

George Dyson
Town Clerk

☎ (01273) 585493
✉ TownClerk@peacehaventowncouncil.gov.uk



Community House,
Meridian Way,
Peacehaven,
East Sussex,
BN10 8BB.

DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House on Tuesday 9th January 2024 at 6.00pm

Present: Cllr Mary Campbell (Chair), Cllr Kiera Gordon-Garrett (Vice Chair), Cllr Isobel Sharkey (Vice Chair of Council), Cllr Cathy Gallagher, Cllr Ian Alexander, Cllr Sherral Wood, Cllr Simon Studd

Officers: Victoria Onis (Committees and Assistant Projects Officer)

8 members of the public were in attendance.

1 PH1821 CHAIR'S ANNOUNCEMENTS

The Chair opened the meeting at 18.00, welcomed everyone and briefly ran through the building fire procedures.

The Chair handed out to Committee members, a map of all the TPOs in Peacehaven for everyone's records.

2 PH1822 PUBLIC QUESTIONS

There were several questions asked by members of the public as follows:

A resident raised concerns with the over development of the Town and the lack of infrastructure to support this. In particular, this week an area of land, east of Hoddern Farm has been shared on local social media as a potential site for 500+ houses. This over development, in time, reduces the quality of the area to live in.

Cllr Gallagher spoke of her involvement with the Neighbourhood Development Plan for Peacehaven & Telscombe; the NDP has been looking at the land within the two Towns and this will be coming to a referendum very soon. Cllr Gallagher advised that currently Lewes District Council, the Government and the South Downs National Park which surrounds us, are also upgrading their plans. Cllr Gallagher advised the residents that the plot within Peacehaven which was shared on a local social media group this week, is definitely not for housing. The next steps for the Town Council will be to organise some more public meetings about our Neighbourhood Development Plan and this will also include all the other hierarchies' updated plans.

Another resident raised concerns with LW/23/0755 & LW/23/0773 66 - The Lookout.

The Chair then read out a statement from the Lewes District Council Planning Officer.

The applications currently with Lewes District Council regarding land adjacent to 66 The Lookout, Peacehaven relate to land entirely within the South Downs National Park. As such, it is the South Downs National Park Authority who will be determining the applications. The current Lewes DC applications are invalid, meaning they will be withdrawn imminently.

Once new applications are set up at the National Park, new site notices will be displayed and letters will be sent out to neighbours informing them of the new reference number (which will be prefixed with SDNP) and containing instructions on how to make comments.

Case officers at Lewes District Council will forward all comments already received for LW/23/0755 and LW/23/0773 to the SDNP case officer.

The Chair requested that the resident attends the Committee meeting again, once the applications have been resubmitted.

Another resident expressed concerns regarding LW/23/0755 & LW/23/0773 and reported that there had been an attempt to deliver 6 hot tubs to the site via the footpath and not Downs walk. The only access to the site is a footpath and bridleway.

The Chair requested that the resident returns to the next Committee meeting when the resubmitted applications are on the Agenda; we are a neighbouring authority and will be consulted.

Another Resident also expressed concerns regarding the land that has been highlighted east of Hoddern farm which has been earmarked for housing. Residents are being told that the land isn't going on the local plan but there is a lot of speculation about this and would like this confirmed.

The Chair has advised the Resident to email Cllr Laurence O' Conner for the use of this land, to be confirmed.

Another resident also shared concerns regarding the land highlighted to the east of Hoddern Farm and regarding the poor local infrastructure to support this. The number of houses stated are too accurate to be speculation and the Council can be legally challenged if they don't include it in the new Local Plan.

Cllr Alexander added that when planning applications are submitted and residents would like them to be examined by the Planning Applications Committee at Lewes District Council they need to contact the local District Councillor who has the ability to call it in. This needs to be done within 2 weeks of the application being validated. Cllr Alexander advised the resident of the District Councillors for each ward. East Ward; Cllrs Cathy Gallagher and Davies, North ward; Cllrs Sharkey and Clarkson. The Resident reported that Cllr Clarkson has replied today, to say that the land will not be included in the LDC plan.

3 PH1823 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies were received from Cllr Seabrook.

4 PH1824 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

6 members of the public & Cllr Gallagher left the room at 18.20

5 PH1825 TO ADOPT THE MINUTES FROM THE 5TH DECEMBER 2023

Proposed by: Cllr Gordon-Garrett **Seconded by:** Cllr Sharkey

The minutes of the above meeting were **resolved and adopted**

11 TO COMMENT on the following Planning applications as follows:-

PH1826 LW/3475/CC Peacehaven Youth Centre, Roderick Avenue

Concerns of the loss of the footpath were discussed and it was raised that this may not be an official footpath.

Cllr Campbell confirmed that it has been confirmed by the ESCC Rights of way Access Officer on 6/12/23, that the path is a public footpath. Peacehaven 22 runs in a north-south direction across the field, i.e. from Edith Avenue towards the car park.

The Rights of Way Team confirmed that they have not received an application to temporarily close the route, and there are no details in the planning application. Any queries regarding this can be directed back to the rights of way team who will investigate further.

Cllr Gallagher returned to the meeting at 18.25

It was proposed that the Committee support the planning revision but would like to submit comments. (1) Revising the Site Plan document number 2140 to show (a) the Public footpath across the playing field from Edith Avenue southwards towards the Meridian Centre, and (b) the barrier areas between the Joff site and the adjacent houses. (2) Maintaining the existing wooden floors and protecting them from construction work.

Proposed by: Cllr Gordon-Garrett

Seconded by: Cllr Sharkey

All in Favour

PH1827 LW/23/0755 66 The Lookout Peacehaven

Due to inaccuracies with the application, LDC recommends a new application should be submitted to the SDNP.

PTC will be informed when the application is received and it will be discussed in detail at the following meeting

PH1828 LW/23/0773 66 The Lookout Peacehaven

Due to inaccuracies with the application, LDC recommends a new application should be submitted to the SDNP.

PTC will be informed when the application is received and it will be discussed in detail at the following meeting

PH1829 LW/23/0704 12 Valley Road Peacehaven

It was proposed that the Committee support this planning application.

Proposed by: Cllr Studd

Seconded by: Cllr Gallagher

The Committee **resolved** to **support** this proposal by a majority, with 1 abstention

PH1830 LW/23/0694 61 Capel Avenue Peacehaven

It was proposed that the Committee support this planning application

Proposed by: Cllr Gallagher **Seconded by:** Cllr Sharkey
The Committee **resolved** to **support** this application.

PH1831 LW/23/0740 62 South Coast Road

The application was discussed and although the dropped curb is virtually the length of the property, no grass verges will be lost and they are retaining some of the front wall and garden.

It was proposed that the Committee support this planning application.

Proposed by Cllr Gallagher **Seconded by** Cllr Sharkey
The Committee **resolved** to **support** this proposal by a majority, with 1 abstention

PH1832 LW/23/0749 3A Capel Avenue Peacehaven

1 online Objection. The 45% rule on light will be reviewed by Lewes District Council Planning Officers.

It was proposed that the Committee support this planning application

Proposed by: Cllr Gallagher **Seconded by:** Cllr Studd
The Committee **resolved** to **support** this application.

PH1833 LW/23/0608 122A Phyllis Avenue Peacehaven

The Committee wishes to make no comment as there was insufficient information to make a decision,

12 TO NOTE the following Planning decisions:-

PH1834 LW/22/0635 120 Edith Avenue Peacehaven

PH1835 LW/23/0628 41 Rowe Avenue Peacehaven

PH1836 LW/23/0448 3 Slindon Avenue Peacehaven

The Committee **noted** these planning decisions.

The next meeting was confirmed as Tuesday 23rd January 2024 at 7.30pm.

There being no further business, the meeting was closed at 18.45.

Detailed Income & Expenditure by Budget Heading 16/01/2024

Month No: 10

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
200 Planning & Highways							
4851 Noticeboards	998	650	(348)		(348)	153.6%	994
4852 Monument & War Memorial	0	600	600		600	0.0%	
4853 Street Furniture	0	600	600		600	0.0%	
Planning & Highways :- Direct Expenditure	998	1,850	852	0	852	54.0%	994
4101 Repair/Alteration of Premises	1,479	2,000	521		521	74.0%	
4111 Electricity	5	1,092	1,087		1,087	0.5%	
4171 Grounds Maintenance Costs	0	500	500		500	0.0%	
4850 Grass Cutting Contract	9,041	9,041	0		0	100.0%	
Planning & Highways :- Indirect Expenditure	10,526	12,633	2,107	0	2,107	83.3%	0
Net Expenditure	(11,524)	(14,483)	(2,959)				
6000 plus Transfer from EMR	994						
Movement to/(from) Gen Reserve	(10,530)						
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	11,524	14,483	2,959	0	2,959	79.6%	
Net Income over Expenditure	(11,524)	(14,483)	(2,959)				
plus Transfer from EMR	994						
Movement to/(from) Gen Reserve	(10,530)						

From: Contracts Management Group <[REDACTED]>
Sent: Tuesday, January 16, 2024 2:42 PM
To: Contracts Management Group <[REDACTED]>
Subject: Rural Grass Cutting Service - Environmental Enhancement Service Option

Dear Council,

I am writing in relation to the rural grass cutting service for your Parish/Town.

Over the past 3 years a trial of reduced rural grass cutting has been undertaken in select Parish and Town Councils who have previously expressed an interest. This has been in response to an increased level of Member and resident contact regarding requests to reduce cutting rural verges or change the schedule in line with wild plant cycles . Further details can be [found online under item 49](#).

As agreed at [Lead Member for Transport and Environment on 11th December 2023](#), the Council has formally adopted this as Policy, so that the reduced rural cuts (excluding single track lanes for safety) is available to all Parish and Town Councils to opt in to.

Options

Please advise which option your Council would like to receive for Rural Grass Cutting:

Option 1 - Standard Rural Grass Cutting Service - No change

Two cuts per annum of a 1 metre wide swathe along the verge plus visibility areas cut for visibility at junctions and for safety on the inside of bends where sight lines between road users may be obscured by vegetation.

Option 2 - Environmental Enhancement Service (reduced rural service)

Excluding single track lanes, the first cut at start of season to be only visibility cuts for safety at junctions and on the inside of bends where sight lines between road users may be obscured by vegetation. The second cut later in the season will be visibility plus a 1 metre wide swathe along the verge.

Future Changes to Rural Grass Cutting

Please note, the option you decide on this year will become your default option going forward. We will not contact you each year to ask which rural grass cutting option you wish to take forward. Should you wish to change options, you can email us at the below email, and this can be implemented the following season. You would not be able to change options part way through the grass cutting season.

Please note, in both options safety remains a priority. You can report any visibility or safety issues to your SLO to investigate and rectify as necessary.

Response Deadline

If you would like to opt into the Environmental Enhancement Service (reduced rural cuts), please let us know by **Friday 23rd February 2024**. If we have not heard anything by this date, we will default to Option 1 - Standard Rural Grass Cutting.

Please send responses to contracts.managementgroup@eastsussex.gov.uk

Grass Cutting Maps

You can now access the [grass cutting maps online here](#).

Kind Regards



Asset Support Officer

Contracts Management Group, Communities, Economy and Transport

Website: www.eastsussexhighways.com

Highway Grass and Wildlife Verges

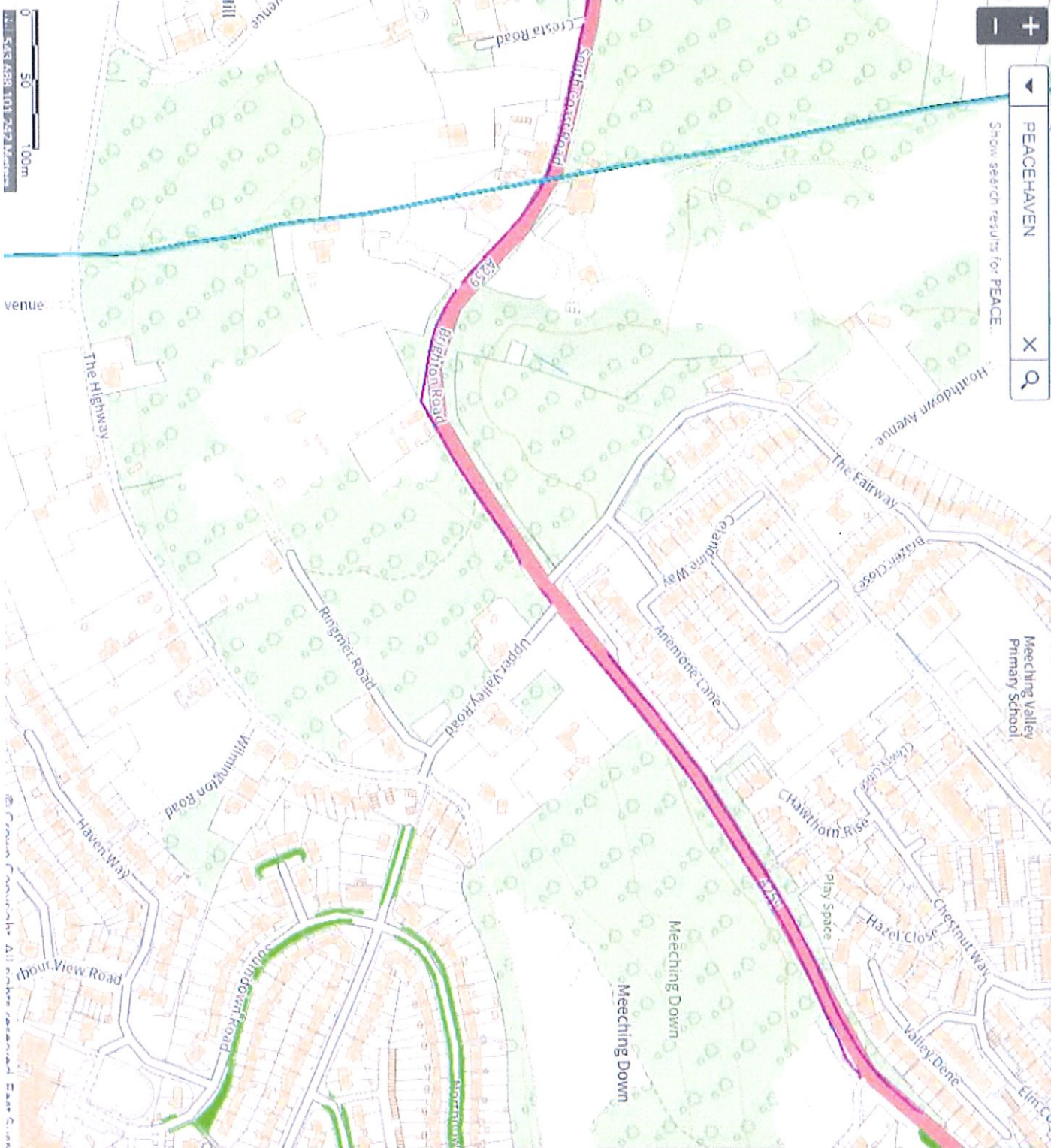
Contact us Information

PEACEHAVEN

Show search results for PEACE

Layer List

- Highway Grass and Wildlife Verges
- Highway Verges
- Meadow_Cust_Maintained
- Meadow
- Wildlife
- Wildlife_Cust_Maintained
- Urban
- Rural
- Parish Boundaries



Agenda Item: PH1843

Committee: Planning and Highways

Date: January 23 2024

Title: Six Proposals for Business Plan Committee

Report Authors: Chair and Vice-Chair of Committee

Purpose of Report: To recommend Items to put forward for discussion at the Business Plan Committee

Introduction

The Council's Business Plan Committee will meet soon to discuss possible items for inclusion in the PTC Business Plan 2023-7. The Business Plan is designed to identify specific (ideally measurable) projects for achievement before May 2027 and that are not part of the regular work of committees.

Background

This has been discussed at several P&H Committees. At the P&H Committee Meeting on December 5, Committee members were invited to send suggestions to the Chair and/or the Town Clerk. This Report distils those suggestions.

Analysis

The proposals for the Business Plan need to be regularly reviewed and updated to take account of changed circumstances. One proposal not included in the existing P&H draft Business Plan is therefore added here (investigate options for grass cutting). The other proposals from the Business Plan that seem to be preferred are as follows:

- **Investigate options for an alternative grass cutting contract.** The service is unsatisfactory for residents and produces many complaints. Hitherto, no other option seemed to provide better value for money. In 2023, ESCC made it clear that the cost of its contract will now go up significantly each year, more than in the past. There was insufficient time to re-investigate other options in 2023. However, there are now eight months to reinvestigate other options, including the following: the Telscombe TC option; Idverde (which operates in Lewes DC and elsewhere); the Dorset option. And others. This item must be completed by August 2024.
- **Improvements to the public realm.** This includes but is not limited to decisions on the part of the A259 covered by the Kaner Olette Report recommendations, the Meridian Monument area and car park at top of steps (replacement of information board and need for a second refuse bin+possibly bin for recycling).
- **Promoting road safety.** Pedestrian crossings and traffic islands seem to have grown up over time in an unplanned way and are now not always in the right places or sufficient in number. Now that the BSIP has rejected the Sutton Avenue roundabout pedestrian crossing proposals (for the time being at least), PTC should survey the whole of the town and draw up proposals to present to ESCC and advocate to ESCC on behalf of residents. An initial informal survey suggests that provision for pedestrian crossing opportunities in Peacehaven may be worse than in several other ESCC towns. This project would include an email survey of residents' views and specific investigation of pedestrian safety problems around primary schools.
- **Identify and design implementation plans to move the built environment towards net zero by 2030.** This three-year programme includes following up earlier work on eg communal solar panels, drawing up further conditions to ask LDC to apply to planning applications, as well as other ideas as yet unidentified.
- **Protect and enhance the assets of nature, biodiversity and the built environment.** Work on Peacehaven's trees has already started, including the creation of the Orchard, tree planting in Centenary Park and, via P&H, identification of TPOs. But other assets needing protection/enhancement are Peacehaven's marine assets (including regular measurement of seawater quality), and biodiversity

(especially in the important `corridor` area of the Valley Road). This fits with proposals in LDC's draft Local Plan.

- **Footpaths, bridleways and cycle/pedestrian routes.** The main `loop` cycle route is already in advanced planning at ESCC. There is no money at present for the east-west `commuter` cycle route (and what is arguably the most appropriate site for this will not even become an option until 2025 when the PCS private finance initiative ends). Footpaths and bridleways need publicity on mapping and defending.

Conclusions

The Committee must agree at least five proposals to put forward to the Council's Business plan Committee.

Recommendations

That the Committee agree the six items to put forward for discussion at the Council's Business Plan Committee as P&H Committee's priority aims for the next three years.

Implications

The Town Council has a duty to consider the following implications:

<u>Financial</u> <ul style="list-style-type: none"> • Use of capital? • Replacement of asset? • Reduced expenditure? • Increased income? • Budget provision? 	n/a
<u>Legal</u> <ul style="list-style-type: none"> • UK Law? • Council Powers/Duties? • Lease/landlord responsibilities? 	n/a
<u>Health & Safety</u> <ul style="list-style-type: none"> • Accessibility? • Equalities? 	Improvement
<u>Planning</u> <ul style="list-style-type: none"> • LDC permission? • Planning Law? • Highways? 	various
<u>Environmental and sustainability</u> <ul style="list-style-type: none"> • AONB/SSSI/SDNPA? • Green spaces? • Walking/cycling? 	A big improvement
<u>Crime and disorder</u> <ul style="list-style-type: none"> • ASB? • Public safety? • Road safety? 	Pedestrian crossings and traffic islands need to be better sited
<u>Social value</u> <ul style="list-style-type: none"> • Charities/voluntary orgs? • Support for those in need? • Area improvements? • Community benefits? 	Many
<u>Climate</u> <ul style="list-style-type: none"> • Carbon footprint? • Materials? 	Beneficial

Agenda Item: PH1847

Committee: Planning and Highways

Date: January 23 2024

Title: PTC Response to LDC Consultation on its Draft Local Plan 2020-2040

Report Authors: Chair of Committee

Purpose of Report: To Analyse LDC's Draft Local Plan Policies and Propose PTC Responses

Introduction

In November 2023, Lewes District Council published its 162-page draft Local Plan 2020-2040 for Consultation, responses due by February 8 2024. Once all stages have been completed, this Plan will replace the current two-volume Local Plan, probably in 2025. The Lewes District Local Plan is part of a hierarchy of Planning Documents that include the National Planning Policy Framework (NPPF) and the Peacehaven and Telscombe Neighbourhood Plan (PTNP).

The Local Plan will determine planning decisions that affect Peacehaven's natural and built environment until 2040. The Plan proposes policies on where new houses can be built and much else: from wastewater infrastructure, to bicycle storage and dark skies. However, East Sussex County Council (ESCC) decides infrastructure like highways, public transport, education and social services while health infrastructure is the responsibility of the NHS.

Following the current consultation, called a 'Regulation 18 Consultation', the contents of this LDC Plan will be difficult for local residents to change. However, it *will* be changed by LDC itself as it prepares the final version of its Local Plan. And central government's National Planning Inspectorate will have the last word on the Plan. This hierarchy of decision-making power is important, particularly in the context of the allocation of sites for new housebuilding.

In deciding how to allocate sites for new housing across the District, LDC has to meet central government's demand for large numbers to be built and there are no indications that a change of Government will change this. Lewes District runs from Wivelsfield in the north-west to Eastbourne in the south-east, excluding the area of the South Downs National Park (SDNP), which contains Lewes Town. In preparing the final version of the Plan, LDC will take account of opinions received during the consultation. If, say, Ringmer or Chailey makes a good case for cutting the number of new builds allocated to their areas in the current version of the Plan, LDC could decide to change the site allocations from those in the current draft Plan and meet central government's 'quota' by allocating new housing development instead to sites in Peacehaven (or Telscombe). Even if LDC does *not* make such a change, the central government Inspector could decide that LDC has not met the government's quota requirements and modify the Plan in such a way as to allocate new big housing sites to Peacehaven (or Telscombe). It is worth noting that the number of new builds proposed in LDC's current Plan is well below the housing need identified using the central government Standard Method algorithm for the plan area (page 9 of the Plan).

Lewes DC has asked for responses on a wide range of topics. These topics ('themes') are set out in the Appendices, along with LDC's official Consultation Questions.

There have been several in-person consultation events (Newhaven on January 18th), which were on PTC's facebook page (as well as LDC's website). Peacehaven and Telscombe did not merit a consultation event. 42,000 people responded to LDC's preliminary Consultation. Responses to the current Consultation be done via the Plan's online consultation platform. Alternatively, comment on the Plan by email: localplan@lewes-eastbourne.gov.uk; or to write to Lewes District Council, c/o Eastbourne Borough Council, Town Hall, Grove Road, Eastbourne.

Background

Almost all the policies in the Local Plan will affect Peacehaven. The following broad policies contain issues of specific relevance to our town (page references are to the printed copy):

- **Housing development designation of sites** (pp 41-45, Strategic Policy SDS1). Two of the six 'spatial options' include Peacehaven. Spatial Option 1 (Figure 10 in the Plan) intensifies development *within* the existing boundaries of the Peacehaven settlement. Spatial Option 2 (Figure 11) proposes building on two sites *outside* the current settlement boundary: in the north east corner at the extreme east end of the Lookout and on a site between the north end of Chalkers Rise and CRAllen. A more detailed break-down of LDC policies is shown in an associated document (shown in the Committee papers, with the areas where no new housing is to be permitted in red). [Since November, there have been widespread reports that local developers are trying to get the proposed site allocation extended, with proposals to build over 500 new homes on land bordering the SDNP that lies to the east and north of Chalkers Rise/ Centenary Park].
- **Settlement hierarchy and boundaries** (pp 53-56, Strategic Policies SDS2 and SDS3). The Plan maintains current policy for Peacehaven's 'settlement boundary'. I have explicitly confirmed with LDC planning department this intention in relation to the northern boundary of the Peacehaven built-up area just north of Telscombe Road. 'Settlement boundaries define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment, but in particular they help guard against incremental growth in unsustainable areas' (page 55).
- **Coastal change** (pp 68-69, Strategic Policy CC6). A Local Plan policy 'is required in shoreline areas to ensure inappropriate development is avoided and physical changes to the coast are not exacerbated'. The Plan quotes the 'Shoreline Management Plan' 2006 decision to cease from 2055 the coastline management practices that currently protect the clifftop houses.
- **Natural environment** (pp 71-79, Strategic Policies NE1-4) Options here seek to implement LDC Corporate Plan's 'ambition to have the greenest local plan and put sustainability at the heart of the local planning processes'. They include setting a percentage area for canopy cover from trees, green corridors to connect habitats, the protection, conservation and enhancement of biodiversity, and, close to the SDNP boundary, minimising adverse impacts on the South Downs International Dark Sky Reserve.
- **New residential development in the countryside** (page 94, Policy H5) Outside the settlement area, the only housing developments that will be permitted are developments for 100% affordable housing to be retained in perpetuity to meet local needs and other affordable home developments for local people.
- **Making best use of existing housing stock** (page 99, Policy H7) Identifying the biggest housing need as being for smaller homes, this proposed policy would restrict big increases in the size of existing homes, but support the subdivision of existing plots within settlement boundaries that increase the number of homes on a site.
- **Protecting industrial/commercial sites from loss of space at Meridian and Enterprise Estates and land adjacent to The Esplanade** (pp 107-109, Strategic :Policy E1) These sites would be protected from the loss of office/industrial floorspace or land.
- **Retail and town centres and Visitor economy** (pages 118-121, Policies E6-7) These policies aim to revitalise the Meridian Centre and South Coast road, especially by encouraging flexible small-scale units that combine retail and leisure activities. The policy approach makes a distinction between coastal and rural tourism.
- **Equestrian Development** (pp 122-3, Policy E8) Policies here seem to omit Peacehaven.
- **Water Supply and Wastewater Management** (pp127-8, Policy IC2) The Plan highlights the likely impact of climate change on Peacehaven wastewater treatment works. It highlights problems with sewerage overflows. The detailed Water Cycle Study will also consider phasing new development will be in place when and where needed and before environmental effects occur.

- **Local food infrastructure, including allotments** (pp 136-7, Policy IC7) The policy will support new allotments, orchards and community food growing spaces in developments. The policy will 'seek to avoid the loss of best and most versatile (BMV) agricultural land'. The proposed standard for provision of 'allotments, community gardens and city farms' should be 0.2 hectares per 1,000 people.
- **Flood risk, water resources and water quality** (pp156-157, Policies W1-2) Heavy rainfall impacts the certain areas. Drinking water quality may be affected if development dependent on localised cesspits etc goes ahead along the Lookout either on the southern (Peacehaven) side or the northern (within SDNP).

Analysis

Peacehaven residents need new housing. Research suggests that there is a particular shortage of smaller homes for young people that are genuinely affordable. But Peacehaven is the most densely populated town in the whole of East Sussex (see Appendices) and much (most?) of the new housing that has been built in recent decades has gone to incomers. Many of the proposals put forward by developers are for larger houses that are likely to be too expensive for Peacehaven residents. The Plan's strategy to cope with this dilemma seems to be to restrict new house-building in general by maintaining the current settlement boundary, but permit new homes to be built outside the built-up area but close to the settlement boundary if it is genuinely affordable housing that prioritises local residents (Policy H5). The Plan also prioritises smaller homes (policy H7).

Of the specific sites allocated to housing in the Plan, one seems to breach many of the Plan's other policies. This is the 'blob' in the Option 2 map in the north east corner of the Valley Road area. It is in an area marked as 'undeliverable', is right at the end of a bridle path and far from utilities or a vehicle road; and, right on the edge of the SDNP, it would breach dark skies, biodiversity and other policies in the Plan.

The main other site allocations that PTC needs to consider are: the site close to CRAllen; the site north and east of Chalkers Rise where developers are said to want to overturn the Plan's proposals to retain it as 'countryside' and build over 500 homes on what is said to be prime agricultural land; the site next to the current allotments; and the parts marked in yellow north-east of Chichester Close.

Some of the policies proposed in the Plan that do not mention Peacehaven are nonetheless important for our town. For example, with reference to Valley Road (currently at medium risk of flooding but likely to increase if there is development of higher ground on each slope) and the erosion rate of the cliff edge. Drinking water quality may be affected if large-scale development dependent on localised cesspits etc goes ahead along the Lookout either on the southern (Peacehaven) side or the northern (within SDNP).

The current draft of the LDC Local Plan 2020-40 allocates very few large sites for new housing to Peacehaven and allocates a lot of large sites for new housing to other parts of the District. It is essential that Peacehaven Town Council's opinion is put forward on matters in the Plan affecting Peacehaven, not least because other towns and villages and their residents will be vociferously objecting to new housing sites being allocated to them. In addition, local developers in Peacehaven have the opportunity to challenge LDC's decisions on housing allocations to the Inspector and suggest that sites they own or want to develop should be allocated for housing. If we do not make our views clear, LDC or the nationally appointed Inspector may change the current draft and suddenly reallocate our few remaining green areas to housing development after all.

Conclusions

Many of the policies in the Lewes District Plan are welcome, especially its aims to have 'the greenest Local Plan', to retain the existing settlement boundary, and to include policies to encourage home-building for lower-income local residents. But Peacehaven is the most densely populated town in East Sussex. PTC should object to the Plan's proposal to allocate housing to the north east corner of Peacehaven. It should also oppose the building of new housing north and east of Chalkers Rise well outside the settlement boundary on land currently marked as undeliverable; it should support the retention of that area as agricultural land (or its conversion into woodland or other 'green' uses that protect and promote biodiversity (policies NE1-4).

Peacehaven Town Council needs to make its voice heard. If it does not do so, other voices will determine what happens in Peacehaven. These voices will be developers seeking to exploit national housing policy by building

homes that are not needed by local residents, and/or other towns and villages in Lewes District seeking to transfer their housing site allocations elsewhere.

Recommendations

That P&H Committee request Peacehaven Town Council to make the following responses to LDC`s Consultation on its Local Plan:

On site allocations and the settlement boundary:

1. In Spatial Option 2, PTC opposes the housing site allocation in the north east corner of Peacehaven, at the east end of the Lookout.
2. PTC supports the Plan`s retention of the current settlement boundary.
3. PTC supports the Plan`s definition of land that is `undeliverable` and asks that the area shown in red be extended northwards to the SDNP boundary (to include the Lookout). The Lookout is a bridleway and served only by a footpath and bridleway and all development there would threaten the Plan`s green and dark skies policies (as SNDP policies).
4. In relation to the site marked as having development potential on Cornwall Avenue, PTC requests that any development allocate at least part to expansion of the allotments.
5. PTC supports the Plan`s prioritisation of green policies and protection of prime agricultural land (policies NE1-4 and IC7).
- 6.PTC supports/opposes/has no comment on Policy H5 to restrict any housing development outside the settlement boundary to affordable housing that prioritises local residents.
7. PTC supports/opposes/has no comment on Policy H7 that prioritises division of current homes into two over extensions.
8. PTC supports policies E1 and E6-7 protecting the retail/commercial/industrial sites at the Meridian Centre, the Esplanade and South Coast Road.
9. PTC requests LDC to include Peacehaven in its equestrian policies (policy E8)
10. In view of the major changes in research findings and the protective effects of Rampion, PTC asks LDC to advocate for Peacehaven with the authors of the Shoreline Management Plan revised 2024 version to extend protective management policies to the year 2075 at least. Alternatively, LDC will need to add at least 200 extra homes to its future new build plans.
11. PTC supports the Plan`s policies on Water and Wastewater, but considers that they need to be strengthened.
12. PTC supports the proposals in the plans relating to infrastructure, but considers that they need to be further developed. In particular, the Plan should provide for all within-settlement residents to have affordable access to a community hall within 400 metres for use for birthday parties, local gatherings, knitting clubs etc.

Implications

The Town Council has a duty to consider the following implications:

<u>Financial</u> <ul style="list-style-type: none">• Use of capital?• Replacement of asset?• Reduced expenditure?• Increased income?• Budget provision?	N/a
<u>Legal</u> <ul style="list-style-type: none">• UK Law?	Duty to advocate

<ul style="list-style-type: none"> • Council Powers/Duties? • Lease/landlord responsibilities? 	
<u>Health & Safety</u> <ul style="list-style-type: none"> • Accessibility? • Equalities? 	Duty to advocate, especially for accessible housing
<u>Planning</u> <ul style="list-style-type: none"> • LDC permission? • Planning Law? • Highways? 	LDC policy, protection of residents from abuse of Planning Law and practice
<u>Environmental and sustainability</u> <ul style="list-style-type: none"> • AONB/SSSI/SDNPA? • Green spaces? • Walking/cycling? 	SDNP protection, green spaces, protection of bridleways/footpaths
<u>Crime and disorder</u> <ul style="list-style-type: none"> • ASB? • Public safety? • Road safety? 	N/A
<u>Social value</u> <ul style="list-style-type: none"> • Charities/voluntary orgs? • Support for those in need? • Area improvements? • Community benefits? 	Duty to advocate
<u>Climate</u> <ul style="list-style-type: none"> • Carbon footprint? • Materials? • Recycling? 	Duty to advocate

Appendices/Background papers

Three quotes?

Location map?

Location pictures?

Supporting doc's?

Background Paper: Extract from LDC local Plan Pp28-29 : the Consultation Questions

This consultation seeks your views on whether we have chosen the right policy directions to respond to each of the plan themes. Under each theme we ask whether we have chosen the right policies and whether there are any other policies you think should be included within that theme. We also ask you why you think extra policies should be included so that we can start to understand how best to address those comments. Some of the themes have specific questions in relation to the policy directions. For clarity, we have set out all of the consultation questions below although they are repeated at the start of each theme in this consultation document.

Vision and aims

- What are your views on the proposed vision and aims?
- Is there an alternative vision or aims (or parts of) that we should be considering?

Spatial Strategy

- Do you agree that the proposed range identified to determine the housing requirement is the correct approach? If not, please explain why.

- Do you think there is an alternative settlement hierarchy that we should consider? If so, what is it?

Climate Theme

- Are there any further policies you would like to see included to respond to Climate Change? Why do you think they should they be included?
- Should the new local plan require minimisation of and compensation for the loss of carbon sequestration, and if so, how should off site compensation be addressed?

Natural Environment Theme

- Are there any further policies you would like to see included to protect and enhance our natural environment? Why do you think they should they be included?
- Do you think the policy direction for Green and Blue infrastructure is the right one? If not, please identify how it can be changed and why?
- Do you think the policy direction for Biodiversity is the right approach? If not please identify how it can be changed and why?
- Should the local plan consider preparing an urban greening policy which requires a minimum level of greening on a development site?

Homes for Everyone Theme

- Are there any further policies you would like to see included to meet housing needs? Why
- This consultation seeks your views on whether we have chosen the right policy directions to respond to each of the plan themes. Under each theme we ask whether we have chosen the right policies and whether there are any other policies you think should be included within that theme. We also ask you why you think extra policies should be included so that we can start to understand how best to address those comments. Some of the themes have specific questions in relation to the policy directions. For clarity, we have set out all of the consultation questions below although they are repeated at the start of each theme in this consultation document.
- ☐ Do you agree with the emphasis on securing two-bedroom homes through new development and retaining smaller homes in the housing stock? If not, please explain why.
 - ☐ Do you agree with the affordable housing policy direction that is being set in the Affordable Housing policy? If not, please identify how it could be changed.
 - ☐ Do you agree with prioritising rented affordable tenures over affordable home ownership tenures? If not, please explain why you think different tenure proportions should be sought.
 - ☐ Can you identify specific sites that could accommodate Gypsies and Travellers? If you can identify a site, please submit it to our call for sites using the form on the consultation portal.

Economy and Regeneration Theme

- ☐ Are there any further policies you would like to see included to meet economic and regeneration needs? Why do you think they should they be included?
- ☐ Do you agree with the policy direction for employment and economic development? What other issues should the policy consider?
- ☐ Do you agree with our policy direction relating to retail and leisure? If not, what would you change and why?

Infrastructure and Community Facilities Theme

- ☐ Are there any further policies you would like to see included to meet the need for infrastructure and community facilities? Why do you think they should they be included?
- ☐ Should there be a separate policy on resisting the loss of playing pitches?
- Should a design-led policy for parking standards be progressed and included in the next version of the local plan?
- How should we seek to manage cycle hire schemes to encourage the modal shift but at the same time avoid their potential for cluttering the street scene?

Design, Landscape and Built Environment Theme

- ☐ Are there any further policies you would like to see included to guide Design, Landscape and the Built Environment? Why do you think they should they be included?
- ☐ Do you agree with the proposed policy directions that are being considered for further development? Are there alternatives that we should be looking at?
- ☐ Do you think that having concept masterplans for all residential development sites would assist in bringing forward sites and retain the design quality of the development? If yes, what stage of the plan should these be prepared and agreed?

Water Theme

- ☐ Are there any further policies you would like to see included to respond to water resources and water management? Why do you think they should they be included?
- ☐ Should the water quality policy specify standards for development for intensive livestock production?
- ☐ Should the new local plan continue with the existing policy approach set out in Policy DM18: Recreation and Rivers or go further and consider specific locations for recreational

Peacehaven is the most densely populated town in East Sussex

	<i>Area, km²</i>	<i>Population 2021 census</i>	<i>Density Pop/km²</i>	<i>Pop change 2011-2021 % p.a.</i>
<u>Towns in Lewes District</u>				
Peacehaven	3.492	15,707	4,498	+0.91
Telscombe inc E.S.	4.728	7,392	1,563	-0.11
Lewes Town	3.919	16,070	4,100	-0.33
Seaford	6.668	23,865	3,579	+0.12
Newhaven	3.951	12,854	3,253	+0.26

Medium/large Towns elsewhere in East Sussex

Crowborough	13.59	21,688	1,596	+0.35
Uckfield	4.549	15,033	3,305	+0.37
Hailsham	5.923	22,551	3,807	+1.3
Hastings	21.97	91,480	4,164	+0.11
Bexhill	12.30	43,754	3,559	+0.32
Polegate	2.400	10,066	4,195	+1.9
Eastbourne	44.16	101,689	2,303	+0.24

Source: Citypopulation.de

Note that I cannot guarantee like is being compared with like. Please see explanations and maps on the site. For example, Seaford includes South Hill in the Citypopulation map; Wikipedia's estimate of population density in Seaford is 3,613/km².

The figures above are NOT official figures. They are the best I could do to establish relative populations densities in a short time.

CASE NUM BER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	UPDATE
1	03/09/2019	Public rights of way TFG - Concrete path from Lower Hodder Farm to Centenary Park.	Cllr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005)	Cllr Griffiths - ongoing	23/05/23 - Committee agreed members for the TFG - Cllr Griffiths, Cllr Gordon-Garrett, and a member of the public. 5/9/23 Cllr Seabrook - the concrete path, that this is now open again so the work of the public rights of way TFG will need to resume.
2	09/08/2022	Speed activated sign	For the Public Safety TFG to investigate, discuss, and liaise with Telscombe Town Council about the speed activated sign, and report back to the P&H Committee.	Committees & Assistant Projects Officer	Public Safety TFG to be resumed to consist of Cllr Seabrook, Cllr Alexander, 2 members of the public and for all Councillors to be invited to join. Safety TFG Group resumed on 13th November. Attended by Mike Gatti / Lucy Symonds / Victoria Onis and Cllr Seabrook. Speed data will need to be collated in order to proceed with the next step of purchasing a SID. Need volunteers and data. Next date of Public Safety meeting will be 8th February at 9.30am - hopefully to include representatives from both junior schools and Traffic officer Steve O'Connell.
3	01/11/2022	Wildflower Verges	To conduct a survey via eNews and Social Media regarding possible locations for Wildflower verges in the town	Committees & Assistant Projects Officer	5/9/23 Cllr Seabrook also reported that the Wildflower verges survey is almost ready, although some adjustments are still required 19/9/23 Marketing officer sent draft to Cllr Seabrook for final approval 10/10/23 good response 114 responses as of 10.10.23. 31.10.23 email sent to 23 residents who have left an email address and would like to volunteer. 20.11.23 contact made with 3 residents who would be happy to support and request made to landowners LDC to use the land. Awaiting response. TFG on hold. Due to only 1 councillor and 1 officer on the TFG. Committees Officer still trying to obtain permission to use the land at Roderick Car Park for wildflowers. Committees Officer has managed to get LDC to remove the posts on the site which are no longer used, still trying to get the bicycle rack moved or at least reshaped and painted.
4	23/05/2023	Kaner Olette Report	To go through the report and create actionable items.	TFG	23/05/23 - TFG formed to look at the report, alongside the public realm, and advertising on planters. 13/06/23 - Cllr Gallagher informed Committee that a TFG meeting will be organised soon, and that LDC & ESCC Cllrs are being invited to join. 13/07/23 - Committees & Assistant Projects Officer attended a site meeting with Cllrs Campbell & Gordon-Garrett with ESCC Highways Officers & Brighton & Hove Buses representative. Report to come back to Committee. 25/7/23 - To monitor progress by ESCC in relation to the bus stops.
5	04/07/2023	Pelham Rise Bus Stops	Officers to liaise with ESCC Officers about accessibility on Pelham Rise, particularly bus stops.	Committees & Assistant Projects Officer	w/c 29/9/23 ESCC Traffic Safety site visit to Pelham rise to discuss access to bus stops and proposal re access and shelter needs. Await response. 19/9/23 - proposed design & extras of shelter in pelham rise agreed by suppliers, just need to select colour and order will be placed. Projects officer has requested 2 colours so that the shelter is two tone to aid visually impaired bus users 10/10/23 design and colour were forwarded to ESCC on 21/09/23 - Committees Officer sent follow up 10/10 for timeframes. 17/10/23 - bus shelter to be installed w/c 11th or 18th December
6	31/10/2023	Lake Drive Pond	The pond needs some care and to bring it back to the happy thriving place for wildlife it once was.	Committees & Assistant Projects Officer	CAP Officer has been trying to push for a ecologist/management plan for nearly 2 years. Pond is in poor state, stagnant and wildlife has all disappeared. 22.11.23 Email sent (with attached 2 year timeline) to councillors & Andy Frost for an update on this pond due to resident complaints and concerns - awaiting response 2 x emails sent to Cllr Julia Carr 21/12/ & 8/1 on Cllr Donovans request due to having interest to help with the pond; awaiting response.

