

George Dyson  
Town Clerk

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

**Councillors on this Committee:**

**EX OFFICIO** Cllr D Seabrook (Chair of Council), Cllr I Sharkey (Vice Chair of Council)

Cllr M Campbell (Chairman), Cllr K Gordon-Garrett (Vice Chair), Cllr S Wood, Cllr C Gallagher,  
Cllr I Sharkey, Cllr I Alexander, Cllr S Studd

**3<sup>rd</sup> April 2024**

**Dear Committee Member,**

You are summoned to a meeting of the **PLANNING & HIGHWAYS COMMITTEE** which will be held in the Anzac Room, Community House, Peacehaven on **Tuesday 9<sup>th</sup> April 2024 at 7.30pm.**

A handwritten signature in black ink, appearing to read "G Dyson".

**George Dyson**  
Town Clerk

**A G E N D A**

**GENERAL BUSINESS**

- 1 PH1920 CHAIR ANNOUNCEMENTS**
- 2 PH1921 PUBLIC QUESTIONS** - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*
- 3 PH1922 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**
- 4 PH1923 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
- 5 PH1924 TO ADOPT THE MINUTES FROM THE 5<sup>TH</sup> MARCH 2024**
- 6 PH1925 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**
- 7 PH1926 TO RECEIVE A VERBAL UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**
- 8 PH1927 TO AGREE TO THE RECOMMENDATIONS WITHIN THE MERIDIAN MONUMENT AND ITS SURROUNDING AREA REPORT**
- 9 PH1928 TWO-WEEK EXTRA CONSULTATION ON NEIGHBOURHOOD PLAN: TO NOTE THE CHANGES IN THE DECEMBER NPPF AND DISCUSS, BEFORE THE STEERING GROUP Q&A WITH LDC PLANNERS**
- 10 PH1929 TO NOTE THE VERBAL REPORT ON BEE ROAD JUNCTION WITH CHALKERS RISE**
- 11 PH1930 TO NOTE THE REPORT ON AIR QUALITY MONITORING AND AGREE THE APPROPRIATE AUTHORITY IS REQUESTED TO PLACE AN AIR QUALITY MONITORING DEVICE BETWEEN THE DELL PARK AND THE A259 ALIGNED WITH THE PLAYGROUND**

**12 PH1931 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

- i. Planters, Wildflowers and Public realm along South Coast Road
- ii. Public Safety Group
- iii. Rights of way
- iv. Grass – cutting contract

**13 TO COMMENT on the following Planning applications as follows:-**

<p><b>PH1932</b> LW/23/0749 3a Capel Avenue Peacehaven</p> <p><b>Case Officer</b> Ella Rigluth</p> <p><b>Deadline</b> extension granted 10.4.24</p>	<p>Raising of roof pitch, hip to gable front and rear roof extension, 2no. side dormers, 3no. rooflights and addition of Juliet balcony to front (AMENDED DESIGN)</p> <p><a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/23/0749">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/23/0749</a></p>
<p><b>PH1933</b> LW/24/0147 5 Highsted Park Peacehaven</p> <p><b>Case Officer</b> James Emery</p> <p><b>Deadline</b> 01.4.24 have requested extension</p>	<p>Conversion of existing outbuilding into a habitable space, including installation of 2no. rooflights at the rear, removal of stairs and alterations to fenestration at the front elevation</p> <p><a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0147">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0147</a></p>
<p><b>PH1934</b> LW/23/0395 1 Bramber Avenue Peacehaven</p> <p><b>Case Officer</b> James Emery</p> <p><b>Deadline</b> 11.4.24</p>	<p>Change of use and redevelopment of 1 Bramber Avenue, Peacehaven, from an unused nursing home (Use Class C2) to provide 7 No. residential units (Use Class C3) and 7 No. parking spaces to rear. AMENDED DESCRIPTION</p> <p><a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/23/0395">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/23/0395</a></p>
<p><b>PH935</b> LW/24/0208 244 South Coast Road Peacehaven</p> <p><b>Case Officer</b> James Emery</p> <p><b>Deadline</b> 19.04.24</p>	<p>Installation of 1no. internally illuminated sign, replacement of 3no. fascia, 1no. logo, 2no. manifestation safety markings to glass and 1no. statutory Sign</p> <p><a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0208">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0208</a></p>

**13 TO NOTE the following Planning decisions**

<p><b>PH1936</b> LW/24/0183/CD 35 Horsham Avenue Peacehaven</p>	<p>Discharge of Condition 11 (Archaeological Works) in relation to the approval of LW/23/0398</p> <p>Approved</p>
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**14 PH1937 TO NOTE PLANNING & HIGHWAYS COMPLAINTS****15 PH1938 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.****16 PH1939 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 7<sup>TH</sup> MAY 2024**

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**DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on Tuesday 5<sup>th</sup> March 2024 at 7.30pm**

**Present:** Cllr Campbell (Chair), Cllr Gordon-Garrett (Vice Chair), Cllr Alexander, Cllr Gallagher, Cllr Seabrook, Cllr Sharkey, Cllr Studd, Cllr Harman (substitute for Cllr Wood).

**Officers:** Zoe Polydorou (Meetings & Projects Officer), Vicky Onis (Committees and Assistant Projects Officer).

8 members of the public were in attendance.

**1. PH1894 CHAIR ANNOUNCEMENTS**

The Chair opened the meeting at 19:30, welcomed everyone, and ran through the fire exit procedure.

**2. PH1895 PUBLIC QUESTIONS.**

6 members of the public had questions.

The Chair explained that in reference to **PH1904 LW/23/0773** 66 The Lookout Peacehaven, this was not about a planning application, but rather that the item was about commenting on a certificate application as to whether its use was established for 10 years or more which would make it immune to enforcement.

The first member of public had two comments to raise concerning **PH1904 LW/23/0773** 66 the Lookout. First about the legality and potential implications of Peacehaven Town Council (PTC) providing them with a certificate of lawfulness; whereby the Chair confirmed PTC were not giving certificates, and that this was a matter for Lewes District Council. Secondly with regards to an enforcement notice that has not been carried through. Here the Chair clarified that PTC has no authority to issue enforcement notices, but that LDC does.

Cllr. Alexander confirmed he would be happy to write to LDC Planning's department.

The second member of public queried, if there was no planning permission and if the cabins are on someone else's land, how could a certificate be given.

The Chair thanked the member of public for their contribution and explained that these comments would be passed on.

The third member of public queried how it would be known whether the cabins are filled every time.

Cllr Alexander explained that the owner had sent LDC a records of bookings, rather than when they are occupied, which meant the wrong info has been sent.

The Chair thanked Cllr. Alexander.

The fourth member of public summarised the planned new scout hut, including its size, its energy efficiency, wheelchair access location, and explained that within this application it will just be for scout hut use. Then summarised the planning for the land adjacent to 4 Telscombe Road.

The Chair thanked the member of public.

The fifth member of public asked three questions: Did the council submit a response to LTP4? Is anything being put forward for the B6 reviews that has a deadline of 12<sup>th</sup> June, and if there has been mention of the aquarium at the roundabout (in Brighton) and Valley Gardens?

The Chair confirmed that nothing was put forward on LTP4; that they are not currently aware of The East Sussex Bus Service Improvement Plan (BSIP), and thanked the member of public for raising the proposed replacement to the aquarium in Brighton.

The sixth member of public questioned whether there was an update on the Louvain gardens, and that the 7, now removed, trees had been instructed to be in wire cases to mitigate damaging them. The Chair explained there is an ongoing investigation with Lewes District Council, that the decision was taken by Lewes District Council without referring to Peacehaven Town Council, and suggested writing to local district councillors about this issue.

Chair thanked the public for their attendance.

### **3. PH1896 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

There was 1 apology from Cllr Wood.

### **4. PH1897 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There was 1 declaration of interest from Cllr. Sharkey, stating living near to the Scout hut.

### **5. PH1898 TO ADOPT THE MINUTES FROM THE 13<sup>th</sup> February 2024**

It was proposed to adopt the minutes.

Proposed by: Cllr Gallagher                      Seconded by: Cllr Gordon-Garrett

The Committee **resolved** to **adopt** the minutes of the 13th February 2024.

#### **The Chair brought forward the following Planning applications TO COMMENT on:-**

##### **PH1904 LW/23/0773** 66 The Lookout Peacehaven

Cllr. Sharkey expressed it has not been in continuous use for ten years.

Cllr. Seabrook mentioned that the first booking was 15th May 2015, which is 9 years not 10, that there were lots of gaps in 2015, and questioned it being in continuous use.

Cllr. Gallagher raised a few concerns, including the lack of a planning application, making it unregulated, the lack of high quality design, accessibility, and access by public transport, and dismissed the claims being made by the property.

The Committee believe that the cabins are unlawful, should never have been there in the first place and should not be permitted to stay there. It is concerned about the lack of enforcement and suggest noise complaints are looked into that may have been recorded by Environment First.

A member of the public spoke about how excessive noise is managed.

The Chair acknowledged that Standing Orders had not been suspended, and commented that they were now reinstated.

##### **PH1908 LW/24/0111** Scout Hut Arundel Road Peacehaven

Cllr. Alexander summarised that it's a good development.

It was proposed to support this application.

Proposer: Cllr Seabrook                      Seconder: Cllr Alexander

The Committee **agreed** to **support** the application.

##### **PH1906 LW/24/0105** Land Adjacent To 4 Telscombe Road Peacehaven

Cllr Gordon-Garrett explained that surface water flood risk within the Valley area, below the proposed development, is a serious problem, mentioned the AECOM report from the Neighbourhood plan, and expressed her concern with the development, including losing the view, worry over the change of use from agricultural, and concern about the dark sky policies.

Cllr Gallagher queried the drainage plans. And Cllr Alexander expressed the house is outside of the planning boundary.

Cllr Gordon-Garrett suggested it contravenes Core Policy 10 of Lewes Local Plan Part 1 – the importance of the South Downs National Park, and Policy DM1 of the Lewes Local Plan Part 2 – the outside planning boundaries.

The Chair expressed that it then also contravenes DM 2-12.

It was proposed to oppose this application on the same grounds as the Planning Officer, that it is within the setting of the South Downs National Park, and concerns about drainage issues.

Proposer: Cllr Gordon-Garrett                      Seconder : Cllr Harman.

Cllr. Gallagher abstained.

The Committee **resolved to agree** to the proposal.

## **6. PH1899 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

The budgetary report was **noted** and **reviewed**.

## **7. PH1900 TO RECEIVE A VERBAL UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher had no update, but commented there would hopefully be an update for the next Full Council.

4 members of the public left: 20:12

## **8. PH1901 TO SET UP A TFG TO EXAMINE OPTIONS FOR THE MAIN GRASS-CUTTING CONTRACT AND REPORT BACK BY JULY 2024**

The Chair summarised the report.

Cllr Seabrook queried when the date is to tell East Sussex County Council, and the Chair confirmed August and that this TFG would report by July.

It was proposed to set up a TFG

Proposed by: Cllr Sharkey                      Seconded by: Cllr Alexander

The Committee **resolved to agree** to setting up a TFG.

The Chair explained that Cllr Davis was interested to be part of the TFG.

Cllr Sharkey suggested asking Cllr Wood in due course.

TFG: Cllr Studd, Cllr Campbell, Cllr Davis

## **9. PH1902 REPORT ON ESCC TRANSPORT FEASIBILITY STUDY**

The Chair explained the report and Cllr Gallagher continued to explain the project and its route.

The Chair thanked Cllr Gallagher and explained part of this report would be postponed to the end of the agenda, and made confidential.

## **10. PH1903 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

### **a. Planters, Wildflowers and Public realm along South Coast Road**

Cllr Gallagher explained the positive and productive meeting with Neighbourhood First on 28<sup>th</sup> February, and that the Meetings & Projects officer will take a fuller report to the next Full Council and that LDC will be holding a talk on 19<sup>th</sup> March.

**b. Public Safety Groups**

Cllr Seabrook explained the group is trying to engage with schools to improve the safety situation, but schools are not being very forthcoming. However, Cllr Seabrook continued that there are solutions, where funding could come from the grants Committee.

Cllr Seabrook explained that the Community Speedwatch group is now active.

Cllr. Alexander commented on the increase in traffic when Morrisons is open, and expressed that additional crossings are needed on the A259. The Chair responded that the top of the business plan for Planning and Highways was about this issue. Secondly, that as part of Morisson's planning application there was an assessment by the highways authority of the likely traffic effects.

**c. Rights of way**

Cllr. Gordon-Garrett explained that there have not been any meetings.

**12. TO COMMENT on the following Planning applications as follows:-**

**PH1905 LW/24/0087** 17 Bramber Close Peacehaven

20:28 - 2 members of the public left

Cllr Sharkey commented that it is straightforward and proposed to support the application.

Proposer: Cllr Sharkey Seconder: Cllr Studd.

It was resolved to **support** the application.

**PH1907 LW/24/0113** 9 York Road Peacehaven

There was general discussion around the large size of the dormers, the size of the house including the proposed height, it setting a precedent and that it would be out of keeping and character with the rest of the street scene.

20:31 – 1 member of public left

The Committee requested to make the dormers smaller.

It was proposed to oppose this development on the grounds of it being an over development, overlooking, out of character with the street.

Proposer: Cllr Alexander Seconder Cllr Garrett.

Committee **resolved** to oppose this planning application.

**PH1909 LW/24/0089/CD** Land East and West of Downs Walk Peacehaven

There were no comments.

**13 TO NOTE the following Planning decisions**

**PH1910 TW/24/0016/TPO** 2 Louvain Gardens

Cllr Gordon-Garrett explained the current status of the planning decision, and the Chair explained there is an investigation.

Cllr Seabrook explained that Peacehaven Town Council was not given the opportunity to be consulted on this planning decision.

Cllr Gordon-Garrett queried the process the Officer followed, and the increase of houses on the plan, and is investigating.

The Committee recommended expressing disquiet that the opportunity to comment was removed.

**PH1911 LW/23/0790** Flat 1 2 Dorothy Avenue  
The Planning decision was **noted**.

**PH1912 LW/24/0009** Peacehaven Youth Centre  
The Planning decision was **noted**.

**PH1913 LW/23/0740** 62 South Coast Road  
The Planning decision was **noted**.

**PH1914 LW/23/0627** 1 Vernon Avenue  
The Planning decision was **noted**.

**PH1915 LW/23/0694** 61 Chapel Avenue  
The Planning decision was **noted**.

**PH1916 LW/23/0709** 241 South Coast Road  
The Planning decision was **noted**.

#### **14. PH917 TO NOTE PLANNING & HIGHWAYS COMPLAINTS**

The Chair mentioned being concerned with the item around the overgrown hedges, and the potholes.

The Committee **noted** the planning and highways complaints.

#### **15. PH918 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.**

Cllr Gallagher apologised to the Committees and Assistant Projects Officer in relation to item 6, Lake Drive Pond, for not being able to progress this much, but expressed this would be moved forward.

Cllr Alexander queried whether Pelham Rise bus stop is completed; the Chair responded that there is a wait for yellow line boxes.

#### **16. PH919 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 9TH APRIL 2024**

The next meeting was **confirmed** as Tuesday 9<sup>th</sup> April 2024 at 7.30pm.

#### **11. PH1902 REPORT ON ESCC TRANSPORT FEASIBILITY STUDY**

1 member of public left at 20:47

It was proposed to exclude members of the public.

Proposer: Cllr Sharkey      Seconder: Cllr Seabrook

The Committee **resolved** to agree.

Cllr Seabrook explained the reasoning behind the map, which was shown on the screen; explained the feasibility study, and that it will be reported back, and ready to go ahead when funding is available, and where that may come from.

Members thanked Cllr Seabrook for the update.

*There being no further business the meeting ended at 20:52.*

## Detailed Income &amp; Expenditure by Budget Heading 03/04/2024

Month No: 12

## Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>200 Planning &amp; Highways</u>							
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	<b>998</b>	<b>1,850</b>	<b>852</b>	<b>0</b>	<b>852</b>	<b>54.0%</b>	<b>994</b>
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	<b>10,526</b>	<b>12,633</b>	<b>2,107</b>	<b>0</b>	<b>2,107</b>	<b>83.3%</b>	<b>0</b>
<b>Net Expenditure</b>	<b>(11,524)</b>	<b>(14,483)</b>	<b>(2,959)</b>				
6000 plus Transfer from EMR	994						
<b>Movement to/(from) Gen Reserve</b>	<b>(10,530)</b>						
Grand Totals:- Income	<b>0</b>	<b>0</b>	<b>0</b>			<b>0.0%</b>	
Expenditure	<b>11,524</b>	<b>14,483</b>	<b>2,959</b>	<b>0</b>	<b>2,959</b>	<b>79.6%</b>	
<b>Net Income over Expenditure</b>	<b>(11,524)</b>	<b>(14,483)</b>	<b>(2,959)</b>				
plus Transfer from EMR	994						
<b>Movement to/(from) Gen Reserve</b>	<b>(10,530)</b>						



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<b>Committee:</b>	Planning & Highways	<b>Agenda Item:</b>	<b>PH1927</b>
<b>Meeting date:</b>	9 <sup>th</sup> April 2024	<b>Authors:</b>	Meetings & Projects Officer
<b>Subject:</b>	<b>Meridian Monument and its Surrounding Area</b>		
<b>Purpose:</b>	To update Committee on the Meridian Monument, and the nearby surrounding area.		

**Recommendation(s):**

- 1. To agree Appendix A is used as the basis of the content for the information board.**
- 2. To find out through social media whether there is any information on the board content.**

**1. Background**

As part of the public realm improvement plan one area amongst others to be considered as part of the plan is the Meridian monument.

The monument falls within the cleaning and maintenance schedule. It has been suggested that there are other ways the monument can be cleaned, including heat treatment and repainting. The Parks Officer is looking into this, and the findings will be reported back.

Near to the monument is an information stand, which is missing the information board. Officers will look into the cost of replicating the board.

Although officers do not have any original reference of the content, Appendix A shows related information and images from a local historian, Stanly Bernard, who created the work for the history board on the Dell. This could be redesigned and reworded for modern viewers.

Another way of finding out the original content of the board could be to post the question on social media.

The path leading from the gravel road to the monument is overgrown, and inaccessible, so needs to be widened. The land surrounding the monument is owned by Lewes District Council.

As an LDC councillor Cllr Davies has been focusing on improving the seating areas and bins on the cliff as well as cutting of the grass. Working with Lewes District Council officers the aim is to replace broken bins across the cliffs by the end of April, and a second bin at the top of the bastion steps is being looked into.

**2. Options for Committee**

If the content of the board cannot be found, Committee could decide on the content that is displayed.

**3. Reason for recommendation**

To help replicate the board it would be useful to know what was originally content was.

**4. Expected benefits**

**a. The community**

An accessible and informative area for residents and visitors.

**b. The environment**

An improved environment

**c. Other**

**5. Implications**

5.1 Legal	
5.2 Risks	
5.3 Financial	
5.4 Time scales	
5.5 Stakeholders & Social Value	
5.6 Contracts	
5.7 Climate & Sustainability	
<b>5.8 Crime &amp; Disorder</b>	
<b>5.9 Health &amp; Safety</b>	
<b>5.10 Biodiversity</b>	
<b>5.11 Privacy Impact</b>	
<b>5.12 Equality &amp; Diversity</b>	

**6. See Appendix A**

# Appendix A - Meridian Monument Information Board Content

It during 1933 that Commander Davenport a retired naval officer deduced that Peacehaven sat on the Meridian Line. After confirming his idea with the Astronomer Royal, he and Mr H F Benjamin a local builder marked out the area on the coast where the line crossed the coast. Then the Air Ministry requested that the marker be doubled in size to a foot wide (about 30 cm) to aid pilots flying along the coast. The Parish Council as it was then wrote to the King to tell him about this important fact, and a public appeal was started to build a proper marker for the site. By the June 1934 the first semi-permanent marker was put up.

Prior to 1884 there was no universal longitudinal meridian line, 0° degrees passed through which ever country produced the map. Also it unified time around the world. The Washington Conference of 1884 determined that Greenwich Meridian would be the standard for all countries, although final adoption did not take place until 1911. Not only was navigation standardised so was time, however even in Britain GMT was not the standard time across the country until 1890.

On 10<sup>th</sup> August 1935, 260 years to the day when the first stone was laid at Greenwich for the observatory, Charles Neville as Lord of the Manor turned the first sod of soil ready to build the Memorial. Among those who made speeches that day was Mrs Agnes Hall chairman of Peacehaven Parish Council. Then the Rev Whittle the Vicar of Peacehaven said prayers which was followed Felix Powell conducting a choir who sang patriotic songs. At the fate held that day in the grounds of the Hotel Peacehaven a tug of war took place between teams representing East and West.

**The Obelisk** was designed by Mr R W H Jones is 25 feet (7.5 m) high, all the cost, £300 was raised by pubic donation.

**Changes to the Obelisk:** in 1938 when the then Parish Council took over responsibility for it, a decision was made to remove the water fountain to prevent vandalism. On 22 June 1981 the monument started is slow move 24 feet or 8 meters, further inland, this was due to coastal erosion. After moving it stone by stone it was re-painted white.

The original Obelisk 1934



The Obelisk which included a drinking fountain was initially going to celebrate King George V and Queen Mary's Silver Jubilee. The King died before the monument could be completed. Thus it was that a memorial to the late King was erected and was officially unveiled on 8<sup>th</sup> August 1936 with great ceremony. Charles Neville took centre stage, as founder of the Town, but a great many dignitaries were there for this momentous event. Mrs Agnes Hall chairman of the Parish Council presided, with Dr Spencer Jones the Astronomer Royal explaining the significance of the Prime Meridian. Celebrations similar to those that had taken place a year before followed the opening ceremony.

C W Neville with the Astronomer Royal and vice Chairman of East Sussex C. c. and other civic dignitaries at the opening ceremony



The Memorial prior to it's being moved back due to cliff erosion.

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<b>Committee:</b>	<b>Planning and Highways</b>	<b>Agenda Item:</b>	<b>PH1928</b>
<b>Meeting date:</b>	<b>April 9 2024</b>	<b>Authors:</b>	<b>Vice-chair and Chair</b>
<b>Subject:</b>	<b>Two week further Reg 16 Consultation on Neighbourhood Development Plan</b>		
<b>Purpose:</b>	<b>To summarise context and relevant changes in December 2023 National Planning Policy Framework (NPPF)</b>		

**Recommendation(s):**

**To note and discuss**

**Introduction**

The Peacehaven and Telscombe Neighbourhood Plan is currently being assessed by a National Government Examiner before being put out for Referendum to local residents. On March 1, 2023, the Examiner stated that there should be a further Regulation 16 `short period of focused consultation ...to allow any comments to be made on any implications which arise from the publication the new NPPF on the NDP meeting the basic conditions`. The Examiner suggested that any interested party that had already made presentations should be contacted directly to draw their attention to the extended period of consultation. There is no need to duplicate representations already received since they will be `rolled forward`.

On April 11<sup>th</sup>, the members of the NDP Steering Group will have a Question and Answer Session with Michael Payne, the LDC planning officer at Peacehaven`s Planning Authority, Lewes District Council.

The National Government `basic conditions` for a Neighbourhood Plan are set out in Appendix A.

**Purpose**

To summarise changes made to the NPPF in December 2023 insofar as they are relevant to the NDP.

**Analysis**

Most of the changes made in the December 2023 NPPF from the September 2023 NPPF concern either the Green Belt or the complex calculations that are needed for deciding the quantity of houses to be allocated to sites over particular numbers of years, including assessment of housing delivery requirements. Since allocation of housing sites in Peacehaven is being decided by Lewes District Council rather than Peacehaven Town Council or Peacehaven and Telscombe NDP Steering Group, those particular changes are unlikely to have direct relevance for the NDP.

The only change that we could find that directly refers to Neighbourhood Plans is set out in Appendix B. Some other major changes (some just a change of emphasis) are listed below. Other changes may be reported verbally at Committee.

**Paragraph 61:**

*adds to the exceptional circumstances to justify not using the standard method of calculating housing need with the phrase `There may be exceptional circumstances, including relating to the particular demographic characteristics of the area which justify...`*

## **New paragraph 62:**

*The standard method incorporates an uplift which applies to certain cities and urban centres, as set out in national planning guidance. This uplift should be accommodated within those cities and urban centres themselves except where there are voluntary cross boundary redistribution agreements in place, or where it would conflict with the policies in this Framework<sup>27</sup>*

*<sup>27</sup>In doing so, strategic policies should promote an effective use of land and optimise site densities in accordance with chapter 11. This is to ensure that homes are built in the right places, to prioritise brownfield and other under-utilised urban sites, to utilise existing infrastructure, and to allow people to live near the services they rely on, making travel patterns more sustainable.*

**Paragraph 63 is revised to add extra text (highlighted):** *Within this context of establishing need[in paras 60-62], the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers<sup>2829</sup>; people who rent their homes and people wishing to commission or build their own homes.*

## **Change to Paragraph 70**

*adds new (b) `seek opportunities through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing`.*

## **Para 73 emphasises community development more than equivalent para in September 2023 NPPF. It now reads:**

*Local planning authorities should support the development of exception sites for community-led development<sup>36</sup> (as defined in Annex 2) on sites that would not otherwise be suitable as rural exception sites. These sites should be on land which is not already allocated for housing and should:*

*a) comprise community-led development that includes one or more types of affordable housing as defined in Annex 2 of this Framework. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding; and*

*b) be adjacent to existing settlements, proportionate in size to them<sup>3738</sup>, not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards.*

*Footnote 36 Does not replace First homes exception policy*

## **New para 130**

*In applying paragraphs 129a and b above to existing urban areas, significant uplifts in the average density of residential development may be inappropriate if the resulting built form would be wholly out of character with the existing area. Such circumstances should be evidenced through an authority-wide design code which is adopted or will be adopted as part of the development plan.*

## **Title of Chapter 12**

*This has been changed from `Achieving well-designed places` to `Achieving well-designed and beautiful places`*

## **Para 138**

*An additional sentence gives greater emphasis to the National Model Design code: `The primary means of [improving the design of development] should be through the preparation and use of local design codes, in line with the National Model Design Code`.*

## **Para 140**

*Additional text expands on the quality of approved development by adding the following: `Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate. This will provide greater*

certainty for those implementing the planning permission on how to comply with the permission and a clearer basis for local planning authorities to identify breaches of planning control. `

**New paragraph 164**

*In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework [which mainly concerns conservation areas and heritage assets]*

**Footnote 62 to Para 181**

*An additional sentence strengthens protection for agricultural land used for food production by adding a sentence: `The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.`*

**Glossary contains a new item:**

**Community-led developments:** *A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.*

**Implications**

5.1 Legal	Duty to consider on behalf of residents
5.2 Risks	
5.3 Financial	
5.4 Time scales	
5.5 Stakeholders & Social Value	
5.6 Contracts	
5.7 Climate & Sustainability	
<b>5.8 Crime &amp; Disorder</b>	
<b>5.9 Health &amp; Safety</b>	
<b>5.10 Biodiversity</b>	
<b>5.11 Privacy Impact</b>	
<b>5.12 Equality &amp; Diversity</b>	

**1. Appendices**

**Appendix A: Basic Conditions that Neighbourhood Plans must meet, as set out in Government Guidance**

*a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan). Read more about [National policy and advice](#).*



b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders. Read more about [Listed buildings and conservation areas](#).

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders. Read more about [Listed buildings and conservation areas](#).

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development. Read more about [Sustainable development](#).

e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). Read more about [General conformity with the strategic policies contained in the development plan](#).

f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations. Read more about [EU obligations](#).

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan). Read more about [Other basic conditions](#).

Paragraph: 065 Reference ID: 41-065-2014030 Revision date: 06 03 2014

## **Appendix B: The December 2023 Text shown here on presumption of sustainable development omits two sub-paragraphs (see end) from the section on Neighbourhood Plans that appeared in the September NPPF**

### **The presumption in favour of sustainable development**

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>6</sup>, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>7</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

<sup>6</sup> As established through statements of common ground (see paragraph 27)

<sup>7</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.

<sup>8</sup> This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76 or (b) where the housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made;
- and, b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).

**The two sub-paragraphs omitted in December 2023 that appeared in the September 2023 NPPF are (c) and (d) from paragraph 14:**

- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.





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<b>Committee:</b>	Planning & Highways	<b>Agenda Item:</b>	<b>PH1930</b>
<b>Meeting date:</b>	9 <sup>th</sup> April 2024	<b>Authors:</b>	Meetings & Projects Officer
<b>Subject:</b>	<b>Air Quality Monitoring Along the A259</b>		
<b>Purpose:</b>	To inform Committee on the air monitoring devices along the A259		

**Recommendation(s):**

To agree that LDC is requested to place an air quality monitoring device between The Dell Park and the A259 aligned with the playground.

**1. Background**

As part of the Public Realm meeting with Lewes District Council's Neighbourhood First team, it was mentioned that air quality is measured along the South Coast Road.

With regards to the air monitoring devices along the A259, LDC have confirmed they have small test tubes at various points along the A259 which they collect and send to the lab to be tested and is monitored by their Air Quality Officer. Apart from the test tubes they put out monthly they have one air quality monitoring station in Lewes town and will be installing a new one in Newhaven on the ring road in a few months.

The website <https://sussex-air.net/> and in particular visits this page [Sussex-air :: Promoting better Air Quality in Sussex :: sussex-air.net](#) shows a map of all the diffusion tube locations in Peacehaven.

**2. Options for Committee**

To consider monitoring the air quality at The Dell playground.

**3. Reason for recommendation**

To provide air quality information.

**4. Expected benefits**

**a. The community**

To provide air quality information to the community.

**b. The environment**

To monitor the air quality

**c. Other**

**5. Implications**

5.1 Legal	
5.2 Risks	

5.3 Financial	
5.4 Time scales	
5.5 Stakeholders & Social Value	
5.6 Contracts	
5.7 Climate & Sustainability	
<b>5.8 Crime &amp; Disorder</b>	
<b>5.9 Health &amp; Safety</b>	
<b>5.10 Biodiversity</b>	
<b>5.11 Privacy Impact</b>	
<b>5.12 Equality &amp; Diversity</b>	

**6. Any Appendices**

Complaint No.	Date Received	Area	Category	Details of Complaint	Actions taken	Current Status
157	3/19/2024	Non PTC land	Road signs	resident complaint re parking on grass verge southview/roderick junction - wants yellow lines extended	assis project officer has emailed ESCC highways to review request	Open

<b>Committee:</b>	Planning & Highways
<b>Start Date:</b>	20/02/2024
<b>End Date:</b>	28/03/2024
<b>Status:</b>	All

Planning & Highways Committee - Action Plan

updated 21.02.2024

CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	UPDATE
1	03/09/2019	Public rights of way TFG - Concrete path from Lower Hodderm 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	<b>Public Safety was on 8th February at 9.30am</b> - Both local Junior Schools invited but couldnt attend. Attended by Mike Gatti / Lucy Symonds / Victoria Onis and Cllr Seabrook and Police Traffic Officer, Steve O'Connell. zig zag project at schools will soon go live - waiting for information. <b>Next meeting date set for 8th March at 9.30am</b> - schools, local PCSO, fire safety representative, school PTA, governors will be invited. Need more volunteers to support speed checks, so that data can be collated for the purchase of a SID. Need volunteers and data.
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 repsonse.  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.
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	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.  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 disapeared. 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.
7	26/02/2024	EV Chargers			EV chargers in LDC carparks: contact ESCC (and LDC?).