

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 Donovan (Chair of Council), Cllr W Veck (Vice Chair of Council)

Cllr K Gordon-Garrett (Chairman), Cllr M Campbell (Vice), Cllr P Davies, Cllr C Gallagher,  
Cllr I Sharkey, Cllr S Studd

**16<sup>th</sup> October 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 22<sup>nd</sup> October 2024 at 7.30pm.**

**George Dyson**  
Town Clerk

**A G E N D A**

**GENERAL BUSINESS**

- 1 PH2098 CHAIR ANNOUNCEMENTS**
- 2 PH2099 PUBLIC QUESTIONS** - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*
- 3 PH2100 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**
- 4 PH2101 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
- 5 PH2102 TO ADOPT THE MINUTES FROM THE 24<sup>th</sup> SEPTEMBER 2024**
- 6 PH2103 TO DISCUSS AND AGREE BUDGET REQUIREMENTS FOR 2024/25**
- 7 PH2104 UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)**  
**FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**
- 8 PH2105 TO DISCUSS THE REPORT REFERRED TO P&H FROM FULL COUNCIL REGARDING THE NEIGHBOURHOOD PLAN.**
- 9 PH2106 TO URBAN GRASS VERGE CUTTING UPDATE**
- 10 PH2107 RIGHTS OF WAY TFG PROGRESS REPORT AND PROPOSALS FOR ACTION**
- 11 PH2108 TO DECIDE A259 FENCE CLOSE TO DELL PLAYGROUND**
- 12 PH2109 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**
  - a. Public Safety Group
  - b. Rights of way

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

<b>PH2110 LW/24/0313</b> 124 The Promenade Peacehaven  <b>Case Officer</b> Ella Rigluth  <b>Deadline</b> 17/10/2024 deadline extended	Hip to gable front roof extension with balcony and single storey side extension (AMENDED DESIGN)  <a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0313">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0313</a>
<b>PH2111 LW/24/0595</b> 21 Downs Walk Peacehaven  <b>Case Officer</b> James Emery  <b>Deadline</b> 17.10.2024 requested extension to 29.10	First floor rear roof extension over existing ground floor flat roof extension including rear dormer with Juliette balcony, alterations to fenestration  <a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0595">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0595</a>
<b>PH2112 LW/24/0608</b> 22 Hodder Avenue Peacehaven  <b>Case Officer</b> Kathryn Andrews  <b>Deadline</b> 01.11.2024	Replacement single storey rear extension  <a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0608">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0608</a>
<b>PH2113 LW/24/0612</b> Units A1 To A3 Meridian Industrial Estate Newton Road  <b>Case Officer</b> Ella Rigluth  <b>Deadline</b> 4.11.2024	Built-up metal cladding and trims on all elevations/roof, with alteration to fenestration and associated works  <a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0612">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0612</a>
<b>PH2114 LW/24/0621</b> 180 South Coast Road Peacehaven  <b>Case Officer</b> Kathryn Andrews  <b>Deadline</b> 5.11.2024	Retention of existing use as petrol filling station with no restrictions on hours of operation  <a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0621">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0621</a>
<b>PH2115 TW/24/0092/TPO</b> 23 Downs Walk Peacehaven  <b>Case officer</b> Mark Pullen  <b>Deadline</b> 11.11.24	T1 - Oak - Crown reduction by 2-3m  <a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=TW/24/0092/TPO">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=TW/24/0092/TPO</a>
<b>PH2116 LW/24/0632/CD</b> 65 Downs Walk Peacehaven  <b>Case Officer</b> James Smith  <b>TO NOTE</b>	Discharge of Conditions 6 (Drainage), 11 (Ecological Design Strategy) and 12 (CEMP) in relation to the approval of LW/23/0329  <a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0632/CD">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0632/CD</a>



<b>PH2117 TW/24/0095/TPO</b> 2 Wendale Drive Peacehaven  <b>Case Officer</b> Mark Pullen  <b>Deadline</b> extended to 29.10	T1, T3 (Sycamore), T4 (Cherry), T2, T5 and T6 (Ash) - reduce and thin crowns by 30%, trim lower branches - to reduce excess shading and overhanging branches to footpath  <a href="https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=TW/24/0095/TPO">https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=TW/24/0095/TPO</a>
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**14 TO NOTE the following Planning decisions**

<b>PH2118 TW/24/0075/TPO</b> 178A Roderick Avenue North Peacehaven	<b>Proposal:</b> T1 - Sycamore - Fell  Lewes DC refused permission. Peacehaven's Planning & Highways Committee supported this application
<b>PH2119 LW/24/0487</b> 20 Coney Furlong Peacehaven	Demolition of an existing rear extension and replacement with a single storey wrap-around extension at the rear elevation  Lewes DC Grants permission. Peacehaven's Planning & Highways Committee supported this application.
<b>PH2120 LW/24/0482</b> 8 Telscombe road Peacehaven	Single storey first floor extension to front, side and rear, two storey rear extension; two storey front extension and alterations to existing fenestration (AMENDED PLANS)  Lewes DC refused permission. Peacehaven's Planning & Highways Committee supported this application.

**15 PH2121 TO NOTE PLANNING & HIGHWAYS COMPLAINTS**

**16 PH2122 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.**

**17 PH2123 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 19<sup>TH</sup> NOVEMBER 2024**





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**DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 24<sup>th</sup> September 2024 at 7:30pm.**

**Present:** Cllr Gordon-Garrett (Chair), Cllr Campbell (Vice Chair), Cllr Gallagher, Cllr Sharkey, Cllr Davies, Cllr Seabrook

**Officers:** Zoe Polydorou (Meetings & Projects Officer), Vicky Onis (Civic, Governance and Support Officer)

5 members of the public were in attendance.

**1. PH2069 CHAIR ANNOUNCEMENTS**

The Chair opened the meeting at 19:30, welcomed everyone, ran through the fire exit procedure, asked for phones to be switched off and announced that the meeting was being recorded.

The following announcements were made:-

- 25<sup>th</sup> September 6:30pm – 9pm – Online Training Event - Planning Reforms and the Future Shape of the Planning System
- 25<sup>th</sup> September - Mayor's Bingo Event 2-4pm

**2. PH2070 PUBLIC QUESTIONS.**

There were 2 public questioners.

The first resident expressed the minutes from April's meeting with Lewes District Council Officers had still not been received despite several requests. The Chair explained they were hoping to get back by September and that this would be followed up.

Their second query was in relation to the turning circle at Downs Walk, where concern was raised that it didn't reflect the plans. The Chair advised that this was an agenda item at this meeting.

Their third comment was about number 45 the Outlook (item PH2094) where they expressed that, although the application had been strongly objected, were disappointed that it had been approved. The Chair commented that the decision notice should be available, whereby the Vice Chair confirmed the information was on the portal. The Chair thanked the resident for their contribution.

The second questioner was Cllr Wood, who as a member of the public, explained the size requirements for the turning circle at Downs Walk. The second point raised was concern with the lack of a path on the grass verge between Outlook Avenue and Chene Road, along with no crossing on the A259, especially to reach a bus stop, and there being no drop kerbs; using section 106 money was suggested.

The third point raised was in regards to the current shared footpath, where the overgrowth was narrowing the path and was a health and safety concern.

Cllr Wood then expressed concern with the planning application at 50 Cornwall Avenue (Item PH2087), and questioned how an unadopted road could be made into 3 parking spaces, and how much of the road would be taken up; explained a cess pit there had caused 1 allotment plot to be shut down, and that the garages were workshops. Cllr Wood requested Peacehaven Town Council put forward the concerns to ESCC.

Cllr Campbell commented that islands and pedestrian crossings formed part of the Committee's business plan.

Cllr Seabrook explained that section 106 was for very specific purposes, and that CIL money could be used for any infrastructure. He agreed that the shared cycle path was very dangerous, had received correspondence from ESCC Councillors and had written to MPs, but that Highways considered it to be safe.

**3. PH2071 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

There was 1 apology for absence from Cllr Studd, with no substitute.

**4. PH2072 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

Cllr Campbell declared an interest in the Woodland Trust.

**5. PH2073 TO ADOPT THE MINUTES FROM THE 27<sup>th</sup> AUGUST 2024**

It was proposed to adopt the minutes from 27<sup>th</sup> August 2024.

Proposed by: Cllr Sharkey    Seconded by: Cllr Davies

The Committee **resolved** to **adopt** the minutes.

**6. PH2074 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT AND NOTE THAT DISCUSSION IS BEGINNING FOR THE DRAFT 2025/26 BUDGET**

The report was **noted**.

It was **noted** that discussions were beginning for the draft 2025/26 budget.

**7. PH2075 UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher updated members that there was a hold up with the examiner; that there was a grant for the habitats assessment; and that by end of this week AECOM should have started preparing that report.

**8. PH2076 TO AGREE THE ACTIONS TO BEGIN WORKING TOWARDS THE BUSINESS PLAN**

Cllr Gallagher summarised that a start had been made on all business plan items, and that who was doing what needed to be determined.

**9. PH2077 GRASS CUTTING TFG REPORT**

It was proposed to invite Cllr Wood to the table for this item.

Proposed by: Cllr Seabrook    Seconded by: Cllr Davies

All in **favour**

Cllr Wood expressed that cut number 4 had not been completed. The Meetings & Projects Officer explained that ESCC had advised that cut number 4 had been completed. It was requested that an Officer re-contact ESCC and ask how the non-completion can be rectified, financially too, and report back.

Cllr. Davies raised that grass cutting was the biggest complaint he receives, and expressed that a possible reason for the problem was ESCC's resources, and advised that next year Lewes and East Sussex will be looking into what they will do with the cuts.

It was proposed to reinstate standing orders.

Proposed by: Cllr Davies    Seconded by: Cllr Gallagher

All in **favour**

It was proposed to go ahead with the two recommendations

Proposed by: Cllr Davies    Seconded by: Cllr Gallagher

All in **favour**

Cllr Davies raised disappointment with the problems with left-grass, and inadequate strimming at the edges and around lampposts, and concern over wasting money.

Members discussed grass cutting issues, and suggested these issues be brought to ESCC, to help enforce improved cutting services and to make sure cuts are carried out properly.



Cllr Seabrook raised the importance of reviewing this item regularly, along with considering the budget.

#### **10. PH2078 106 MONIES REPORT**

Cllr Gallagher raised that using the money for islands and crossings would be a good use of the money.  
The Report was **noted**

#### **11. PH2079 TO SUPPORT CONTINUED PROGRESS TOWARDS LDC LOCAL PLAN**

The Chair introduced the report.

The Vice Chair advised the deadline was tonight , the 24<sup>th</sup> September, 11:45pm.

It was proposed to support the recommendation

Proposed by: Cllr Campbell Seconded by: Cllr Gallagher

All in **favour**

#### **12. PH2080 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

##### **Public Safety Group**

Cllr Seabrook updated members that a meeting had taken place without PCSOs, and no progress had been made because of the lack of cooperation. The next meeting was confirmed as 18<sup>th</sup> October.

##### **Rights of way**

Cllr Seabrook expressed that it was progressing and that another meeting has been arranged.

Cllr Campbell updated members that the Supporting Officer and herself would be conducting a walk of the various paths.

##### **Grass – cutting contract**

The Chair explained this was as discussed earlier in the meeting (item PH2077).

#### **13. TO COMMENT on the following planning application:-**

**PH2081** LW/24/0558 5 Cornwall Avenue

It was proposed to support the application.

Proposed by: Cllr Campbell Seconded by: Cllr Sharkey

All in **favour**

**PH2082** LW/24/0542 36 South Coast Road

It was suggested to comment on the two 36 South Coast Road applications in succession.

20:24 - 1 member of public left

Members discussed the boundaries and the car parking space in terms of servicing.

It was proposed to support the application but there are concerns with the parking, subject to LDC being satisfied that the land being enclosed is not part of the old East Sussex roadway.

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell.

All in **favour**.

Cllr Gallagher expressed that this application is in line with LDC's core policy 6 (a mixed retail centre, residential and commercial, and is in accordance with the Neighbourhood plan (to have mixed use along the South Coast Road).

**PH2088** LW/24/0551 36 South Coast Road

It was proposed to object to the application on the grounds that it is counter to LDC's core policy 6 (a mixed retail centre, residential and commercial), and counter to the Neighbourhood plan (to have mixed use along the South Coast Road), and there is no information about sustainability or bio-diversity and is against the Neighbourhood plan PT1.

Proposed by: Cllr Gallagher Seconded by: Cllr Seabrook

Committee resolved to **object** to the application.



1 member abstained

**PH2083** LW/24/0517 Land Between 45 & 61 Downs Walk

It was proposed to suspend Standing Orders so that an interested member of the public (who was on the public seats) could answer questions.

Proposed by: Cllr Campbell   Seconded: Cllr Sharkey  
All in **favour**

It was proposed to reinstate standing orders  
Proposed by: Cllr Gallagher   Seconded by: Cllr Davies  
All in **favour**

Concern was raised over it being a self-build which means it doesn't require a Preliminary Ecological Appraisal (PEA) survey, or a protected species report, and is exempt from biodiversity net gain; also concern with land contamination due to an old railway line that runs through the land, and concern for badger protection. It was expressed that information had been given that there are protected species on or around the area, and it is an offence under the wildlife act to have any heavy machinery interfering with badger sets, which are protected under the wildlife law, and a license is needed to remove them under Natural England. The Chair recommended a PEA for the site, and asked for the application to go to the Planning Committee at LDC because of the likelihood of protected species

Members discussed the process of calling in the application; the house design, its location and possible contradictions to Lewes District Local Plan Part 1, core policy 2, 10 and 11.

It was proposed to support the application with the condition to have an ecology study carried out, and that the breaking of the TPO is not treated as a precedent.

Proposed by: Cllr Seabrook   Seconded by: Cllr Davies  
Committee resolved to **support** the application.  
1 member abstained

**PH2084** LW/24/0524 86 South Coast Road

It was proposed to object to the application on the grounds of the change of use as office space is needed in Peacehaven, a lack of information concerning sustainability and biodiversity, disabled ambulance access issues for the ground floor flat, privacy issues in relation to the neighbour's roof windows, and because it is using old ESCC land.

Proposed by: Cllr Gallagher   Seconded by: Cllr Davies  
All in **favour**

**PH2085** LW/24/0482 8 Telscombe Road

It was proposed to suspend Standing Orders so that an interested member of the public (who was on the public seats) could answer questions.

Proposed by: Cllr Campbell   Seconded by: Cllr Gallagher.  
All in **favour**

The member of the public explained the change to the application.

It was proposed to reinstate standing orders  
Proposed by: Cllr Campbell   Seconded by: Cllr Davies.  
All in **favour**

It was proposed to support the application  
Proposed by: Cllr Campbell   Seconded by: Cllr Gallagher  
All in **favour**.

21:39 – 4 members of the public left.

**PH2086 LW/24/0575 16 Linthouse Close**

It was proposed to support the application.

Proposed by: Cllr Campbell Seconded by: Cllr Sharkey

All in **favour**.

**PH2087 LW/24/0579 50 Cornwall Gardens**

Members acknowledged that this application's road name is Cornwall Avenue.

It was proposed to object to the application on the grounds that the verge to be converted to private car parking is land in public use, that it will narrow the entrance to Cornwall Avenue at a busy junction, it is opposite the entrance to the scout hut and will narrow the road where there is heavy traffic, there is no plan for the bungalow, documents are inadequate, and the application isn't in line with PT1 Peacehaven and Telscombe Neighbourhood plan (good quality build and design).

Proposed by: Cllr Campbell Seconded by: Cllr Gallagher

All in **favour**.

1 member abstained.

**PH2089 LW/24/0563 18 Victoria Avenue**

It was proposed not to comment

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell

All in **favour**.

**PH2090 LW/24/0560 204 South Coast Road**

It was proposed not to comment

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell

All in **favour**.

**PH2091 LW/24/0590/CD / LW/23/0398 35 Horsham Avenue**

The application was **noted**.

**14. PH2036 TO NOTE THE FOLLOWING PLANNING DECISIONS**

**PH2092 LW/24/0404**

7 Tollgate

The planning decision was **noted**

**PH2093 LW/24/0357**

81-83 South Coast Road

The planning decision was **noted**

**PH2094 LW/23/0187**

Land adjacent to no 45 The Lookout Peacehaven

The planning decision was **noted**

**15. PH2095 TO NOTE PLANNING AND HIGHWAY COMPLAINTS**

The planning and highways complaints were **noted**.

**16. PH2096 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED**

The Chair confirmed the TFG Rights of Way was ongoing and would be updated.

The Chair summarised there had been no progress with the speed activation sign, and needed to be updated.

Cllr Sharkey explained that herself along with Cllr Gallagher and Cllr Fabry had a meeting about EV charger locations. Cllr Seabrook expressed that the EV chargers Hilcrest Centre, Newhaven, were inaccessible to people with disabilities.

The Action Plan is to be updated by Officers.

The Action plan was **noted**.

**17. PH2097 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 22ND OCTOBER 2024**

Cllr Seabrook commented that the length between meetings has increased to every 4 weeks, from 3.

The next meeting was **agreed**.

*There being no further business the meeting ended at 21:57*



Zoe Malone  
Responsible Finance Officer

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<b>Committee:</b>	Planning & Highways	<b>Agenda Item:</b>	PH2103
<b>Meeting date:</b>	22 October 2024	<b>Authors:</b>	Zoe Malone
<b>Subject:</b>	<b>Planning &amp; Highways Draft Budget</b>		
<b>Purpose:</b>	To discuss & agree proposal		

**Recommendation(s):**

To agree draft budget proposal for 2025/26

## 1. Background

The draft budget has been discussed with the chair of committee and the vice chair and the recommendations are to increase the P&H budget by 13.4% for 25/26.

To clarify the codes and their meanings;

Repairs & Alterations covers just that for bus shelters, bins, planters, benches etc but not limited to.

Streetlights cover the 7 streetlights we are responsible in the valley, Blakeney Avenue & Firle park. We unfortunately renewed the contract too late and therefore have not been given competitive prices and the budget is reflective of this.

Grounds maintenance will cover any grounds work by the grounds team, for example mowing.

Grass cutting is currently with ESCC and the costs have been taken from previous correspondence from ESCC but this could change

Noticeboards covers our town noticeboards for repair or replacement. Any unspent monies each year are earmarked and we currently have £906.05 in earmarked reserves

Monument & War Memorial is for repair of these areas specifically and any unspent monies each year are earmarked and we currently have £1,517 in earmarked reserves.

Street furniture is for any replacement bins or planters for example

Maps / Rights of Way to cover any map creation and pathway maps for Peacehaven

## 2. Options for Council

- To agree to the draft budget proposal to put forward to P&F on 26<sup>th</sup> November
- Agree to any amendments and pass to RFO for alteration
- To not agree to the draft budget proposal and the RFO to revisit.

## 3. Reason for recommendation

4. To agree to the draft budget proposal to collectively put forward to P&F committee and full council for final approval

5. Expected benefits

a. The community

To ensure our highways are maintained for the next financial year

b. The environment

N/A

6. Implications

5.1 Legal	
5.2 Risks	
5.3 Financial	Dependant upon Committee decision
5.4 Time scales	
5.5 Stakeholders & Social Value	
5.6 Contracts	
5.7 Climate & Sustainability	
5.8 Crime & Disorder	
5.9 Health & Safety	
5.10 Biodiversity	
5.11 Privacy Impact	
5.12 Equality & Diversity	

7. Appendices

## PLANNING & HIGHWAYS

### 130 Neighbourhood Plan

4337 Neighbourhood Plan

Neighbourhood Plan: Expenditure

**Net Expenditure over Income**

### 200 Planning & Highways

4101 Repairs & Alterations

4111 Streetlight Electricity

4171 Grounds Maintenance Costs

TBC Maps / Rights of Way

4850 Grass Cutting Contract

4851 Noticeboards

4852 Monument & War Memorial

4853 Street Furniture

Planning & Highways: Expenditure

**Net Expenditure over Income**

**PLANNING & HIGHWAYS: Total Expenditure**

**PLANNING & HIGHWAYS: Total Income**

**Net Expenditure over Income**

2024/25 Budget	Draft 2025/26 Budget	% Change
1,000	1,000	0.0%
1,000	1,000	0.0%
<b>1,000</b>	<b>1,000</b>	<b>0.0%</b>
2,500	2,500	0.0%
1,092	2,500	128.9%
500	500	0.0%
0	500	#DIV/0!
11,536	12,113	5.0%
650	650	0.0%
600	600	0.0%
600	600	0.0%
17,478	19,963	14.2%
<b>17,478</b>	<b>19,963</b>	<b>14.2%</b>
18,478	20,963	13.4%
0	0	
<b>18,478</b>	<b>20,963</b>	<b>13.4%</b>





## Detailed Income &amp; Expenditure by Budget Heading 15/10/2024

Month No: 7

## 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	22	650	628		628	3.5%	
4852 Monument & War Memorial	257	600	343		343	42.8%	
4853 Street Furniture	0	600	600		600	0.0%	
Planning & Highways :- Direct Expenditure	<u>279</u>	<u>1,850</u>	<u>1,571</u>	<u>0</u>	<u>1,571</u>	<u>15.1%</u>	<u>0</u>
4101 Repair/Alteration of Premises	159	2,500	2,341		2,341	6.3%	
4111 Electricity	612	1,092	480		480	56.0%	
4171 Grounds Maintenance Costs	395	500	105		105	79.0%	
4850 Grass Cutting Contract	11,536	11,536	0		0	100.0%	
Planning & Highways :- Indirect Expenditure	<u>12,702</u>	<u>15,628</u>	<u>2,926</u>	<u>0</u>	<u>2,926</u>	<u>81.3%</u>	<u>0</u>
<b>Net Expenditure</b>	<u>(12,981)</u>	<u>(17,478)</u>	<u>(4,497)</u>				
Grand Totals:- Income	<u>0</u>	<u>0</u>	<u>0</u>			<u>0.0%</u>	
Expenditure	<u>12,981</u>	<u>17,478</u>	<u>4,497</u>	<u>0</u>	<u>4,497</u>	<u>74.3%</u>	
<b>Net Income over Expenditure</b>	<u>(12,981)</u>	<u>(17,478)</u>	<u>(4,497)</u>				
<b>Movement to/(from) Gen Reserve</b>	<u>(12,981)</u>						





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<b>Committee:</b>	Full Council	<b>Agenda Item:</b>	C1278
<b>Meeting date:</b>	8 <sup>th</sup> October 2024	<b>Authors:</b>	Chair of NHDP Steering Group
<b>Subject:</b>	<b>Neighbourhood Plan Update and recommendation to contact SDNPA.</b>		
<b>Purpose:</b>	To note		

**Recommendation(s):**

To note the report and appendices and for this council to send a request to the South Downs National Park Authority asking that it be kept informed of the Local Plan Review as a consultee noting that this council would be particularly concerned about any development proposals that would encroach on the National Park within the Towns boundary or adjoining it and would want to be fully consulted as early as possible.

## 1. Background

Under the Localism Act 2011 the introduction of Neighbourhood Plans gave residents the opportunity to have a say as to how land in the area is used for creating homes and commercial premises. Since 2017 Peacehaven and Telscombe Town Councils have been actively working on a Neighbourhood Plan. A steering group undertakes the work of preparation and reports to each Telscombe Town council and Peacehaven Town Council who are joint Qualifying Body.

## 2. Options for Council

The Peacehaven and Telscombe Neighbourhood Plan Development Plan was submitted to the Government Examiner by Lewes District Council. On the 17<sup>th</sup> July 2024 the Examiner wrote asking for clarification on a set of questions and about the maps in the draft plan. The Steering group have submitted information to Lewes District Council who have send full responses to the Examiner. An up-to-date Habitats Regulation Assessment has been requested. This has been done by Peacehaven Town Council as Qualifying Body requesting a Technical Grant from Locality who administer grants for the Government. AECOM have been commissioned as independent experts to undertake the work.

- Habitats Regulations Assessment, - A study is undertaken to see whether a Neighbourhood Plan is likely to have a significant effect on Nationally recognised habitats sites, either alone or in combination with other plans and pro-jects. This initial assessment has to be done on the basis of objective information. If significant effects cannot be ruled out, then an appropriate assessment under the Habitats Regulations is carried out. In our case the nearest sites are the Lewes Downs Special Area of Conservation (SAC) and the Castle Hill SAC. Given the 7km distance from these sites, it is not expected that direct impacts will arise. The only other relevant site is Ashdown Forest Special Protection Area and SAC. This site is some 30km away from the Plan area. Consequently, it is likely that the proposed plan will have no impact upon these sites but it is deemed necessary by the Examiner that a report is obtained to verify this.
- The Examiner requested details of Lewes District Councils Local Plan saved policies

- The areas of green spaces identified for Local Green Space Protection were put in a map to show spread through the Plan area,
- A further map showing community assets should be included to protect against their loss.

Another issue that the Neighbourhood Plan has to have particular interest in is the potential for development which may come out of the Districts Local Plan and the South Downs National Parks own Local Plan consultation. This is background to the preparation of the Neighbourhood Plan but informs the overall preparation.

### 3. Reason for recommendation

### 4. Expected benefits

#### a. The community

#### b. The environment

The draft Neighbourhood Plan seeks to improve the environment by looking at better managing land use within the area.

#### c. Other

### Implications

5.1 Legal	
5.2 Risks	
5.3 Financial	This is intended to be resource neutral for this council
5.4 Time scales	
5.5 Stakeholders & Social Value	
5.6 Contracts	
5.7 Climate & Sustainability	
5.8 Crime & Disorder	
5.9 Health & Safety	
5.10 Biodiversity	
5.11 Privacy Impact	
5.12 Equality & Diversity	

### 5. Appendices

Appendix A A copy of the response to the Governments consultation on the National Planning Policy Framework proposed revision which was sent by Lewes District Council to the Secretary of State

Appendix B provides details a summary of the South Downs National Park's Local Plan consultation.



Secretary of State  
Ministry of Housing, Communities  
& Local Government  
2 Marsham Street  
London  
SW1P 4DF

Sent to: [angela.rayner.mp@parliament.uk](mailto:angela.rayner.mp@parliament.uk)  
[correspondence@levellingup.gov.uk](mailto:correspondence@levellingup.gov.uk)

Cc: [james.maccleary.mp@parliament.uk](mailto:james.maccleary.mp@parliament.uk)  
[chris.ward.mp@parliament.uk](mailto:chris.ward.mp@parliament.uk)  
[mims.davies.mp@parliament.uk](mailto:mims.davies.mp@parliament.uk)

23<sup>rd</sup> August 2024

Dear Secretary of State,

**Playing your part in building the homes we need**

I write in response to your letter to Leaders and Chief Executives in England of 30<sup>th</sup> July 2024 and the government's consultation on the National Planning Policy Framework (NPPF). Before I directly address the points most relevant for Lewes District Council (LDC) in your letter, it is important to provide the local geographic and demographic context, and which underpins the concerns expressed in my letter.

**Background to Lewes District**

1. Lewes District covers an area of 292 sq. km, and has a population of 103,525, of which it is estimated that approximately 79,000 (around 75%) is located outside of the National Park in the main urban areas of Newhaven, Peacehaven, Seaford and Telscombe Cliffs/East Saltdean, Ringmer and Newick. The South Downs National Park (SDNP) covers just over half of our geographic area, including the town of Lewes. The Park Authority is the responsible local planning authority for the areas of the district within its boundary.
2. The district benefits from good access to the trunk road network, with the A27/A26 linking the coastal towns to neighbouring Brighton and Eastbourne and the nearby A23/M23 providing access to London, Gatwick and the M25. The area is served by a number of key A roads, including the A259, which links the coastal communities, and the A26, A272 and A275, which are key routes through the northern part of the district. Newhaven and Seaford are linked by rail connections to London and Gatwick and towns along the Sussex coast and beyond. The port of Newhaven provides cross channel passenger and freight services to Dieppe in France.
3. The coastal towns are tightly enclosed by the National Park and comprise of a coastal environment characterised by chalk cliffs and shingle beaches with significant parts of Seaford and Newhaven constrained by risk of flooding from the River Ouse or inundation from the sea. The area of the district to the north of the National Park differs and is typified by a gently undulating low weald landscape, abundant woodland and river valleys, interspersed by small rural villages. The city of Brighton & Hove to the southwest exerts a strong influence on the

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Chief Executives Office  
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[Laurence.OConnor@lewes.gov.uk](mailto:Laurence.OConnor@lewes.gov.uk)



district, as do the towns of Haywards Heath and Burgess Hill in Mid Sussex, albeit to a lesser extent.

#### **Local Plan, housing target and reforms to the NPPF**

4. LDC adopted its current Local Plan Part 1 in 2016, (Part 2 in 2020) having jointly prepared it with the South Downs National Park Authority (SDNPA). While LDC was able to adopt the plan, a legal challenge prevented the SDNPA from adopting the plan, it instead prepared a new plan which it adopted in 2019.
5. With the introduction of the Standard Method in 2018, our housing need more than doubled to 782 homes per annum. Our adopted Local Plan set a housing requirement for 345 dwellings per annum for the whole of the district, i.e. including the area of the district for which the SDNP is the planning authority. In May 2021, upon reaching the fifth anniversary of adopting Part 1, for the purposes of the five-year housing supply the council published its approach to housing need for its plan area. This gave the district a housing need of 602 dwellings per annum.<sup>1</sup>
6. However, with the increased housing target we are in the position that our adopted Local Plan, which was prepared and adopted within the existing planning framework, has become 'out of date' and our district is subject to 'presumption in favour of sustainable development'. This has subjected that authority to applications for development which do not accord with the adopted plan and do not support the holistic needs of our communities. The district's area for which we are preparing the Local Plan has numerous constraints, which are having an impact on our ability to meet our housing need.
7. While LDC commenced work on a new Local Plan in 2020 and has carried out two hugely successful rounds of public consultation (our Issues and Options consultation attracted approximately 42,000 individual comments) our task of preparing the new Local Plan has been beset by a national policy environment in flux. Since we started work on the Local Plan, there have been three revisions to the NPPF, the last of which was in December 2023. The current NPPF consultation will result in the fourth NPPF against which our Local Plan is being prepared.
8. With each revision to the NPPF, we have had to take time to consider the implications and inevitably had to delay the submission of the Local Plan. Until now we were working towards publication of our Regulation 19 consultation in the winter but, with your letter and the proposed changes in the NPPF, you are effectively inviting us to go back to an earlier stage and, as you acknowledge, delay submitting our plan. My officers are now having to 're-visit'. Regrettably, our communities are going to be subjected to a further period without a Local Plan in place, and open for further unplanned development. I ask you to consider affording us protection from unplanned development for any period which extends beyond 30<sup>th</sup> June 2025, and ahead of adoption of our new plan.
9. Additionally, I am asking that you consider through the reforms to national policy how you can provide certainty and clarity to local planning authorities such as us. While there is reference in the NPPF to National Parks, it is not clear whether the 'automatic' exceptional circumstance will be given the same level of consideration for the local plans of planning authorities hosting a National Park. I would argue that authorities such as Lewes District should not have to meet their housing needs in full under the revised framework because, while we have 77% of the districts housing stock, we only have ~49% of the district's land.

---

<sup>1</sup> [Approach to Calculating Local Housing Need for purposes of Five Year Housing Land Supply.pdf\(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk/media/1000/Approach_to_Calculating_Local_Housing_Need_for_purposes_of_Five_Year_Housing_Land_Supply.pdf)



## **Social and affordable housing**

10. I welcome the announcements of measures to support social and affordable housing. Increasing provision of affordable housing, including social housing, will not only provide homes for those most in need, but it will also relieve the financial pressures on local authority budgets, which are increasingly becoming difficult to balance.
11. However, as you say, its about the right homes, in the right places, with the necessary systems and infrastructure included to ensure we are developing thriving and sustainable communities. The need for sustainable housing is paramount to ensure that our homes are truly affordable for our residents considering the total household cost when it comes to assessing affordability in this cost-of-living crisis.
12. It is also essential that Registered Social Landlords are given greater capacity, freedoms, and flexibilities by this government to ensure affordable housing allocations on new developments are actually delivered. We are finding too often that Registered Providers and Housing Associations are not taking up affordable housing through Section 106 Agreements due to a lack of financial capacity and therefore puts those allocations at risk, which undermines your directive to deliver more affordable and social housing.
13. Also, I refer you to my joint letter with Eastbourne Borough Council sent to your office dated 1<sup>st</sup> August 2024: 'securing the future of council housing'. LDC is one of less than 25% of councils in the UK that has built any housing in the last 10-years, developing a pipeline of quality, sustainable, and affordable housing to meet a range of local needs. The current financial position of our Housing Revenue Account (HRA) is however not sustainable and the measures we endorse as set out in the Southwark Council report articulate what is needed, both immediately and long-term, to enable accelerated council house building again in this country. This includes addressing the systemic homelessness problem and urgent need for better and more affordable forms of temporary accommodation provision.

## **Further reforms to the Planning system**

14. We will of course be submitting our formal response to the consultation on the NPPF, but it is as equally important that I am able to raise these concerns directly with you and your civil servants. If you consider having a meeting would be helpful, then we would be more than willing to host you in our district, so that you are able to enjoy the beauty of our part of England but also to see firsthand for yourself the challenge that you are setting for us.
15. While we await details of further changes to the planning system, we would stress the need to have stability, so that local plans are in place giving local people the necessary controls over their communities and what development takes place in them.
16. Finally, again, I ask you to consider affording us protection from unplanned development for any period which extends beyond 30<sup>th</sup> June 2025, and ahead of adoption of our new plan. Also, to consider through the reforms how you can provide us more certainty and clarity.

Yours sincerely,



Councillor Zoe Nicholson  
**Leader of Lewes District Council**

Lewes District Council  
6 High Street  
Lewes BN7 2AD



Councillor Laurence O'Connor  
**Cabinet Member for Planning and Infrastructure**

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[Laurence.OConnor@lewes.gov.uk](mailto:Laurence.OConnor@lewes.gov.uk)

## APPENDIX B

### South Downs Local Plan review survey

#### 1. INFORMATION

The South Downs National Park is currently in the `early participation` stage of Reviewing its Local Plan in order to produce a new Plan 2024-2042. The deadline for contributions to this stage was September 16. The first formal consultation will take place in 2025. SDNP Local Plan Review documents and surveys can be found at <https://sdnpalocalplanreview.commonplace.is> The Authority have started work on reviewing the South Downs Local Plan. The review provides an opportunity to address important issues such as nature recovery and climate change and the types and level of development needed in the National Park, such as affordable homes. Apparently public consultations to date have highlighted three main issues, protecting the landscape, biodiversity loss and water quality. The review will give the Authority the opportunity to address particular issues such as climate change and nature recovery, review development needs and provision figures, and will allow them to address changes in national policy. In particular they are inviting feedback on the scope of the Local Plan Review and the key issues for it to address .

The objective of the Local Plan Review is to deliver an up to date Local Plan, Policies Map and Design Code which :

Will set the framework for development in the South Downs National Park for at least 15 years from adoption

Sets the vision, strategy and objectives for how the area should develop over the lifetime of the plan.

Seeks to further the National Park purposes

Delivers the SDNPA Corporate priorities

Is Takes into account any local nature recovery strategy.

Is evidence based and legally compliant. designed to secure that the use and development of land in the authority's area contributes to the mitigation of, and adaption to, climate change.

The eventual plan intends to set out policies in relation to the amount, type, location of and timetable (trajectory) for development, including site allocation policies, and Parkwide strategic and development management policies. It will set requirements that will be met for planning permission for development to be granted on topics such as landscape, design, affordable housing, infrastructure and other particular characteristics or circumstances of the area.

#### 2. SURVEY



There is a large amount of information contained within the background documents but the survey simply asks to answer some basic questions such as:

- What do we think about the vision for the National Park ? The vision is to ensure that South Downs to remains a special place in 2050, where its landscapes can provide more benefits to more people, who can enjoy, understand and take action to support it.
- It asks about the preferred options if development was to take place and to support this it asks if you had £1m how would you spend it giving options such as, affordable housing, adapting to climate change, arts & heritage, community facilities, nature recovery plus walking or cycling routes.
- In addition within the survey there are a suite of documents which cover how the authority will go about reviewing the Local Plan. These include a project plan, a project time table and a high level statement on their approach to consultation. They are the:

**Project Initiation Document** which defines the scope and programme of work to be completed by the SDNPA.

**Local Development Scheme** which sets out the timetable for the Local Plan Review.

**Statement of Community Involvement** which sets out how they will consult with all stakeholders, including local communities, business, and public bodies, on planning matters.

### 3. COMMENTS

The SDNP Draft Review` s focus upon climate change and nature recovery is welcomed. We w Furthermore this council will send a message to the Authority asking that it be kept informed of the Local Plan Review as a consultee noting that this council would be particularly concerned about any development proposals that would encroach upon the National Park within the Towns boundary or adjoining it and would want to be fully consulted as early as possible.



# Local green spaces for protection within the NDP



Map areas illustrate relevant locations and not the entire neighbourhood plan area.



# Formal sports areas and children's equipped play spaces



Map areas illustrate relevant locations and not the entire neighbourhood plan area.



## Indicative 20 minute walking radius



Map areas illustrate relevant locations and not the entire neighbourhood plan area.

# Protection of community facilities



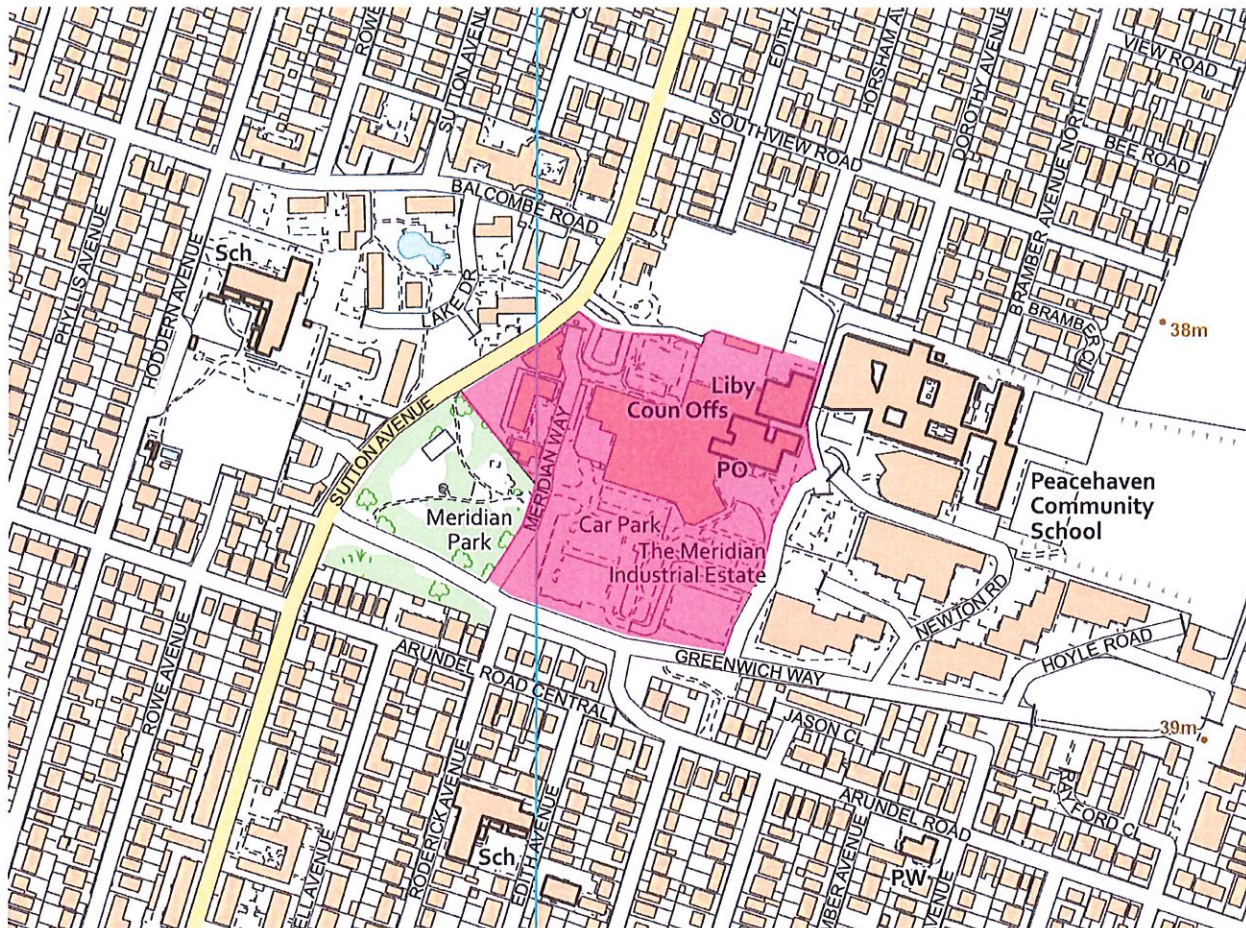
1. Post Office Longridge Avenue
2. Tyedean Hall
3. Telscombe Civic Centre
4. Post Office Central Avenue
5. The Joff Youth Centre
6. Peacehaven Library

7. Community House
  8. Scout Hut Peacehaven
  9. Scout Hut Saltdean
  10. Telscombe Village Hall
- PW. Place of Worship

Map areas illustrate relevant locations and not the entire neighbourhood plan area.



# Centre of Peacehaven masterplan area October 2020



■ Meridian Centre masterplan area

Map areas illustrate relevant locations and not the entire neighbourhood plan area.





George Dyson  
Town Clerk

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✉ [TownClerk@peacehaventowncouncil.gov.uk](mailto:TownClerk@peacehaventowncouncil.gov.uk)



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

<b>Committee:</b>	P&H	<b>Agenda Item:</b>	PH2106
<b>Meeting date:</b>	22 <sup>nd</sup> October 2024	<b>Authors:</b>	Meetings & Projects Officer
<b>Subject:</b>	<b>Urban Grass Verge Cutting Update</b>		
<b>Purpose:</b>	To update Committee		

**Recommendation(s):**

To note the update

**1. Background**

In reference to the revised urban grass verge cutting schedule agreed at the last P&H Committee meeting, the Meetings & Projects Officer has received the following update from East Sussex Highways:-

*The grass cutting contractors have advised they will be unable to confirm these dates are ok until they have a decision on what the surrounding parishes are doing for next year. The Parishes and Town Councils, have to let East Sussex County Council know their option for either self-deliver/2 cut/or 6 cut by the New Year. Once this has been confirmed then they will be able to advise if these dates work alongside the surrounding areas.*

**2. Options for Council**

To note





<b>Committee:</b>	Planning and Highways	<b>Agenda Item:</b>	PH2107
<b>Meeting date:</b>	October 22 2024	<b>Authors:</b>	Rights of Way TFG
<b>Subject:</b>	<b>Progress Report and Proposals for Action</b>		
<b>Purpose:</b>	To update Committee and propose next steps		

**Recommendation(s):**

1. That the terms of reference of the TFG be expanded to include path maintenance issues
2. That Committee authorise Council to apply for one or two walking routes to be recognised as Rights of Way
3. That Committee note information on other possible routes and their prioritisation

## 1. Background

Peacehaven Town councillors have long been concerned about rights of way. Work on rights of way is one of the Committee's tasks as stated in the Business Plan: 'Create a map of all footpaths and bridleways including informal ones. Consider proposals to 'register' any that are not already registered. Work with stakeholders to develop proposals for a possible East/West active travel route'. The target completion date is 2026.

There are many established rights of way in Peacehaven: see Map in Appendix A.

Work by the Rights of Way TFG has included walking and examining some of the routes (reports on others will be brought to Committee over time), uncovering legal complications and prioritising routes for action. The TFG considers that two routes should be given top priority for action to apply for registration: a pathway, sometimes overgrown, that joins two established rights of way north-east of Peacehaven and a route that runs north/South down the eastern boundary between SDNP and PTC between the eastern end of the Lookout and Valley Road. Others are listed in order of prioritisation in Appendix B.

Getting Registration of a new right of way is not easy. The beginning of the guidance note is attached in Appendix C. The work would involve using facebook and PTC website to gather information and the names of interested residents. In order not to confuse residents, TFG considers that attempts to register Rights of Way should be made one at a time.

## 2. Options for Council

1. To agree one or more of the recommendations
2. Not to agree to one or more of the recommendations

## 3. Reason for recommendations

During their work, it became clear to members of the TFG that maintenance of Rights of Way is problematic. Although many are clear, others are difficult to walk on – overgrown with nettles, muddy etc. The current terms of reference for the TFG are to identify possible pathways ... that could be adopted to ensure that these will be



available for residents in the future ....'. Hence the recommendation to extend the terms of reference of the TFG to include issues of maintenance as well as adoption. This will mainly be reporting to the authorities responsible for keeping paths clear, but could include investigating grants from eg SDNP to help maintain pathways.

The two routes identified for action are those that the TFG considers to be most under threat. On one of them, action could start immediately (the route from Peacehaven eastwards to the Links Avenue extension). The other has been closed off with fencing etc. and may be subject to legal problems. The TFG is therefore seeking Committee's authorisation for action on both. Facebook and PTC website will need to be used, in different ways at different stages, contacts will have to be made with walking groups, and a lot more.

The TFG has gathered a lot of information, including photographs of the routes, and this has enabled identification of many routes and their prioritisation for action. Not all routes have yet been examined. When this has been done, the TFG will have the material to prepare a map of all routes, as required by the Business Plan.

#### 4. Expected benefits

##### a. The community

Walking off-road footpaths promotes mental and physical health for residents of all ages. Information on walking routes, and promoting their maintenance, and development a map for distribution would also help awareness of other parts of the community.

##### b. The environment

More walking means more appreciation of the environment.

##### c. Other

Various

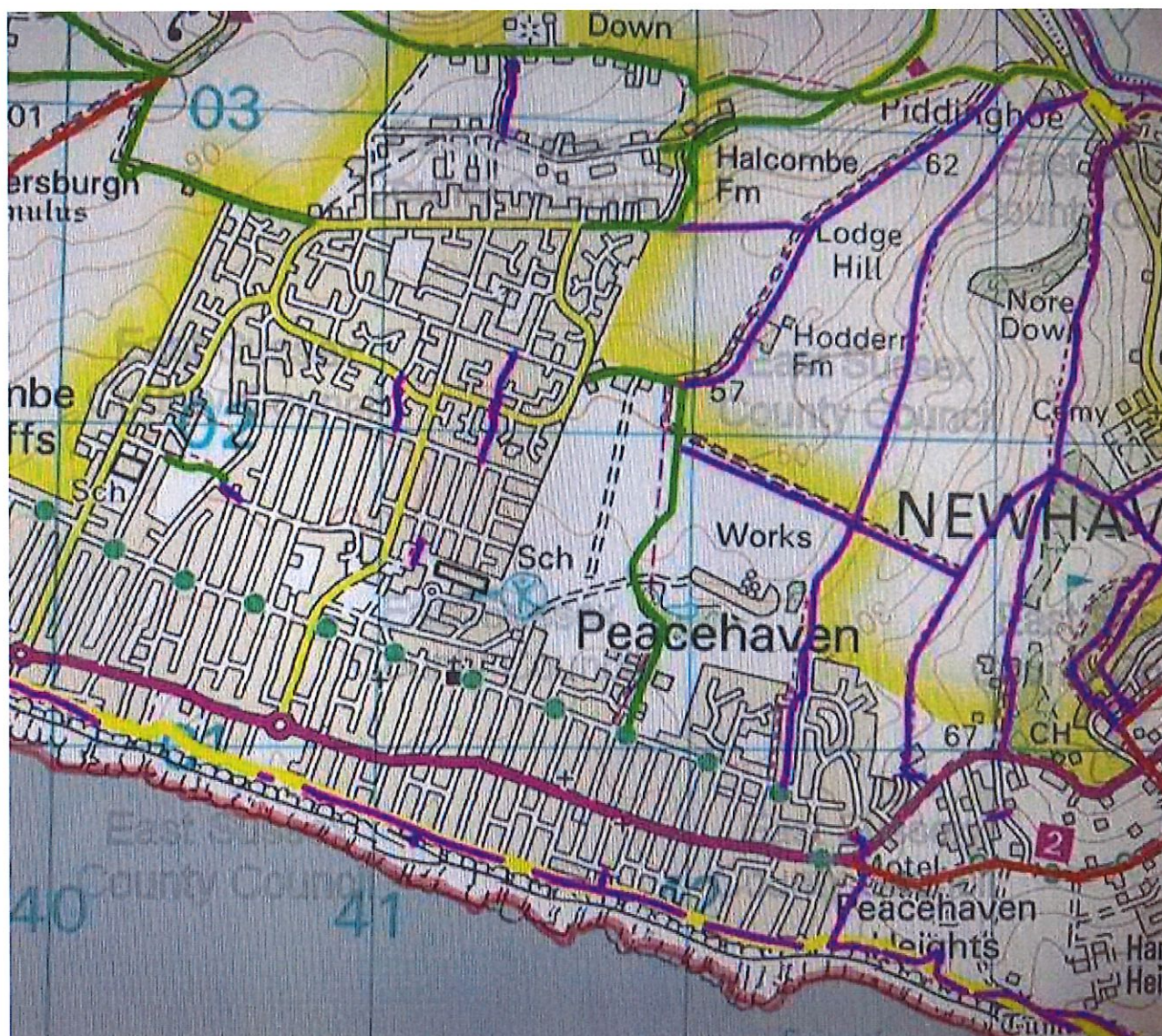
#### 5. Implications

5.1 Legal	Research needed
5.2 Risks	
5.3 Financial	Officers' time, possible maintenance work (grants?)
5.4 Time scales	Ongoing
5.5 Stakeholders & Social Value	Walkers, the environment
5.6 Contracts	
5.7 Climate & Sustainability	Walking saves Co2
5.8 Crime & Disorder	The more walkers, the safer the routes
5.9 Health & Safety	Walking is good for you!
5.10 Biodiversity	Protecting rights of way protects biodiversity
5.11 Privacy Impact	
5.12 Equality & Diversity	



## 6. Appendices

### Appendix A Map of Existing Rights of Way



### Appendix B Other routes and their prioritisation

#### Priority 2

- A. Route from A259 down Maple Road towards Benwick Kennels to junction with south end of (PCV) footpath 9
- B. Link from PCV8 to PCV9 that runs east-west along the boundary between SDNP and Peacehaven. This has several exits into the Ashington Area and north end of Cissbury Avenue and is well-walked. It is not marked as a pathway on any map. It directly links Centenary Park with A259.

#### Priority 3

- A. Path running North-South from the Highway at Blakeney Avenue junction to join the KCIII National Coast Path along the east boundary of caravan park. This is well-walked and marked on the map. Potential to register as Right of Way

- B. Cliff Avenue junction with KCIII National Coast Path: very narrow potentially threatened by cliff erosion. There may be complex legal relationship between owner of corner house and LDC with potential for a land swap.
- C. Hoyle Rd north of industrial estate: awaiting end of Chalkers Rise building works.
- D. Links Avenue unofficial diversion.

#### **Appendix C: Process for `registering` a right of way**

Technically, this is a process for `modifying the definitive map` under Section 53 of the Wildlife and Countryside Act 1981. The process is complicated (as is the public presentation of the outcome – see newspaper cutting below). The beginning of the summary guidance document follows.



EAST SUSSEX COUNTY COUNCIL  
PUBLIC HIGHWAYS  
DEFINITIVE MAP MODIFICATION ORDERS



CLAIMED PUBLIC RIGHTS OF WAY

EXPLANATORY NOTE OF THE PROCEDURE FOR MAKING AN APPLICATION

If you claim that a public right of way exists but it is not shown on the County Council's Definitive map and Statement, you must make a formal application under section 53 of the Wildlife and Countryside Act 1981 for an Order to modify the Definitive Map and Statement of Public Rights of Way.

The procedure for making an application is set out in Part III of the Act and in the Wildlife and Countryside (Definitive Maps and Statements) Regulations 1993.

A public right of way can be claimed where the public has used a route as of right for 20 years without force, without secrecy and without permission. In some circumstances there may not be a requirement to show 20 years use, but use over a lesser period of time. A public right of way may also be claimed if there is sufficient historical evidence, such as from Tithe maps, Inclosure Awards and Quarter Sessions records, to prove that the public right of way exists and the rights have not been extinguished.

**Applicants should take the following steps:**

1. Complete an application form drawn up in accordance with the format shown in Appendix One.
  - You must make clear:
    - (i) what classification of public right of way you are claiming, i.e. a footpath, bridleway or restricted byway; and
    - (ii) where it runs from and to.
  - Your application form **must** be accompanied by:
    - (a) An Ordnance Survey map showing clearly the claimed public right of way (not less than 1:25,000 – e.g. 1:2,500 will be acceptable). The County Council can provide you with such a plan if requested.
    - (b) All documentary evidence to support your claim such as witness statements, plans or historical evidence. You must decide how much evidence you wish to submit. The County Council may not provide advice as to what evidence, or how much evidence, should be submitted. A number of user evidence forms have been enclosed which you may wish to use, and further copies can be obtained on request.



on 0345 60 80 193.

**SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981  
THE EAST SUSSEX COUNTY COUNCIL (LEWES DISTRICT)  
DEFINITIVE MAP AND STATEMENT  
THE EAST SUSSEX (PUBLIC FOOTPATH LEWES 57),  
NUMBER 2, DEFINITIVE MAP MODIFICATION ORDER 2023**

The above Order, made on 28 July 2023, was confirmed by the Secretary of State with modifications that do not require advertising on 16 August 2024 and took effect from that date. The confirmed Order modifies the Definitive Map and Statement for the area by adding a public footpath as follows:

A route comprising a public footpath from De Montfort Road to Western Road in Lewes with an arbitrary centreline route, as detailed below, and as shown on the Order Plan between points A-B-C-D:

The public footpath commences on the southern side of De Montfort Road in Lewes, between the properties of 38 and 40 De Montfort Road, at the edge of the public highway extent, at a point marked A at TQ 4070 1012.

From point A the public footpath continues between 38 and 40 De Montfort Road in a southerly direction for 15.38 metres, with a width of 3 metres, on a gradual upward slope, to a point marked B on the plan at TQ 4070 1010.

At point B the public footpath continues between the properties of 103a and 105 Western Road in Lewes in a southerly direction for 4.5 metres, with a varying width of between 2.7 and 1.5 metres, to a point marked C on the plan at TQ 4070 10095. From point B the footpath continues on a gradual upward slope towards C for 2.1 metres at which point the gradual slope ends and the footpath becomes flat to the ground and remains so to point C and onwards all the way to point D.

From point C the public footpath continues between the properties of 103a and 105 Western Road in a southerly direction for 8 metres, with a width of 1.5 metres, flat to the ground, to a point marked D on the map at TQ 4070 1009.

Between points C and D the route passes under the flying freehold of 105 Western Road which occurs between a point that is 4.5 metres from point C (towards point D) and a point that is 0.8 metres from point D (towards point C), being for a length of 2.7 metres.

The width of the public footpath between point A at TQ 4070 1012 and point B at TQ 4070 1010 is 3 metres.

The width of the public footpath between point B at TQ 4070 1010 and point C at TQ 4070 10095 is a varying width of between 2.7 and 1.5 metres.

The width of the public footpath between point C at TQ 4070 10095 and point D at TQ 4070 1009 is 1.5 metres.

The Order was confirmed with the following modifications:

On the Schedule, Part I – Description of the path to be added:

At lines 1, 3 and 5, delete 'De Montfort' and insert 'De Montfort'

A copy of the confirmed Order, Order plan and the Planning Inspectorate's Order Decision document may be inspected free of charge at Reception, East Sussex County Council, County Hall, St. Anne's Crescent, Lewes BN7 1UE between the hours of 9am and 4.30pm Monday to Friday between 4 October 2024 and 18 November 2024 and during the same period at Lewes District Council, 6 High Street, Lewes BN7 2AD between the hours of 9am and 5pm Monday to Friday, and online at <https://www.eastsussex.gov.uk/leisure-tourism/discover-east-sussex/rights-of-way/definitive-map-statement/claiming-changing-public-right-of-way/register-definitive-map-modification-order-applications>

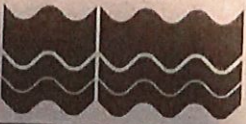
Should you have any difficulties viewing the documents please email [definitive.map@eastsussex.gov.uk](mailto:definitive.map@eastsussex.gov.uk) quoting reference 'RWO 217'.

A copy of the Order, Order plan and decision document may be purchased from Rights of Way & Countryside Team, East Sussex County Council, County Hall, St. Anne's Crescent, Lewes BN7 1UE at the price of £1.00.

The Order took effect from 16 August 2024 but any person aggrieved by the confirmed Order who wishes to question its validity on the grounds that it is not within the powers of section 53 of the Wildlife and Countryside Act 1981 or that any of the requirements of Schedule 15 to that Act have not been complied with in relation to the Order may within 42 days from the date of this Notice make an application to the High Court under paragraph 12 of Schedule 15 of the said Act.

**Philip Baker,**  
Deputy Chief Executive,  
Governance Services Department,  
County Hall, Lewes,  
East Sussex BN7 1UE  
4 October 2024

**East Sussex  
County Council**



Technically this is a process for modifying the definitive map of footpaths in East Sussex. See above for an example of notification to the public in *Sussex Express*.





<b>Committee:</b>	Planning and Highways	<b>Agenda Item:</b>	PH2108
<b>Meeting date:</b>	October 22 2024	<b>Authors:</b>	Chair and Vice Chair
<b>Subject:</b>	<b>A259 fence close to Dell Playground</b>		
<b>Purpose:</b>	To update Committee		

**Recommendation(s):**

**1. To note**

**1. Background**

Some weeks ago, part of the fence between the pedestrians dropped curb and the boundary of the Dell Playground was severely damaged by a vehicle. A second minor vehicle collision with the roundabout fence since then points to the potential risk of vehicles mounting the pavement. Also, one item of the new playground equipment has been installed closer to the fence than the former equipment. (see photos in Appendix)

An Officer contacted the police about the first incident, and they confirmed a crash was not reported, and would need to be reported online or to 101 as a 'hit and run' incident. Officers were informed that barriers had been installed by ESCC, who aimed to return within 28 days (end of August) of the inspection to complete the works. There is also a broken streetlamp at the location, which the Parks Officer has questioned ESCC on the timescale for it to be removed.

At P&H Committee Meeting 27<sup>th</sup> July item PH2058, it was suggested the barrier should be made stronger/reinforced, and that it also be considered whether a higher curb would be possible. An Officer is waiting for a response from ESCC, and has sought ESCC's opinion surrounding safety including extending the barrier.

With regards to the chain-link fence, this is PTC's responsibility, and is in the process of being repaired.

**2. Options for Council**

To note

**3. Reason for recommendation**

At present the blue safety fencing prevents pushchairs etc from using that stretch of pavement. Council needs to consider the risk to the playground if a large vehicle (bus or lorry) were to overturn across the fence and ascertain ESCC Highways opinion.

**4. Expected benefits**

**a. The community**



Improved access to pavement and safety


**b. The environment**

Less mess

**c. Other**

Various

**5. Implications**

5.1 Legal	Possible risk of liability if accident hit playground
5.2 Risks	
5.3 Financial	None at present
5.4 Time scales	URGENT
5.5 Stakeholders & Social Value	children
5.6 Contracts	
5.7 Climate & Sustainability	
5.8 Crime & Disorder	
5.9 Health & Safety	Avert an unlikely danger
5.10 Biodiversity	
5.11 Privacy Impact	
	Improve pavement use for wheelchairs etc
5.12 Equality & Diversity	

**6. Appendices**











Planning & Highways Committee - Action Plan

updated 15.10.2024

CASE NUMBER	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. 01/03/24 extended concrete path open 8/10 TFG met - report submitted to P&H 22/10
2	09/08/2022	Speed activated sign	For the Public Safety TFG to investigate, discuss, and liaise with Teiscombe Town Council about the speed activated sign, and report back to the P&H Committee.	Committees & Assistant Projects Officer	Next meeting date set for 16th September - Still no attendance from the schools. Schools have been sent information on Ellie Thornton foundation where grants of £500 are available to improve the safety of children entering and exiting schools. Road Safety Officer Steve O'Connell will be shortly visiting schools to discuss as no attendance at the public safety meetings. * Need more volunteers to support speed checks, so that data can be collated for the purchase of a SID. Need volunteers and data in order to purchase a SID we need regular data to prove problem areas. PTC have advertised for volunteer's numerous times along with 2 speed watch presentations held by police traffic officer Steve O'Connell. Only 2/3 residents attended the sessions and didn't volunteer. Another option to speed along this process would be to purchase a speed strip which can be set up to record the speed of cars for a week 24/7. The approx. cost will be £500 - projects officer investigating * operation downsway - drones will be used to combat anti social bikes and used across fields and areas * Cllr Gordon-Garrett has been out speedwatching when enough volunteers to support, not enough volunteers.
5	26/02/2024	EV Chargers			10/3/24 1st phase of installations in LDC have taken place with a company called Connected Kerbs. Peacehaven is likely to be in the 2nd Phase possibly the Lewes District car parks. Roderick Ave North, Piddinghoe Ave and Steyning ave. The LDC Officers want to evaluated the installation to make sure all satisfactory before proceeding with Phase 2



	Date Received	Method of contact	Area	Category	Details of Complaint	Actions taken	Current Status	Days taken to close
543	19/09/2024	Phone	Misc/ Other	Grass verges	Grass cutting was not carried out on 06/08/2024 as per the schedule	East Sussex Highways Contacted	Open	
544	10/10/2024	Email	The Dell	Health & Safety	temporary barriers added by ESCC for safety reasons due to exposed damaged lamppost. when will this be repaired	parks officer has emailed ESCC to chase up date of fix	Open	
544	03/10/2024	Email	Non PTC land	Health & Safety	speeding down heathy brow	escs have supplied a link for everyone to submit concerns online. this can be found on the escs website. Enquiry form - contact the road safety team   East Sussex County Council Civic officer has advised public safety tfg and other concerned councillors of what process needs to be followed.	Closed	

Committee:	Planning & Highways
Start Date:	17/09/2024
End Date:	15/10/2024
Status:	All



