balanced growth in order to create sustainable communities. It says that "*By 2026 Eastbourne will be a premier seaside destination with an enhanced green setting. To meet everyone's needs Eastbourne will be a safe, thriving, healthy and vibrant community with excellent housing, education and employment choices, actively responding to the effects of climate change.*" In relation to housing its strategic

objective is to create a place “*that has a good supply of high quality sustainable housing which offers choice for local people and those wishing to move to the town to work.*”

- 1.5 There are four alternative spatial options that could conceivably deliver the remainder of the South East Plan target and the ambitions of the Sustainable Community Strategy (SCS). The Council must undertake consultation on the advantages and disadvantages of these alternatives before agreeing a preferred strategy. This is a national prerequisite for eventually achieving a ‘sound’ Core Strategy. Planning Policy Statement 12 (PPS12): ‘creating strong safe and prosperous communities through Local Spatial Planning’ specifies that “to be sound” a DPD should be ‘Justified, Effective and consistent with National Policy’. Justified means that the document must be:
- Founded on robust and credible evidence
 - The most appropriate strategy when considered against the reasonable alternatives.”
- 1.6 Appendix A of this report explains in more detail how and why the Council should demonstrate that the preferred development strategy is the most appropriate when considered against the ‘reasonable alternatives’.
- 1.7 Consultation on different options will also provide an opportunity for the Council to hear the general public’s and stakeholders comments before publishing the preferred development strategy at the beginning of next year.

2.0 Preparing the Spatial Development Scenarios

- 2.1 The four proposed spatial development options emerged following the completion of a Strategic Housing Land Availability Assessment (SHLAA) which examined all sites across the Borough for residential development potential up to 2026. Developability, deliverability as well as sustainability of the neighbourhoods¹ in which sites are located, have all been important considerations in the assessment.
- 2.2 Classifying the type of housing sites that are available and developable enables the Council to make strategic choices about the type of development it wishes to allow in the future ie. brownfield/greenfield land, higher density or allowing development with mitigation measures in tidal flood risk areas. Each of these strategic choices would result in a different spatial pattern of development, affecting where Eastbourne would grow and develop in the future. These form the basis for the spatial development scenarios.
- 2.3 With the help of the Council’s Economic Development officers and local agents the Planning Policy Officers have also looked at employment sites currently located in predominantly built up residential areas and assessed whether the current use could be better relocated elsewhere within the Borough, particularly within the existing Industrial Estates. This has added approximately 119 additional units to the initial assessment.

¹ 14 distinct neighbourhoods have been identified for the purpose of the Local Development Framework.

- 2.4 Taking into consideration all possible methods of achieving Eastbourne's future housing supply, 9 different development options were initially devised. These were subject to informal internal and external consultation to streamline the options to a more manageable number for public consultation. They have since been combined and reduced to 4 spatial development options. (This approach was supported by Planning Inspectorate guidance recently given on the preparation of Eastbourne's Local Development Framework).
- 2.5 In preparing the four spatial development options the Council has also:
- Confirmed with local agents the capacity for bringing empty spaces above shops back into use around the town centre;
 - Written to all landowners of identified brownfield sites to confirm their intention to develop (together with those assessed as suitable for residential but not deliverable, because the landowner wishes to retain their current use);
 - Commissioned consultants (in partnership with the Parks and Gardens department) to review the current demand and supply of allotment holdings across Eastbourne. (The draft report recommends preserving allotment land and expanding where possible);
 - Undertaken informal consultation with our statutory partners (including East Sussex County Council (ESCC), Government Office for the South East (GOSE), Environment Agency, Sussex Police, Wealden District Council, Southern Water, Primary Care Trust, Highways Agency, as well as the South East England Partnership Board). Feedback showed general support for brownfield housing delivery; the creation of sustainable centres; and increased housing delivery in the most sustainable neighbourhoods;
 - Consulted a High Level Members Working Group (which met in August and September 2009) to help refine the development choices for public consultation;
 - Received specialist advice following a day visit from the Planning Inspectorate (PINS) which highlighted the importance of consulting on a greenfield development option (Appendix B provides an extract from the PINS letter);
 - Sought legal advice as to the scope of the alternatives that should be consulted upon.
- 2.6 The Planning Inspectorate and Government Office for the South East have advised that the Council cannot assume windfall developments upfront in future housing supply. Currently each of the 4 proposed scenarios all result in a housing shortfall (to meet the requirement of 4800 units by 2026) without the addition of any windfall development. An estimated allowance of up to 1812 units can however be made for windfall development in the last 10 years of the plan period to compensate for the shortfall. This is illustrated in more detail in Table 3 – Breakdown of Housing delivery.

3.0 Spatial Development Options

- 3.1 The Council is statutorily required to put together a series of options for wider public consultation. As such, four alternative combined spatial development options are described below. Each of options delivers a different number of units to each neighbourhood and as such creates a different pattern of development across the Borough. In order to illustrate what each of these might mean at a local community level, likely growth figures have been mapped by neighbourhood.

These maps are attached as Appendix C.

Table 1 – LDF: Core Strategy Spatial Development Options

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| <p>1. Urban Intensification – Developing on available brownfield sites, and a small number of urban Greenfield sites that are of low value and quality, as well as brownfield sites within the classified tidal flood zone for which mitigation measures are agreeable to the Environment Agency.</p> |
| <p>Key Features</p> |
| <ul style="list-style-type: none"> • Focuses development around the Town Centre and immediate surrounding neighbourhoods, which have good access to services and facilities; • Safeguards Greenfield land outside the built up area boundary from development; • Efficient use of land and encourages regeneration and renewal through the reuse of vacant land; • Sites are not dependant on large scale infrastructure improvements to be made as they are located within the existing area and are not dependant on new access routes; • Provides a net total of 3207 units without windfall development. |
| <p>2. Creating Sustainable Centres – Concentrates development in centres which could become more sustainable by way of providing new facilities through balanced housing led growth. Includes the Town Centre, Sovereign area and comprehensive redevelopment of Langney Shopping Centre.</p> |
| <p>Key Features</p> |
| <ul style="list-style-type: none"> • The option seeks to create sustainable centres where adequate services and facilities would be provided for the local community via balanced housing growth in the Town Centre, Sovereign area and Langney Shopping Centre; • Protects environmental quality of the Borough by not developing on any new Greenfield sites outside the built-up area; • As residential density is increased in the three specific centres, design standards will need to be high to minimise potential impact on residential amenity; • Provides a potential net total of 3646 units without windfall development, the highest of the 4 development options. |
| <p>3. Sustainable Neighbourhoods – Concentrates future housing in the Borough’s most sustainable neighbourhoods (Neighbourhoods 1-6) which currently have the best access to services and facilities, by maximising the density range of development in these specific neighbourhoods. This currently includes the neighbourhoods of the Town Centre, Old Town, Ocklynge and Rodmill but could also incorporate Meads and Hampden Park ².</p> |
| <p>Key Features</p> |
| <ul style="list-style-type: none"> • Higher residential densities in the most sustainable neighbourhoods will encourage people to use non-car modes of transport for travel; • Protects environmental quality of the Borough by not developing on any new Greenfield sites outside the built-up area; • Will require all sites to be developed at maximum density which may not be consistently deliverable. High density will require high design standards to minimise potential impact on residential amenity; • Provides a net total of 3370 units without windfall development, the third highest of |

the 4 development options.

4. Greenfield Urban Extensions – Extends the current development boundary to include parcels of Greenfield Land at Kings Drive and Priory heights. Two sites have been assessed as the most sustainable greenfield sites adjacent to the built-up area boundary. Although controversial this option is required to undergo public consultation to comply with national planning policy guidance.

Key Features

- Greenfield sites are normally easier as they are relatively clear and do not require 'abnormal' costs usually associated with brownfield development;
- Greater opportunity on large Greenfield sites to secure a large portion of affordable housing
- Links to the Eastbourne-Hailsham Economic Triangle Blueprint Option of 'Strengthening the Towns' where development is focused within the administrative boundary through extension to the built-up area;
- Extends the development boundary in the most sustainable areas with the greatest access to existing services and facilities;
- Provides a net total of 3403 units without windfall development, the second highest of the 4 development options.

- 3.2 The proposed options involve some difficult choices that may conflict with between local organisations and the government's tough housing demands. However, through the consultation the Council can consider the arguments from all parties in order to develop an informed and 'sound' preferred development strategy for the Core Strategy.
- 3.3 Each option has a number of different advantages and disadvantages that have been identified through undertaking a sustainability appraisal. The sustainability appraisal is a standard methodology prescribed by the European Union for assessing all LDF documents. It has also helped to identify, in planning terms, the most sustainable option taking into account wider economic, social and environmental considerations. Table 2 below summarises the sustainability appraisal of the different spatial development options and indicates their sustainability ranking (1 being the most sustainable).
- 3.4 The Council successfully prevented development of Greenfield land at 'Kings Drive' earlier this year at appeal. Despite scoring the lowest of all the options in the sustainability appraisal, the site has been included as an 'alternative' Greenfield extension to ensure conformity with national planning policy regulations (and PPS3 and PPS12), an essential requirement in producing the Council's Core Strategy. More recently this has been confirmed by the Planning Inspectorate who will be conducting the eventual Examination In Public of the development strategy and whose comments are attached in Appendix B.
- 3.5 Following the completion of the consultation events, a detailed assessment of the physical, social and green infrastructure needed to create balanced growth and sustainable communities will be prepared for each of the options. This will include clear actions for each and take account of the transport and highways implications of different growth scenarios proposed in Eastbourne, combined with potential expansions in nearby Wealden District.

Table 2 –Sustainability Appraisal of Spatial Options summary

| Spatial Development Option | Sustainability Ranking | Summary of strengths and weaknesses |
|-----------------------------------|-------------------------------|---|
| 1. Urban Intensification | 3 | <ul style="list-style-type: none"> • The safeguarding of greenfield sites outside the built up area and development at standard development densities has positive environmental effects for Eastbourne’s green network & south downs national park. • This option helps to meet brownfield delivery targets and efficient use of land. • Focuses development in the Town Centre and immediate surrounding neighbourhoods which have good access to services and facilities • Small scale opportunities to create affordable housing and additional facilities as smaller amount of developer contributions are obtainable compared to the other three alternative options. |
| 2. Creating Sustainable Centres | 1 | <ul style="list-style-type: none"> • Considerable benefits for the local and wider community through the creation of new services and facilities and the potential for new leisure and retail space within the sustainable centres. • Protects environmental quality of Eastbourne’s Green Network and South Downs national park. • Encourages regeneration and renewal through more efficient use of vacant land and redevelopment. • Design standards will need to be high to minimise the impact on residential amenity. |
| 3. Sustainable Neighbourhoods | 2 | <ul style="list-style-type: none"> • Prioritises the location of development within the most sustainable neighbourhoods with excellent access to services and facilities. • Encourage people to use non-car modes of transport because services & facilities are within walking & cycling distances. • Developing at high densities may be impractical to deliver on all sites. • Potential impact on historic environment – design standards will need to be high to minimise potential impact on residential amenity. |
| 4. Greenfield Urban Extensions | 4 | <ul style="list-style-type: none"> • Provides opportunity for an increased housing land supply and greater delivery of affordable housing. • Small parcels of land located on urban edge of Area of Outstanding Natural Beauty / future designated National Park and within Eastbourne Park. • The delivery of greenfield sites are normally easier as they are relatively clear sites that do not require abnormal costs for development associated with brownfield development. |

3.6 As previously mentioned the Council has already permitted 1034 net units that have been built since 1 April 2009. This added to: planning permissions granted but not yet built (commitments); developable brownfield housing allocations that have not yet been implemented; and new brownfield and urban Greenfield development opportunities, gives a baseline delivery of 3207 units and this forms the net housing delivery total for Option 1 'Urban Intensification'. The three alternative development options add either additional sites or increase the density of developments, resulting in an increase in housing supply. This breakdown of housing delivery is summarised in the table below:

Table 3 – Breakdown of Housing delivery 2006 - 2026

| ³ Type of Housing Development | Net Units | Additional Net Units | Sub-Total Net Units | Windfall Allowance (Net Units) | Total Net Units |
|---|-----------|----------------------|---------------------|--------------------------------|-----------------|
| Units already delivered (1 April 2006 – 31 March 2009) | 1034 | | | | |
| Planning permissions where construction has started on the site | 292 | | | | |
| Planning permissions where construction has not started on the site | 643 | | | | |
| Brownfield housing allocations | 78 | | | | |
| New brownfield and urban greenfield sites | 1160 | | | | |
| Option 1 – Urban Intensification | 3207 | | 3207 | +1812 | 5019 |
| Option 2 – Creating Sustainable Centres | | +439 | 3646 | +1812 | 5458 |
| Option 3 – Sustainable Neighbourhoods | | +163 | 3370 | +1812 | 5182 |
| Option 4 – Greenfield Urban Extensions | | +196 | 3403 | +1812 | 5215 |
| South East Plan Housing Target | | | | | 4800 |

4.0 Consultation Plan

- 4.1 The wider Eastbourne community will have a chance to consider and comment on the four alternative scenarios via a rolling programme of neighbourhood planning events to be held in local venues. This will be complemented by a general exhibition in the Town Hall for other interested parties on Tuesday 15th December. The dates of the neighbourhood events are due to start the first week of November. A schedule of the consultation events is provided in Appendix D of the report.
- 4.2 The consultation programme will give representatives of the Eastbourne community and wider interested parties a chance to understand the advantages and disadvantages of each of the options before indicating which they would prefer to emerge as the Council's preferred development strategy.
- 4.3 Leaflets advertising the consultation events will be inserted into local free newspaper as well as articles and press releases for local newspapers. Posters will

also be placed around the town (including the Town Hall noticeboard) advertising the consultation events. All of this will be done in compliance with the Council's recently adopted Statement of Community Involvement.

- 4.4 Responses to the consultation can be made on-line via our Limehouse Software consultation web-page. This will allow members of the community to see other people's and organisation comments and will form a central point for all documentation and consultation material. This will involve a number of specific consultation questions that will be agreed and signed off by Senior Councillors. A member of the public or organisation may submit representations or comments by other means including letter or email. The Council will welcome general feedback in addition to the specific consultation questions.

5.0 Member Involvement

- 5.1 A High Level Members Working Group made up of Councillors Tutt, Wallis and Madell has helped to steer the spatial development options. Several meetings were held in August and September to discuss the revised scenarios and consultation arrangements before formal endorsement from Cabinet. Further Members Working Groups including Councillor Elkin and a member of the opposition party will be held in the future during the preparation of the Core Strategy.
- 5.2 Members are invited to attend consultation events/workshops that are located in the Wards that they represent. A Member Briefing session was held on Tuesday 20 October 2009 in preparation for the consultation events to highlight the aims of the consultation and discuss potential questions and answers to issues from the general public/stakeholders.
- 5.3 The high level working group will be responsible for signing off the general consultation arrangements including the exhibition material and specific consultation questions. Permission was requested from Cabinet for delegated authority to Councillors Tutt, Wallis and Madell to agree and sign off these items.

6.0 Implications

6.1 Eastbourne Borough Plan 2001 - 2011

- 6.1.1 The Borough Plan consists of various development allocations and chapters which will be gradually updated by the LDF: Core Strategy. All new policies and proposals must comply with the national planning policy statements and Town and Country Planning regulations if they are to be judged 'sound' by the Planning Inspector at Public Examination.

6.1.2 Financial

There are no adverse financial implications. The cost of the consultation exercise can be met from within the existing service budgets.

6.1.3 Legal

The production and implementation of the LDF: Core Strategy is a statutory requirement of the Town and Country Planning Act 2008.

6.1.4 Human Resources

Officers in the Planning Policy Team will be involved with both consultation arrangements and attendance at consultation events. The existing staff compliment will manage the consultation events, at which local Councillors will also be in attendance.

7.0 Other Implications

7.1 There are significant and wide ranging implications arising from the contents of this report. A full assessment of the social, environmental and economic implications are presented in the sustainability appraisal which is a background paper to this report.

8.0 Conclusion

8.1 The four spatial development options have been selected to provide the wider community with reasonable alternative development choices for which they can then submit representations and comments. The Council can then consider the representations made, before deciding upon its preferred spatial scenario for creating balanced growth and sustainable communities through the LDF Core Strategy.

8.2 The Council requested delegated authority from Cabinet to sign off the consultation material to be used at the exhibitions along with agreeing specific consultation questions. Cabinet considered the report on 21 October 2009 and verbal comments will be given on their conclusions to Planning Committee.

Iona Cameron
Planning Policy Manager (Job Share)

Background Papers:

The Background Papers used in compiling this report were as follows:

SHLAA: Confidential Draft Summary Report of Findings (June 2009)

SHLAA: Method of Approach (Consultation Document, October 2008)

Core Strategy: Confidential Draft Housing Spatial Scenarios (June 2009)

LDF Core Strategy: Preferred Options Report: Background Paper 1 Housing Spatial Strategy (September 2007)

Planning Policy Statement 3: Housing (CLG, 2006)

Planning Policy Statement 12: Local Spatial Planning (CLG, 2008)

Note:-

Appendix A – Extract from Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning

Appendix B – Extract from Planning Inspectorate Letter (5 August 2009)

Appendix C – Eastbourne's Neighbourhoods and maps of the Proposed Spatial Development Options

Appendix D – Schedule of consultation events

Appendix A – Extract from PPS12: creating safe, strong and prosperous communities through Local Spatial Planning

Paragraph 4.38 Alternatives

The ability to demonstrate that the plan is the most appropriate when considered against reasonable alternatives delivers confidence in the strategy. It requires the local planning authority to seek out and evaluate *reasonable* alternatives promoted by themselves and others to ensure that they bring forward those alternatives which they consider the LPA should evaluate as part of the plan making process. There is no point in inventing alternatives if they are not realistic. Being able to demonstrate that the plan is the most appropriate having gone through an objective process of assessing alternatives will pay dividends in terms of an easier passage for the plan through the examination process. It will assist in the process of evaluating the claims of those who oppose the strategy.

Paragraph 4.39 & 4.43 Sustainability Appraisal

The “sustainability appraisal” required by S19 (5) of the Planning and Compulsory Purchase Act 2004 should be an appraisal of the economic, social and environmental sustainability of the plan.

The Sustainability Appraisal should perform a key role in providing sound evidence base for a plan and form an integrated part of the plan preparation process. Sustainability Assessment should inform the evaluation of alternatives. Sustainability Assessment should provide a powerful means of proving to decision makers and the public that the plan is the most appropriate given the reasonable alternatives.

Appendix B – Extract from Planning Inspectorate Letter (5 August 2009)

Extracts from Planning Inspectorate Letter

Core Strategy

The Core Strategy is expected to provide land to meet the figure stated in the SE Plan. Although this is a minimum target there is no need to plan to provide a quantity of identified land above that target. As you know, PPS3 (para. 53) requires a Local Planning Authority’s (LPAs) Local Development Documents (as a whole) to identify land for at least 15 yrs from date of adoption, while para. 71 requires a deliverable supply of land for the first 5 yrs at all times. An adoptable Core Strategy would therefore need to demonstrate that (a) at least a 5 yr supply was available and (b) that its overall spatial strategy ensured the ability of subsequent Development Plan Documents to identify any outstanding balance of deliverable sites yet to be identified in the years 5-15.

Spatial scenarios

It will be helpful if the number of spatial development scenarios taken to consultation is not too large. With the current number of options (9) the differences between options can be so small that (a) it is hard to discern them without the investment of more time and effort by consultees than it may be realistic to expect, and (b) I wonder whether some of the differences would be hard to distinguish/deliver in terms of practical development control. 3-4 options may be more manageable.

Consultation

It is important to be clear about the purpose of the upcoming consultation on options. The soundness tests require that a Development Plan Document is "justified" - ie founded on a robust and credible evidence base and that it is the "**most appropriate strategy when considered against the reasonable alternatives**". The LDF process therefore places emphasis on "front-loaded" public engagement, rather than only consultation at Regulation 27 stage on the single submitted option without prior open consideration of the main possible alternative feasible options. The consultation process should avoid the LPA exercising final judgement too early as that could effectively remove the public's opportunity to comment on ideas that are reasonable and feasible alternatives, albeit that they may not be the ones that eventually find their way into the submitted document. This does not preclude the Council summarising its preliminary views at Regulation 25 stage on what it sees as some of the possible pros and cons of any options consulted upon, preferably informed by its emerging Sustainability Appraisal work.

Apart from the consultees referred to in the Regulations, it is for the Council to determine the precise method and extent of the consultation undertaken at Regulation 25 & Regulation 27 stages, as long as this is consistent with the undertakings included in the Statement of Community Involvement (SCI). The Inspector is charged with checking that a DPD has been prepared in accordance with the LDS and in compliance with the SCI and the Regulations. Provided that there is a clear audit trail demonstrating that this has been achieved these matters do not normally occupy a substantial amount of time at examinations.

Greenfield Land

It is clear that there is very limited supply of developable greenfield land in Eastbourne given the urban area's tight confinement by the emerging National Park, the sea, land subject to flood, and the desire to retain an appropriate extent of "green heart" to the town. Nonetheless, it is important that the evidence base for the CS works through the process described above in a methodical and transparent way before windfalls are brought into consideration.

Consequences of abandoning the preparation of the CS

As GOSE has indicated, this would mean passing up the opportunity for the LPA to set out a clear statement of its own unique spatial vision and provide a firm direction and tone for subsequent elements of its place-making agenda such as the Area Action Plans for the Town Centre, Eastbourne Park and the Seafront. The most obvious consequence is that decisions would have to be taken against a Local Plan which would steadily become outdated and out of step with changes in national advice. This would lead to a decline in the power of the LPA to direct spatial planning matters and increasing emphasis on planning by appeal.

Roy Foster
Planning Inspector
Planning Inspectorate

5 August 2009

Appendix C – Eastbourne’s Neighbourhoods and maps of the Proposed Spatial Development Options

This appendix is attached separately.

Appendix D –Schedule of Community Consultation Events

| NEIGHBOURHOOD | | PROPOSED DATE | PROPOSED TIME | PROPOSED VENUE |
|---------------|----------------------------|---------------|---------------|---|
| 3 | Seaside | Mon 2 Nov | 3pm-7pm | Christ Church, Seaside |
| 6 | Roselands/Bridgemere | Tue 3 Nov | 3pm-7pm | Suncoast Church, 3 Courtlands Road |
| 4 | Old Town | Mon 9 Nov | 3pm-7pm | Community Wise, Old Town |
| 7 | Hampden Park | Wed 11 Nov | 3pm-7pm | Hampden Park Community Centre |
| 14 | Sovereign Harbour | Sat 14 Nov | 11am-3pm | The Haven School |
| 11 | Meads | Mon 16 Nov | 3pm-7pm | St John's Church Hall, Meads |
| 2 | Upperton | Tue 17 Nov | 3pm-7pm | Jeffries Room, Elim Church |
| 1 | Town Centre | Mon 23 Nov | 3pm-7pm | Salvation Army Community Hall, Langney Road |
| 10 | Summerdown/Saffrons | Wed 25 Nov | 3pm-7pm | Court Room, Town Hall |
| 9 | Shinewater/North Langney | Mon 30 Nov | 3pm-7pm | Shinewater Community Centre |
| 8 | Langney/Kingsmere | Tue 1 Dec | 3pm-7pm | Langney Community Centre |
| 12 | Ratton/Willingdon Village | Mon 7 Dec | 3pm-7pm | St Mary's Church Hall, Willingdon Village |
| 13 | St Anthony's/Langney Point | Tue 8 Dec | 3pm-7pm | St. Anthony's Centre |
| 5 | Ocklynge/Rodmill | Fri 11 Dec | 3pm-7pm | Victoria Baptist Church, Eldon Road |
| 00 | General Meeting | Tue 15 Dec | 3pm-7pm | Assembly Hall. Town Hall |