

George Dyson
Town Clerk

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



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

DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 4th February 2025 at 7:30pm.

Present: Cllr Campbell (Vice Chair), Cllr Studd, Cllr Gallagher, Cllr Sharkey, Cllr Davies, Cllr Rosser

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

6 members of the public were in attendance.

1. PH2217 CHAIR ANNOUNCEMENTS

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

2. PH2218 PUBLIC QUESTIONS.

There were 3 public questioners.

The first two public questioners spoke in relation to PH2228 LW/24/0802. They gave reasons for the planning applications, including for accessibility purposes, and to improve their current living arrangements, and advised that the roof height would be lower than the adjacent properties.

The Chair thanked the member of the public for their comments.

The third resident reminded committee that the ACVs on the 3 car parks would expire this year and needed to be renewed. The Meetings & Projects Officer updated the resident that the Town Clerk was aware of this, and the matter was in hand.

3. PH2219 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There was 1 apology for absence from the Chair Cllr Gordon-Garrett, with Cllr Campbell as substitute.

4. PH2220 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr Gallagher declared an interest in item PH2228 LW/24/0802.

5. PH2221 TO ADOPT THE MINUTES FROM THE 14th JANUARY 2025

Proposed by: Cllr Studd Seconded by: Cllr Sharkey

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

The Chair brought the following item forward.

PH2228 LW/24/0802 77 The Lookout

A member raised that the plan was in keeping with current properties, and that the current garden was large enough for an extension.

It was proposed to support the application.

Proposed by: Cllr Studd Seconded by: Cllr Rosser

Committee resolved to **support** the application.

19:37 - 5 residents left the meeting

6. PH2222 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The Chair queried the deadline for putting forward a motion for an ear mark reserve. The Meetings & Projects Officer advised she would email members with the information.
The budgetary report was **noted**.

7. PH2223 TO RECEIVE A VERBAL UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher updated committee that the habitats regulations assessment had been returned, that a steering group meeting had taken place last Thursday, that the meeting notes were with them for review, and expressed there would be a full report at the next Full Council.

8. PH2224 MERIDIAN MONUMENT LECTERN TO AGREE THE COMPANY AND BUDGET CODE

The Meetings & Projects Officer summarised the report, and ran through the various quote options.

Cllr Gallagher requested a location map be provided at a future meeting.

It was proposed to agree to using the two companies from the supplementary papers for the lectern and artwork.
Proposed by: Cllr Gallagher Seconded by: Cllr Sharkey
All in **favour**.

It was proposed to use the underspend from the Repairs and Alterations of Premises for the lectern and artwork.
Proposed by: Cllr Gallagher Seconded by: Cllr Studd.
All in **favour**.

The Chair updated Committee that the TFG would meet and return to the next Committee meeting with proposals for the lectern content.

Cllr Sharkey asked for the original to be sent to the committee.

9. PH2225 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a) Public Safety Group

The Meetings & Projects Officer expressed that the summary of the meeting was as per the notes in the papers, and commented on the positive progress being made with a local school, and the usefulness of the TFG meetings.

10. PH2226 TO NOTE THE BUSINESS PLAN

The Business Plan was **noted**.

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

PH2227 LW/24/0821 144 The Promenade

It was proposed to support the application
Proposed by: Cllr Sharkey Seconded: Cllr Studd
Committee resolved to **support** the application.

19:58 - 1 resident left the meeting.

PH2229 SDNP/24/01263/FUL Plot 44 Links Avenue

It was proposed to object to the application on the grounds of the area being covered by the article 4 direction, that it was a complex area, and would be best for a Planning Officer to review, in addition to the objections to the original application.

Proposed by: Cllr Sharkey Seconded: Cllr Rosser
Committee resolved to **object** to the application.

12. TO NOTE the following Planning decisions

PH2230 LW/24/0700 8 Telscombe Road

The planning decision was **noted**.

PH2231 LW/24/0668 29A Glynn Road

The planning decision was **noted**.

PH2232 LW/24/0661 224 South Coast Road

The planning decision was **noted**.

PH2233 LW/24/0630 327 South Coast Road

The planning decision was **noted**.

PH2234 LW/24/0317 6 Rustic Road

The planning decision was **noted**.

13. PH2235 TO NOTE PLANNING & HIGHWAYS COMPLAINTS

The complaints were **noted**.

14. PH2236 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

Cllr Gallagher expressed that it had previously been agreed to add the LLP TFG, and updated Committee on the progress of the TFG, and suggested for another TFG meeting to be arranged this week, to include the Meetings & Projects Officer.

The Chair expressed that there was a second part to the LLP, which included a few sites that LDC were close to allocating housing. It was agreed that further discussion could take place at the TFG.

15. PH2237 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 25TH MARCH 2025 AT 7.30PM

The date was **agreed**.

There being no further business the meeting ended at 20:18

| | Actual Year To Date | Current Annual Bud | Variance Annual Total | Committed Expenditure | Funds Available | % Spent | Transfer to/from EMR |
|---|------------------------|-----------------------|--------------------------|--------------------------|--------------------|--------------|-------------------------|
| 200 Planning & Highways | | | | | | | |
| 4851 Noticeboards | 267 | 650 | 383 | | 383 | 41.0% | |
| 4852 Monument & War Memorial | 287 | 600 | 313 | | 313 | 47.9% | |
| 4853 Street Furniture | 0 | 600 | 600 | | 600 | 0.0% | |
| Planning & Highways :- Direct Expenditure | 554 | 1,850 | 1,296 | 0 | 1,296 | 30.0% | 0 |
| 4101 Repair/Alteration of Premises | 259 | 2,500 | 2,241 | | 2,241 | 10.3% | |
| 4111 Electricity | 900 | 1,092 | 192 | | 192 | 82.4% | |
| 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 | 13,089 | 15,628 | 2,539 | 0 | 2,539 | 83.8% | 0 |
| Net Expenditure | (13,643) | (17,478) | (3,835) | | | | |
| Grand Totals:- Income | 0 | 0 | 0 | | | 0.0% | |
| Expenditure | 13,643 | 17,478 | 3,835 | 0 | 3,835 | 78.1% | |
| Net Income over Expenditure | (13,643) | (17,478) | (3,835) | | | | |
| Movement to/(from) Gen Reserve | (13,643) | (17,478) | (3,835) | | | | |

Director of Transport and Environment, ESCC
The Roads Events Officer, Sussex Police
Public Transport Co-ordinator, ESCC
East Sussex Fire & Rescue Service
The Chief Ambulance Manager
The County Secretary, ESCC
The Clerk, Town/Parish Council
Lewes Parking Shop
Ward Councillors

Green Consultancy

7 March 2025

Dear Dear Sir or Madam,

Town Police Clauses Act 1847

Event: VE Day 80th Anniversary Street Party

Date: Monday, 5 May 2025

Organiser: Gladys Avenue Peacehaven Residents

Streets Affected: Gladys Avenue, from junction with Nevill Road to junction with South Coast Road, Peacehaven.

I enclose notice submitted in respect of the above event.

I should be grateful if you would let me know of any general observations you might have upon the notice and advise me whether you consider the Council should make an Order under Section 21 of the Town Police Clauses Act 1847.

If you advise that an Order should not be made, will you please let me have your reasons so that I can notify the applicants accordingly.

Please could I have your response by 4 April 2025

Yours sincerely

Advisor, Green Consultancy

[Redacted signature block]

Lewes
District Council
6 High Street
Friars Walk
Lewes BN7 2AD
01273 471600

Eastbourne
Borough Council
Town Hall
Grove Road
Eastbourne BN21 4UG
01323 410000

Notes from the Public Safety Working Group

Held on Tuesday 3rd March 2025

In attendance:

Vicky Onis, Cllr Ian Alexander, Mike Gatti, Lucy Symonds, Cllr Sherral Wood, Steve O'Connell (Police Community SpeedWatch Officer Parish Council Liaison), Cllr Paul Davies and Alec Horner via teams.

1. School Engagement

- SO'C and WW to arrange Road Safety School Assemblies and maybe a competition (children draw their own pictures of road dangers and maybe they can be laminated and pinned to the fence outside, which may have more impact on the parent's parking decisions)
- PTC to share Operation Crackdown/NSL parking details for residents of Peacehaven to report antisocial parking.

2. Pot Holes and other Hazards

- PD updated that Ashington Gardens is on ESCC radar and there was a site visit last year with himself, Cllr Chris Collier and ESCC. PD will approach Cllr Collier for an update on this.
- Concerns with the roundabout at the junction of Sutton Avenue. Potholes constantly filled and a few weeks later back to the same. Cars go over the roundabout as the lanes are too narrow and the junction too tight, this is then causing damage to the road surface edging the roundabout, so why not flatten, resurface and re-think road markings?
 - LS to email VO with a brief background on this issue so it can either be referred to Planning and Highways or taken directly to ESCC (VO to confirm the best process and action).



Community Speedwatch – AH reported that there are 2 new volunteers, but KGG and AH so far have not been able to commence their training. LS requested that AH keep her in the loop for speed watch as may be able to take part when not at work.

Mobile Speed indicators

- SO'C spoke about the Black Cat (covert radar/community safety tool) – as used by Catsfield TC. The device is a couple of thousand to purchase and can be fixed to street furniture. The monitor can then track speed and the data at the end of the week can be downloaded, this will be the best way to obtain speed data.
Costs can be shared with a neighbouring council. Staff will need to be trained on fixing the device to street furniture and angling it correctly at the road.

SO'C will be forwarding on information for this device and the costs involved.
Funding can be sort from JAG

Anti social parking at Express supermarkets Sainsburys/Tesco & Co- op

Tesco

Issue with cars parking on the pavement at Tesco's. TTC wrote to Tesco with suggestion that a bike rack is installed on the curb to prevent parking. VO will check with TTC for update.

To do LS to send SO'C pictures of this parking

Sainsburys

- **To do** VO to contact NSL and ask if they can spare some time to come and check the loading bay regularly and ticket cars; there is regular parking here which prevents the lorry from parking safely, causing obstruction elsewhere.

Co-op

Staff are asking lorries to park in the loading bay and not obstruct the pavement / crossing outside of the entrance.

- **To do** – SO'C will send some information over which can be dropped to the supermarkets
- LS suggested posters to be put in the window or door of the local supermarkets to remind shoppers to park safely and considerately

CCTV LS to follow up with Inspector John Adams. Good quality CCTV at the Big Park but the Police do not use it and there are many incidents at the park. VO to also check with Officers as to why the Police are unable to pull the footage.

Defibrillators LS has been looking at the information on The Peacehaven app and the defibs are not easy to find on there. VO to contact Simon Whitney to ask if the defibs can be moved to the front page of the app as it's taking users up to 10 mins to find the location of the defibs on the app, which won't be useful in an emergency situation.

- Rottingdean have signage directing people to the local defibs this could be something Peacehaven could add in the town.

Safe Spaces has been relaunched without an app. The app was the most useful part of this initiative. LS will make contact with Jason Tingley to express concerns with the app being discontinued and request stats on usage and whether there will be a return of the app as not fit for purpose in the current format.

Chalkers Rise infiltration pond. Fencing still not completed.

VO contacted BDW Homes after the last meeting and update received

The SUDS basin is awaiting a ROSPA assessment which will determine if the basin needs further safety equipment past the fencing installed and proposed.

Whilst the site is no longer considered 'live', there are still some works that need to be completed and managed that require vehicular access that is not possible if the permanent fencing is put up

completely, so the temporary heras fencing will remain up and managed until these works are completed. At that point, the picket-style fencing will be put up around the entire SUDS basin, as per planning.

VO to monitor.

Off Road Motor Bikes – no updates

Dog Fouling Signs along the cliff top have faded and disappeared. PD advised that new dog bins have now been installed along the cliff top by LDC and they are emptied once per week. Due to budgets this unfortunately won't be increased. Awaiting signage

Scammers - Fraud/Scammers help Friendship Centre on 20th March **11-1.30pm** - Scams Engagement Officer attending to spread scam awareness

Anti social behaviour no updates

ANY OTHER BUSINESS

- SO'C will visit the works (previous glazing shop) near the Star Petrol station to remind them how to safely park as the pavement is completely blocked.

The next meeting will be on Monday 28th April at 10am

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| | | | |
|----------------------|-------------------------------|---------------------|---------------------------------|
| Committee: | Planning and Highways | Agenda Item: | PH2247 |
| Meeting date: | March 25 2025 | Authors: | Chair & Vice Chair of Committee |
| Subject: | Business Plan Progress Report | | |
| Purpose: | To note | | |

Recommendation(s):

That Committee note the Report

1. Background

Peacehaven Town Council has adopted a Business Plan for the four year period May 2023-2027. All Council activity is guided by its core values. In addition, each Committee has specific policies to implement. For this Committee, the specific policies concern: (1) Road safety (2) Improvements to A259 High Street (3) Footpaths, bridleways and cycle/wheeling routes (4) Assets of nature, biodiversity and built environment. This Report sets out progress so far and some next steps that have already been planned or may be considered. Since the town council election in May 2023, this Committee has held 28 Committee meetings, assessed over 150 Planning Applications and led the preparation of the PTC response to big policy consultations by Lewes District council (LDC), South Downs National Park (SDNP), East Sussex County Council (ESCC) and Transport for the South East (TfSE). For Committee activity reflecting PTC Core Policies, see Appendix A. For specific policies, Appendix B.

2. Options for Council

To note the Report.

3. Reason for recommendation

Council elections happen every four years. Council has adopted a Business Plan to guide its priorities for the years 2023-7. Annual elections for membership of this Committee will occur in May 2025. This Report sets out achievements, failures and possible next steps for this Committee at the halfway mark of this Council's life.

4. Expected benefits

Measures can be taken to complete the work that has been planned – or to decide that the Business Plan policies should be changed.

5. Implications

| | |
|---------------------------------|--|
| 5.1 Legal | |
| 5.2 Risks | |
| 5.3 Financial | |
| 5.4 Time scales | Two years into the four-year term of this Council |
| 5.5 Stakeholders & Social Value | |
| 5.6 Contracts | |
| 5.7 Climate & Sustainability | Core values and policies of this Committee are central |
| 5.8 Crime & Disorder | Road safety |
| 5.9 Health & Safety | |
| 5.10 Biodiversity | Core values and policies of this Committee are central |
| 5.11 Privacy Impact | |
| 5.12 Equality & Diversity | |

6. Values & priorities alignment

| Which of the Core Values does the recommendation demonstrate? | |
|---|---|
| 6.1 Empowering and supporting the community | X |
| 6.2 Growing the economy sustainably | X |
| 6.3 Helping children and young people | X |
| 6.4 Improving the quality of life for residents and visitors to Peacehaven | X |
| 6.5 Supporting residents in need | X |
| 6.6 Valuing the environment | X |
| 6.7 Which business plan item(s) does the recommendation relate to? Core Values, Planning and Highways Committee policy items | |

7. Appendices

Appendix A: Committee's record on Core Values

This assessment is selective, not comprehensive

**'Empowering and supporting the community', 'Improving the quality of life for residents and visitors'
'Valuing the environment'**

Planning Applications: Committee has considered over 150 Planning Applications since May 2023. The Committee has no power to take decisions. Planning officers at the Planning Authority (LDC and SDNP) do not always have time or resources to visit sites of all planning applications: in many cases, Committee expresses views on particular aspects of applications that concern local residents, with the aim of getting locally-appropriate conditions applied to planning applications.

Enforcement: Supported by District and County Councillors, committee members and council officers (most notably the Assistant Projects Officer) have sought to get rules enforced by the Planning Authority's short-staffed team of enforcement officers – not always successfully. In one case, concerning trees covered by Tree Protection Orders, a public apology was the outcome, and PTC thanked LDC for this. In many cases, enforcement issues concern other issues such as roads or drains – which are the responsibility of East Sussex County Council or utility companies. Two examples: (a) in east ward, on the A259 between

Peacehaven and Newhaven, grass on verges that obscured drivers' vision was left uncut until PTC intervened (the grass-cutting contract has now been changed for future years to solve the problem long-term); (b) after many years, the sewerage issue that had resulted in flooding in central ward (especially Dorothy Avenue North and Bee Road) has been identified and is now (March 2025) being tackled by major works in the Big Park. Perhaps the most numerous group of enforcement failures have concerned breaches of planning and other rules in the Valley Road area. Planning law does not require Local Authorities to enforce planning laws and regulations; and planning enforcement can get down-played by cash-strapped councils in their prioritisation of resources and officers' time. In responding to Consultations, PTC has asked that both LDC and SDNP adopt formal enforcement policies along the lines proposed in the National Planning Policy Framework. This will not solve the problems, but may give enforcement issues more visibility and clarify the issue for residents.

Responding to Consultations: PTC's power is limited to advocating for its residents. Since 2023, higher tier authorities have launched several formal consultations. PTC also seeks to influence policy when there is no formal consultation in progress. Among formal consultations, P&H has led the PTC consideration of two Consultations by LDC on its Local Plan 2040, an ESCC consultation on the Bus Service Improvement Plan (BSIP), the SDNP's four-year Review of its Local Plan, and Transport South East's four-year Review of its strategic policies. P&H has also adopted policies – and transmitted its views to higher authorities – on other issues of concern to local residents: for example, the difficulty and expense for disabled bus pass holders of getting to hospital appointments before 10.30 and other locally-proposed bus service improvements not put forward by the formal BSIP Consultation. In the coming year, the most important formal Consultation is likely to be the last Regulation 18 Consultation on the Lewes Local Plan, which will include proposed allocation of specific sites for housing or other purposes (or, conversely, protection of sites from development).

Valuing the environment: Throughout all its work and responses, P&H has tried to reflect this core value as stated in the Business Plan: 'promote sustainability and nature recovery, improve our infrastructure, safeguard our heritage and biodiversity'. (See specific items below).

Appendix B: Specific policies in the Business Plan

(1)'Road Safety: Crossings and Islands: Map existing crossings and Islands, survey opinion and present proposals for change in priority order and advocate for the proposed changes with identified finances'

Most of PTC's work on road safety is carried out via the Public Safety Working Group, which also includes as members hard-working local residents who are not councillors or council officers. This is part of the P&H continuous broad remit and the Group reports back to Committee regularly. Particular areas of focus have been speed monitoring and pedestrian safety around primary schools. The specific policy in the Business Plan quoted above has been started by the creation of a 'wish list' map of existing and proposed crossings and islands in the east and south of the town. This has been informally distributed and discussed at a meeting of Peacehaven Residents' Association. The policy and process were welcomed by residents, some proposed changes have already been received and alternative action by District Councillors towards solving the issues around the Tudor Rose bus stop crossing of the A259 have been noted (rather than asking for the island to be moved). Indicative costs to ESCC of each type of intervention has been obtained and recorded. ESCC has confirmed that it has already spent all the Section 106 money attributable to development in Peacehaven; investigation of ESCC's CIL expenditure is ongoing. Possible next steps: (1) survey the other half of Peacehaven and create a provisional map for further discussion and informal consultation; (2) after revision, create a draft priority list with indicative costs of each item; (3) Put the

proposals out to formal consultation; (4) Report to Full Council for policy decision; (5) Send the Report to Highways Authorities for consideration as they formulate future policy and prioritise funding.

(2) Improvements to A259 High Street Area: Assess all Kaner Olette report proposals for A259 and accept/reject/prioritise, with a report back to Full Council'

As a result of pressure from District Councillors, action has been taken on the toilets at Roderick Avenue. Some 'clutter' identified in the area has been cleared and other improvements made (eg broken signpost mended) after pressure from the Projects Officer. Possible next step: form a TFG to assess/prioritise the proposals in the Kaner Olette Report. (Note that 'public realm' concerns about the Meridian Monument and area are well in train for improvement though not specifically mentioned in the Business Plan.)

(3)'Footpaths, bridleways and cycle/wheeling routes: 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'

Public Rights of Way Working Group (responsible to Full Council) has prioritised two footpaths for attempts at formal registration and the relevant documentation is being put together by local resident Peter Seed. Money has been allocated for the proposed map in the 2025-6 P&H Budget. Details of the proposed 'loop' cycleway from the A259 at Telscombe, round north Peacehaven and back to the A259 at the Edith Avenue junction, which will help to link homes to schools, is a responsibility of ESCC. The western section as far as Ambleside Avenue has been discussed and is close to agreement, but after feasibility studies and consultation, ESCC needs more funding. The eastern, Peacehaven, section is stalled by the uncertainty over Morrisons development. The same constraint applies to action on a possible East/West active travel route. Possible next steps: (1) Complete Application for Registration of two footpaths that have been prioritised by the TFG; (2) Prepare Map and get it printed; (3) Continue to liaise with ESCC on cycle routes

(4) 'Assets of nature, biodiversity and built environment: Develop a strategic plan to measure, monitor and improve assets of nature and biodiversity'

PTC has now adopted the nationally required policies on nature and biodiversity in its own land. The PTC response to LDC and SDNP Local Plan Consultations has sought to protect the Valley Road area in particular from development that could destroy its assets of nature – particularly important since the area is bounded on three sides by the SDNP. P&H has repeatedly sought to protect such assets in its responses to Planning Applications. Possible next step: Action by the Nature Recovery Working Group (responsible to Full Council) to develop the strategic plan specified in the Business Plan.



| | | | |
|----------------------|---|---------------------|-----------------------------|
| Committee: | P&H | Agenda Item: | PH2248 |
| Meeting date: | 25 th March 2025 | Authors: | Meetings & Projects Officer |
| Subject: | Meridian Monument and Surrounding Area | | |
| Purpose: | To agree the details of the new information board at the Meridian Monument. | | |

Recommendation(s):

To agree the content for the new information board.

To agree the information board cost to be taken from the Repairs and Alteration of Premises budget.

To agree the exact location of the information board.

1. Background

At the last P&H Committee meeting on 14th January 2025 it was agreed that a new information board would be 1500mm x 500mm, located behind the Meridian Monument in a sheltered location and the cost (as per the P&H 4th February item PH2224) would be taken from the earmarked Repairs and Alteration of Premises budget.

It was requested that a map be brought to this Committee to show the suggested sheltered location of the new information board (please see Appendix A for the location map), where the information board would be installed by the grounds team into the grassy area.

The TFG have also since met to discuss the information board's content (please see the content at Appendix B), and also on-site (Cllr Campbell, the Parks Officer and the Meetings & Projects Officer), where accessibility to the monument, water connection and a bench on top of the current plinth were discussed as potentially forming Phase 2 of this project.

In the meantime, the Monument has started to be cleaned, as can be seen by the photos in Appendix C.

2. Options for Council

- a) To agree the content, or suggest amendments.
- b) To agree the information board location, or make further suggestions.
- c) To decide whether to agree the cost of the information board from the Repairs and Alterations budget.

3. Reason for recommendation

To move the content forward.

4. Expected benefits

Improvement to the area.

5. Implications

| | |
|---------------|--|
| 5.1 Legal | None |
| 5.2 Risks | The grounds team will adhere to their risk assessment |
| 5.3 Financial | Meetings & Projects Officer looking at sponsorship/funding options |

| | |
|---------------------------------|---|
| 5.4 Time scales | By mid-2025 at the latest |
| 5.5 Stakeholders & Social Value | Useful information will be displayed attractively |
| 5.6 Contracts | Supplier |
| 5.7 Climate & Sustainability | Recycled plastic information board framework |
| 5.8 Crime & Disorder | An improved area may go some way to mitigate this |
| 5.9 Health & Safety | As 5.2 |
| 5.10 Biodiversity | The information board may denote biodiversity |
| 5.11 Privacy Impact | - |
| 5.12 Equality & Diversity | Accessible to all |

6. Values & priorities alignment

| Which of the Core Values does the recommendation demonstrate? | |
|--|-------------------------------------|
| 6.1 Empowering and supporting the community | <input checked="" type="checkbox"/> |
| 6.2 Growing the economy sustainably | <input type="checkbox"/> |
| 6.3 Helping children and young people | <input checked="" type="checkbox"/> |
| 6.4 Improving the quality of life for residents and visitors to Peacehaven | <input checked="" type="checkbox"/> |
| 6.5 Supporting residents in need | <input type="checkbox"/> |
| 6.6 Valuing the environment | <input checked="" type="checkbox"/> |

| |
|--|
| <p>6.7 Which business plan item(s) does the recommendation relate to?</p> <p>None</p> |
|--|

7. Appendices:

Appendix A – Suggested Sheltered Location of the New information board

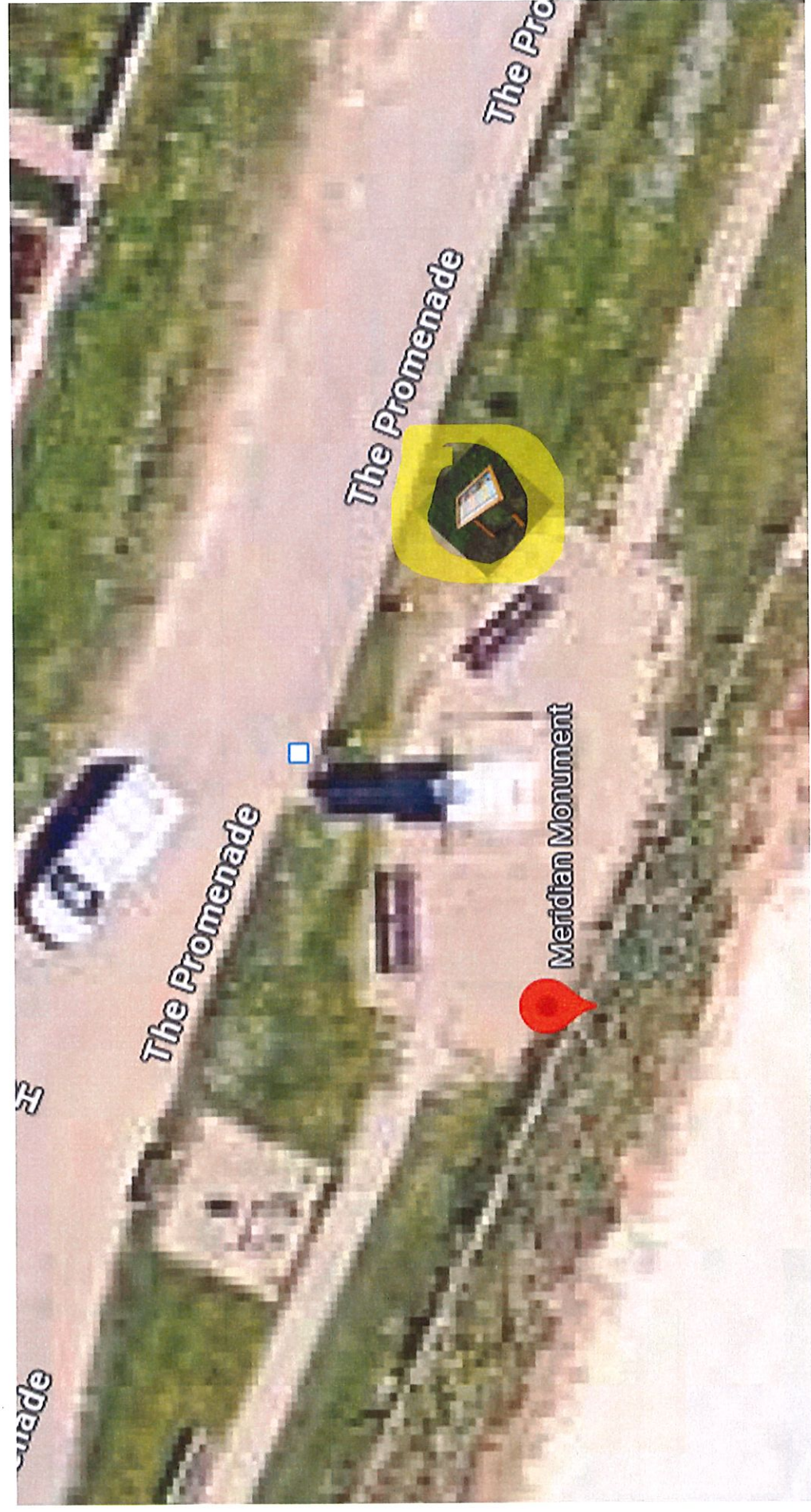
Appendix B – Suggested Content for the information board

Appendix C – Photos of monument cleaning in progress

Meridian Monument Information Board

Appendix A - Suggested Sheltered Information Board Location

The information board would be located behind the bench, sheltered by both the bench and monument, as exemplified by the highlighted image of an information board below.



Appendix B - New Information Board Draft Suggested Copy

DRAFT CONTENT

Meridian monument

An early Peacehaven resident, Commander Davenport RN, realised that Peacehaven lay on the Greenwich Meridian and after discussion with other members of the then Parish Council it was agreed to set up a marker to help navigation, and to make the most of the town's little bit of fame.

A monument to mark the exit of the Meridian Line from Britain was proposed and funds were raised from the public to pay the costs. The finished monument was erected at a cost of £300. The majority was raised by public subscription with £100 from an anonymous donor. Local VIPs were invited to the official opening which was introduced by the Astronomer Royal. The Monument was unveiled on 10 August 1935.

The monument was moved 30-foot north from its original position because of the coastal defence works in the 1960s-1970s.

This monument is one of several to mark the Meridian Line as it crosses England.



Peacehaven - Prime Meridian original 1934

The Meridian Line

In the same way that the Equator divides the northern and southern hemispheres, the Greenwich Meridian is an imaginary line stretching 20,000 kilometres that divides the globe from the North Pole to the South Pole. It was long the basis for timekeeping and navigation throughout the world.

Greenwich is, in fact, one of countless 'meridians' in the world – every possible line of longitude between the two Poles is a 'meridian'. Until the late nineteenth century, many different meridians were used. In 1851, Astronomer Royal, Sir George Airy, set up new equipment at the Greenwich Observatory which eventually became the basis

for international timekeeping. As the pace of development and travel accelerated in the 19th century, it became clear that there would have to be a common world-wide standard. In 1884, 25 countries reached agreement at a conference in Washington, USA, that Airy's Greenwich Meridian would be adopted as the 'Prime Meridian' – zero degrees – from which time could be set and from which other points of longitude could be numbered. Over a period, other countries accepted and adopted the decision.

The Greenwich Meridian reaches Britain from the North Sea close to the Humber estuary, at the Yorkshire town of Withenssea. From Peacehaven it goes through France, Spain, the Mediterranean, Algeria, Mali, Burkina Faso, Togo, Ghana, and south across the Atlantic to the South Pole.

In 1984, the Greenwich Meridian was superseded as Prime Meridian by the IERS* Meridian, which lies slightly to the east. This is the reference meridian for the GPS** that we mostly use today.

* International Earth Rotation and Reference Systems Service

** Global Positioning System



[Pics of Sir George Airy (1801-1892), Astronomer Royal 1835-1881& The Greenwich Observatory, London, originally founded in 1675].

What might you see from this point

About 120,000 years ago, the channel between Britain and the European continent finally broke through the last bit of the land bridge. Now it is probably the busiest sea-lane in the world, with about 500 vessels going through each day. Although we can no longer walk to France, we can sometimes still see the white cliffs on the other side that match our own.

Look south-west and you can see the 116 wind turbines of the Rampion Wind Farm that started up in 2018, and as of 2025 produces enough power for about 409,000 homes.

[Rampion photo(s) to be included]

Look closer to shore and you might catch a glimpse of dolphins – or a seal. At low tide, egrets and the occasional oyster-catcher sometimes join the gulls; on the foreshore and the cliffs, rock pipits and other birds.

Depending on the tide, and shifting sand and shingle, you can sometimes see giant ammonites, including on the foreshore between the Bastion Steps and the Friars Bay

Steps. The sea is gradually eroding them, but others may be revealed. The ammonites are genus *Parapuzosia* and they grew very large; in fact, the largest known (although the largest example was found in Germany). They lived 80-85 million years ago and their closest living relative is the Nautilus.

The chalk cliffs and foreshore are part of a Site of Special Scientific Interest (SSSI) and the fossils should not be hammered or removed.



Giant Peacehaven ammonite



Reconstruction of an ammonite

Peregrine Falcon (*Falco Peregrinus*)



Kittiwake (*Rissa tridactyla*)



Fulmars [photo needed]

Swifts [photo needed]

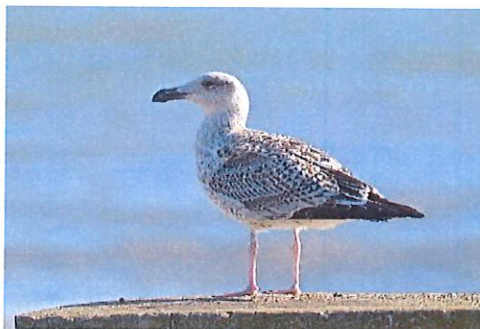
Heron (Ardea)



Herring Gull (*Larus argentatus*)



Great Black-backed Gull (*Larus marinus*)



Lesser Black-backed Gull (*Larus fuscus*)

[photo needed]

Jackdaw (Corvus monedula)



Grey Heron (Ardea cinerea)



Little Egret (Egretta garzetta)



Rock Pipit (Anthus petrosus)



Oystercatcher (Haematopus ostralegus)



Carrion crow (Corvus corone)



Cormorant (Phalacrocorax carbo)



Starling [photo needed]

Sparrows [photo needed]

Local Seal - [photo needed]

Local Flora and Fauna

Sea Lavender (Limonium)



Rock Sea Lavender (Limonium binervosum)

[photo needed]

Rottingdean Sea lavender (Limonium hyblaeum) – This is non-native (Sicily) and is believed to have come from the White Horse Hotel in Rottingdean and spread! *[photo needed]*

Thrift (Armeria maritima)



Bird`s-foot trefoil (Lotus corniculatus)



Tree mallow



Holly Blue (Butterfly) *Photo needed.*

Maps showing walks in different colours:-

- a) Undercliff walk
- b) Clifftop walk from Newhaven to Saltdean/Rottingdean

The clifftop walk is on the King Charles III England Coast Path (KCIII ECP), a 2,700 miles long National Trail around the whole of the English coast.

- c) Meridian Meander (north south);

PTC roundel to be included.

Appendix C - Photos of a cleaner monument

| BEFORE | AFTER |
|---|---|
|  |  |
|  |  |
|  |  |
| | |

BEFORE



AFTER





| | | | |
|----------------------|-----------------------------|---------------------|-----------------------------|
| Committee: | P&H | Agenda Item: | PH2249 |
| Meeting date: | 25 th March 2025 | Authors: | Meetings & Projects Officer |
| Subject: | Urban Grass Verge Cutting | | |
| Purpose: | To note | | |

| |
|--------------------------------------|
| Recommendation(s): To note |
|--------------------------------------|

1. Background

Despite communication with ESCC with regards to a revised cutting programme for 2025 for Peacehaven, as resolved at P&H in 2024, ESCC have confirmed the current programme as the below, which falls more in line with ESCC's schedule last year.

- Cut 1 is 5th March 2025
- Cut 2 is 15th April 2025
- Cut 3 TBC
- Cut 4 TBC
- Cut 5 TBC
- Cut 6 TBC

ESCC have also explained that these dates are "...when the cutters are due in, and not when the cut is completed..." and that, after the first cut of Eastbourne, they will know the extent of how long it will take, so then will have an idea of the dates for the remaining dates.

The PR Officer has started to communicate the new programme.

2. Options for Council

To note

3. Reason for recommendation

To note ESCCs decision

4. Expected benefits

None

5. Implications

| | |
|-----------|--------------------|
| 5.1 Legal | Contract with ESCC |
| 5.2 Risks | With ESCC |

| | |
|---------------------------------|---|
| 5.3 Financial | These cuts have been agreed |
| 5.4 Time scales | The grass cutting was due to start this month |
| 5.5 Stakeholders & Social Value | Keeping residents updated |
| 5.6 Contracts | With ESCC |
| 5.7 Climate & Sustainability | |
| 5.8 Crime & Disorder | |
| 5.9 Health & Safety | With ESCC |
| 5.10 Biodiversity | |
| 5.11 Privacy Impact | |
| 5.12 Equality & Diversity | |

6. Values & priorities alignment

| Which of the Core Values does the recommendation demonstrate? | |
|--|-------------------------------------|
| 6.1 Empowering and supporting the community | <input checked="" type="checkbox"/> |
| 6.2 Growing the economy sustainably | <input type="checkbox"/> |
| 6.3 Helping children and young people | <input type="checkbox"/> |
| 6.4 Improving the quality of life for residents and visitors to Peacehaven | <input checked="" type="checkbox"/> |
| 6.5 Supporting residents in need | <input type="checkbox"/> |
| 6.6 Valuing the environment | <input checked="" type="checkbox"/> |

| |
|--|
| <p>6.7 Which business plan item(s) does the recommendation relate to?</p> <p>None</p> |
|--|

7. Appendices:

None

Peacehaven Town Council objects to planning application SDNP/25/00228/FUL (Land adjacent to 66, The Lookout, Peacehaven, East Sussex) on the following grounds:

- it contravenes the NPPF, Lewes District Local Plan, SDNPA Local Plan.
- That there is no sensitivity to the local landscape and road, the location is in a delicate areas that transitions the National Park.
- The lighting is not in conjunction with the SDNPA Dark Skies technical advice note.
- The proposal will reduce the visual amenity of part of the Telscombe Tye.
- The use of the bridleway is not for commercial traffic.
- No traffic assessment has been carried out.
- It will have a detriment effect on local wildlife.

The Application does not yield extra homes or CIL/S106 money while breaching Application requirements and SDNP Local Plan policies, most notably:

1) **Inadequate or misleading information in the Application documents:** No fire/ambulance risk assessment of site access (despite fire pits and the site being surrounded by grain fields/scrub/trees through long hot Sussex summers) and supervision ending before midnight. No assessment from utilities, notably South East Water and East Sussex CC Rights of Way (only publicly available land access for vehicles is via a bridleway). Application seeks approval for sewerage provision for a different and bigger development – planning consent could enable unauthorised extra development (and then demands for enforcement from local residents). Lewis Planning Consultants' statement re camping (that planning permission not needed for Applicants' 'fall-back position' of using the land for camping pitches) may be misleading because of the toilet provision rules (Condition BC.2(a)): planning consent for this small glamping Application including its 'regularisation' of toilet facilities (on the LDC part of the overall site) could open up the option of 50 new camping pitches (currently constrained by the absence of toilet facilities) without further LA consents; which would be relevant if the site changed ownership.

2) **SD7, SD8 and SD54** (tranquillity, dark skies, pollution). The site was green, not yellow, on the SDNP map at last measure. SD7,SD8 and SD54 already breached by Airb`nb usage of the house at 66 Lookout (as reported by local residents from Telscombe Village eastwards). Cumulative negative effect on people and the natural environment in breach of SD54 - any further development will magnify noise and light pollution, especially at night. More vehicular traffic.

3) **SD19** (Transport and Accessibility) In 2009, Applicant Mr. Barlow himself summarised the site's inaccessibility: 'Access to the property is bad, and very busy already. The road (single track) is basically a footpath,(the extension of Roderick ave north) not a public highway. Last winter the track was unusable for three days because of snow. The track is unsuitable for emergency vehicles....' (Consultation on Application LW/09/0478). The owner of the private land housing this footpath states that he will not allow Mr Barlow to use his land for the purpose of this Application (see Consultation Response from Mr Merchant to Application LA/25/0021).

4) **SD4.3** (Landscape character) SDNP has assessed this site (Site 058 in Local Plan Review) as 'excluded' because 'it does not relate well to any settlement boundary'. This Application (for what is a commercial development) breaches SD4 by undermining the settlement pattern, the individual identity of settlements and the integrity of predominantly

open and undeveloped land; it would breach the buffer of rural land between the site and the Peacehaven settlement boundary.

5) **SD20** The official route to the site is a bridleway. Increasing vehicular traffic would damage equestrian uses (as testified by several consultees) and would make the bridleway even more unsafe for pedestrians, cycles and horses

6) **SD23 and SD34** The proposed glamping site would be in competition with two existing glamping/camping sites close by, both more easily accessible than Site LE058 from the South Downs Way and by car (Stud Farm and South Farm, both units in the SDNP Local Plan's 'key sector' of farming). With most access via Peacehaven, no eateries within reasonable walking distance of Site LE058, only one small shop, and a 15-minute walk to buses, it is difficult to see how consent for this Application would generate any new business or employment within the SDNP (and little even in Peacehaven).

Appeal Decision

Site visit made on 23 October 2024

by **A Knight BA PG Dip MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 January 2025

Appeal Ref: APP/P1425/W/24/3345368

Land adjacent to 4 Telscombe Road, Peacehaven BN10 8AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr J Ockenden against the decision of Lewes District Council.
 - The application Ref is LW/24/0105.
 - The development proposed is erection of 3 bedroom dwellinghouse.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. Since the determination of this application a revised National Planning Policy Framework (the Framework) has been published. The main parties have been given the opportunity to comment. I have considered resultant submissions and the revised Framework in my decision.
3. Section 245 of the Levelling-Up and Regeneration Act (LURA) amended the duty on relevant authorities regarding land in Protected Landscapes, (including National Parks), requiring they seek to further the statutory purposes of such areas. Guidance published in December 2024 is clear that this extends to functions undertaken outside of a National Park, but which affects its setting. Paragraph 189 of the Framework requires that development within the setting of a National Park should be sensitively located and designed to avoid or minimise adverse impacts upon it.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The appeal site (the site) is a largely undeveloped paddock at the furthest end of a residential street, where the suburban conurbation of Peacehaven cedes to open countryside beyond, including the South Downs National Park (SDNP). It is acknowledged by both main parties that the site is outside of designated planning boundaries as per Policy DM1 of the Lewes Local Plan Part 2 (2020).
6. The front boundary of the site is marked by a low field gate that provides vehicular access from Telscombe Road (the road) and by a mature hedgerow that continues on around the eastern edge of the site. There is a signposted public footpath leading into the SDNP immediately adjacent to the field gate. Walkers using it

- must pass the site entrance, from where the view broadly north-northeast is largely unobstructed.
7. In the foreground of this vista is the site itself; it is simple but pleasant, with a distinctly rural character. In the background is the arresting sight of the rolling hills of the South Downs stretching out into the distance. In combination these create a highly attractive scene, and identify the site as firmly in, and part of, the countryside rather than the town. For these reasons, I find the site to be within the setting of the SDNP.
 8. The effects of the view described above are accentuated by the markedly low levels of development around the site. The exception is to the west, where housing exists. Even then the nearest house to the site, 4 Telscombe Road, is on the far side of a significant expanse of open garden, such that the land immediately west of the site is undeveloped. These surroundings combine with the characteristics of the site to create a quiet and tranquil environment, in keeping with the countryside setting.
 9. The appeal proposal includes the erection of a detached dwelling, which would be directly visible from the road near the site entrance. The dwelling would significantly impede the existing views, eroding the extent to which the site appears as part of the countryside. Whilst the existing hedgerow and parts of the grassed area would be retained, these simple and naturalistic features would be overpowered by the formality of the dwelling, and the undeveloped and rural character of the site would be overridden by a markedly suburban one, at odds with the surrounding area and harmful to the setting of the SDNP. The proposed dwelling would appear disconnected from housing to the west due to the distance between the two.
 10. The southern section of the dwelling would occupy the majority of the width of the site, with a patio and parking area laid out in front. These features would emphasise the presence of the dwelling, exacerbating the harmful effects described above. The existing quiet and tranquil environment would be undermined by the movement of cars, the inevitable presence, even with mitigating steps taken, of artificial light, and normal domestic activities as associated with a dwelling. Whilst the site may already be subject to vehicular movements and activity related to the keeping of horses, I have no evidence that this results in impacts comparable to those likely to be generated by the proposed development.
 11. The site is included in area B2: Peacehaven Residential, in a recent Landscape Character Appraisal (LCA) undertaken for Lewes District Council. Area B2 is described therein as having a high influence from residential development and urbanising features, high levels of enclosure generally with some views of the SDNP from higher parts, and representing a transitional landscape between the SDNP and the coastal settlements.
 12. Even setting aside the status of the LCA relative to the development plan and the Framework, the description is a summary of the whole of Area B2, and not necessarily of each site within it. I have found the characteristics of the appeal site to be as set out above, for the reasons given.
 13. Whilst the topography of the area operates in conjunction with other features to screen, reduce, or prevent views of the development from some nearby locations,

it would nevertheless at least be prominent from the road near the site entrance, as would the loss of the view therefrom. Given the proximity of the footpath into the SDNP and the presence of a public bridleway over the road, the effects of the development would likely be experienced by a significant number of people.

14. The reasons for refusal do not refer to the potential for the land to be used to produce food. I see no reason to apply a different approach and, as such, the status of the site in that respect does not weigh against the development.
15. The proposed development would harm to the character and appearance of the area, including the setting of the SDNP, contrary to Policies CP2, CP10 and CP11 of the Lewis Local Plan Part 1 (2016), and to Policies DM1, DM25, DM27 and DM35 of the Lewis Local Plan Part 2 (2020) where they require development to conserve rural landscape qualities in the setting of the SDNP, and respect and contribute to local character.

Other Matters

16. I appreciate that the appeal proposals comprise revised plans and would benefit the personal and family life of the appellant. Nevertheless, I must form my view on the planning merits of the proposed development as submitted.

Planning Balance

17. The Council does not dispute that the housing delivery position activates the provisions of paragraph 11(d) of the Framework. The proposal would yield a net gain of one new house on a small site that has not been found inaccessible. It could be built quickly and would improve the current shortfall in the district's housing land supply. The benefits of providing such housing carry significant weight but this is tempered by the modest scale of the scheme.
18. The site already has a vehicular access and, notwithstanding its separation in visual and characteristic terms, is near to existing development and alongside the planning boundary. Occupiers of the proposed development would provide additional support to existing local facilities. There would be temporary economic benefits associated with the construction phase. Given the relatively small number of new residents brought about, these benefits would be minor.
19. The proposed development has not been found harmful to biodiversity and, subject to appropriate planning conditions, has the potential to deliver enhancements in that respect. The proposal includes measures to promote energy efficiency potentially greater than those required by the Building Regulations. It also includes renewable energy and water saving provision. Overall, however, the benefits from the proposed development would be outweighed by the harm caused to the character and appearance of the area, including the setting of the SDNP.

Conclusion

20. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. The appeal is therefore dismissed.

A Knight

INSPECTOR

Appeal Decision

Site visit made on 23 October 2024

by A Knight BA PG Dip MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th February 2025

Appeal Ref: APP/P1425/W/24/3346977

Land to the East of Blakeney Avenue, Peacehaven BN9 9UL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr Cheffings against Lewes District Council.
 - The application Ref is LW/23/0655.
 - The development proposed is the erection of a two storey three bedroomed detached dwelling and associated parking and landscaping.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appeal relates to a planning application that was not determined by the Council within the prescribed period. As set out in the procedural guide, appeal start letters include the dates by which documents and comments must be received. Late submissions will normally be returned unless a change in circumstances, such as new national policy, requires otherwise. The Council did not set out the decision it would have made on the application in time for that information to be considered in this appeal.
3. In the interests of factual accuracy, I have asked for copies of relevant policies and a plan to show the nearby national park boundary in relation to the appeal site. I have also given both main parties the opportunity to comment on any implications of the revised National Planning Policy Framework (the Framework), which was published after the determination of the application. Otherwise, any late submissions have not been considered.
4. I have used the site address from the Planning, Design & Access Statement as the postcode used on the application form is incorrect.

Main Issues

5. The main issues are:
 - whether the appeal site would be a suitable location for the proposed development; and
 - the effect of the proposal on the character and appearance of the area.

Reasons

Location

6. The appeal site (the site) is an area of undeveloped land outside of designated planning boundaries, where Policy DM1 of the Lewes Local Plan Part 2 (2020) requires the distinctive character and quality of the countryside to be protected, and that new development only be permitted where it is consistent with a specific development plan policy, or where the need for a countryside location can be demonstrated. On the evidence before me, the proposed development does not have the support of Policy DM1, the purpose of which is to positively focus growth on sustainable settlements, reduce the need to travel, and protect the intrinsic character and beauty of the countryside.
7. The appellant states that the site is in a sustainable location close to public transport networks and footpaths. Beyond drawing my attention to bus stops near the appeal site on the A259 South Coast Road, however, I have been provided with little evidence in support of this assertion.
8. During my site visit I saw no evidence of services and facilities near the appeal site. Whilst I saw bus stops near the junction between Blakeney Avenue and the South Coast Road, I have no information as to the services available from them. The pavement on the northern side of the South Coast Road offers a lit cycle route, segregated from the road, but I have no information as to the distance to the nearest services and facilities, and whether the cycle route leads to them. As such, I have no evidence that the development would not require its future occupants to travel for their daily needs, or that walking, cycling and public transport would offer a genuine choice of transport modes.
9. The site would not evidently be a suitable location for the proposed development, which would conflict with Policy DM1 of the Lewes Local Plan Part 2 (2020) where it seeks to focus growth on sustainable settlements and reduce the need to travel.

Character and appearance

10. Section 245 of the Levelling-Up and Regeneration Act (LURA) amended the duty on relevant authorities regarding land in Protected Landscapes, (including National Parks), requiring they seek to further the statutory purposes of such areas. Guidance published in December 2024 is clear that this extends to functions undertaken outside of a National Park, but which affects its setting. Paragraph 189 of the Framework requires that development within the setting of a National Park should be sensitively located and designed to avoid or minimise adverse impacts upon it.
11. Blakeney Avenue is one of a small number of roads and tracks in an area dissected by the South Coast Road and The Hwy (the area). To the south of the area is the sea, to the north is the South Downs National Park. The suburban settlements of Peacehaven and Newhaven are to the west and east respectively. From many parts of the area, it is possible to see at least one of these surrounding features. From some parts, such as at the southern part of Blakeney Avenue, they can all be seen simultaneously. Intermittent development exists in the area, but it is scattered across it in an ad-hoc manner, and the land is predominantly open. Overall, a large part of the character of the area is derived the way in which its

open, undeveloped nature serves to connect the sea to the National Park, and to separate the nearby settlements.

12. The site comprises a mix of grass and shrubland, accessed from a simple, unmade track at Blakeney Avenue. Other than a low, post and rail fence and gate, the site is undeveloped. The track has no street lighting or pavement, and whilst there is an eclectic mix of buildings nearby, including some dwellings, these are not laid out in any recognisably formal way. Gaps between buildings, or small clusters of buildings, are significant and largely undeveloped. Overall, the site and the part of Blakeney Avenue near it, correspond and contribute to the characteristics of the area.
13. Immediately north of the site is further undeveloped land, then the South Downs Road. On the far side of the road the South Downs National Park (SDNP) begins. Blakeney Avenue slopes downhill towards the South Downs Road. This, and the openness of the area, allow wide-ranging views of the SDNP from within and around the site, as well as direct views of the site and the open area of which it is a part, from within the SDNP. Though the site does not immediately abut the edge of the SDNP, the gap between them is small and the land therein is open and undeveloped, save for the South Downs Road, which does not obstruct intervisibility. As a result, and given the characteristics of the area as set out above, I find the site to be within the setting of the SDNP.
14. The proposed development includes a detached dwelling. Though it would be partly excavated into the hillside of the site, and even with existing greenery supplemented by new boundary planting, the presence of the dwelling would be readily apparent from Blakeney Avenue, from neighbouring sites, and from the SDNP. It would be starkly at odds with the current undeveloped nature of the site, and would erode the openness of the area, including that between and around clusters of buildings therein. As such, it would harm the character and appearance of the area, including the setting of the SDNP, contrary to Policies CP2, CP10 and CP11 of the Lewis Local Plan Part 1 (2016), and to Policies DM1, DM25, and DM27 of the Lewis Local Plan Part 2 (2020) where they require development to conserve rural landscape qualities in the setting of the SDNP, and respect and contribute to local character.

Other Matters

15. Submissions from third parties cite a range of concerns beyond those covered in the main issues above. In the absence of reasons for refusal it is not evident that the Council would have found harm in respect of any of the cited matters. I have made my determination on that basis.

Planning Balance

16. The provisions of paragraph 11(d) of the Framework are engaged as the Council cannot demonstrate a five-year supply of housing land. I have no evidence as to the extent of the shortfall and proceed on the basis that it may be significant, therefore.
17. The proposal would yield a net gain of one new house on a small site that could be built quickly and would improve the current shortfall. The benefits of providing housing carry significant weight but this is tempered by the modest scale of the scheme.

18. The proposed development would generate economic benefits, both temporary during the construction phase, and ongoing thereafter. Given the modest scale of the project and the relatively small number of new residents brought about, these benefits would be minor.
19. As described above, I have no evidence that the appeal site is a sustainable location, or that the proposed development would promote walking, cycling and public transport use, as directed by the Framework. For the same reasons it is not evident that the development would result in the effective use of land.
20. Overall, the benefits from the proposed development would be outweighed by the harm caused to the character and appearance of the area, including the setting of the SDNP.

Conclusion

21. The proposal would conflict with the development plan when read as a whole. Material considerations, including the Framework, do not indicate that a decision should be made other than in accordance with the development plan. I therefore conclude that the appeal should be dismissed.

A Knight

INSPECTOR

| Date Received | Method of contact | Area | Category | Details of Complaint | Actions taken | Current Status |
|----------------|-------------------|--------------|---------------------|---|---|-----------------|
| 571 03/02/2025 | Email | Non PTC land | Misc/Other | Report from Cllr Gallagher "LDC set up a Christmas tree recycling area. Most of the trees were removed but the site was not cleared properly or barriers removed. Others are now using the area to fly tip rubbish". Have emailed Cllr Gallagher for location. 06/02 VO followed up with Neighbourhood first and received response that the crew are picking up all that is left today | Cllr Gallagher has reported on love clean streets | Referred to LDC |
| 573 07/02/2025 | Email | Non PTC land | Abandoned Car | email from cllr. Resident reports abandoned car The Highway, Peacehaven. Apparently been reported to 'authorities' a few times. Reported to on crackdown, 101 and neighbourhood first who have advised that vehicle should be moved by end of march latest. | VO has reported on operation crackdown | Referred |
| 574 02/02/2025 | Email | Non PTC land | Planning | complaint from residents via Cllr Wood re property at The Highway, pictures submitted to enforcement. conversion of large garage to rooms, 8ft fence installed, but no planning permission? response from enforcement Thanks for the information provided, just to confirm that converting a garage into habitable rooms does not constitute a change of use and does not require planning permission, only Building Control sign off which I'm told by our BC Officers, is that they are using a private Building Control provider. Enforcement are going to serve a Planning Contravention Notice on the property, this is to find out exactly what the intended use is going to be as I can't base the investigation around hearsay. resident has updated that 'it is the change of use to a business / secure unit that is the concern especially in a residential and article 4 area'. have updated enforcement. 13/3 email received from enforcement to say that they are meeting the contractor on site next week with a Planning Officer to discuss some of the development taking place. updates will be given after the site visit. | enforcement to investigate | Referred |
| 581 07/03/2025 | Email | Non PTC land | Street lights | lamp posts not working in Pipet way. Resident first reported to BDW homes in feb 24 and still not fixed. resident reported to PTC in Nov 24 and this was reported straight away to BDW Homes. PTC was updated that this would be fixed in early 25. Resident contacted today 7/3/25 to say this still hasn't been resolved. PTC has received a response: "Molling is now complete as of Friday, connection is booked in for next week and we are just awaiting confirmation of the day. Reinstatements will be arranged for next week / week after depending on the connection day." In summary, we should have the streetlight resolved by mid-April (Officer has updated resident) | PTC Officer has again made contact with BDW Homes | Closed |
| 582 07/03/2025 | In Person | Non PTC land | Overhanging foliage | tree looking unstable at meridian centre car park. | Have reported to managing agents who advised that all trees have been surveyed and they will take the recommendations from that report. | Closed |

| Planning & Highways Committee - Action Plan | | | | |
|--|--------------|---|---|--|
| CASE NUMBER | MEETING DATE | TASK | ACTION | PERSON RESPONSIBLE |
| updated 6.1.2025 | | | | |
| 1 | 03/09/2019 | Public rights of way TFG - Concrete path from Lower Hoddern Farm to Centenary Park. | Clr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005) | Clr Griffiths - ongoing |
| 2 | 09/08/2022 | Speed activated sign/ Speed Strip | For the Public Safety TFG to investigate, about the speed activated sign, and report back to the P&H Committee. | Committees & Assistant Projects Officer |
| 3 | 26/02/2024 | EV Chargers | | |
| 4 | 22/10/2024 | Drainage at Dorothy house | <p>* GGS officer has emailed Clr Collier & Robinson with the timeline provided by Manager of Dorothy House (Clr Collier absent until 4/11)</p> <p>13/1/2024 - update from Clr Robinson - drainage team are currently working to identify a practicable solution to these problems and a decision on the next steps can be expected by the end of next week. I have asked your Stakeholder Liaison Officer, Wayne Gibbs, to provide you with a more substantive response on this, once the decision has been made.</p> <p>6/1/25 update from Clr Robinson from ESCC I understand the drainage team has identified a solution and a provisional design, however the point for the drainage system is currently located under the play equipment at 'The Big Park'. To avoid any unnecessary disruption to the park the drainage team have been asked to explore alternative options. I will follow this up with the drainage team when they return from the Christmas break next week and ask the Officer to update you</p> <p>VO has updated the manager of Dorothy House.</p> <p>13/1 update from ESCC Drainage team - I am writing to confirm that we plan to return in approximately 10-12 weeks to carry out the necessary repairs to the drainage assets at Dorothy House.</p> <p>The work will involve excavating to reach a concrete pipe approximately 6 metres below the surface. Temporary ground support will be installed to ensure safety during the excavation. Robotic cutting equipment will then be used to access the top of the pipe. A 3-metre-long liner will be installed to repair the damaged section, and an access chamber will be placed at the same location. For safety reasons, this chamber will remain 500mm below ground level, given its location in an open space, but it will be recorded on the asset list for future reference.</p> <p>The planned works aim to minimise disruption to the play area. Access will be via the bridge path, with a temporary track leading to a compound near the football pitch for storing equipment, machinery, and welfare facilities. Once the works are complete, grassed areas will be reseeded and restored</p> <p>Parks Officer has met with ESCC on site and discussed work to be carried out. PR Officer will add to social media etc when we have received a date.</p> | <p>23/05/23 - Committee agreed members for the TFG - Clr Griffiths, Clr Gordon-Garrett, and a member of the public.</p> <p>5/9/23 Clr Seabrook - the concrete path, that this is now open again so the work of the public rights of way TFG will need to resume.</p> <p>01/03/24 extended concrete path open</p> <p>8/10 TFG met - report submitted to P&H 22/10</p> <p>next TFG 30/1 at 2pm</p> <p>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.</p> <p>* 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. PTO have advertised for volunteers but haven't had any yet. Residents attended the sessions but didn't volunteer.</p> <p>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.</p> <p>* Operation Centenary - bikes will be used to combat and social bikes and used across fields and areas</p> <p>* Clr Gordon-Garrett has been out speedwatching when enough volunteers to support, not enough volunteers.</p> <p>10/3/24 1st phase of installations in LDC have taken place with a company called Connected Kerbs. Penelope is likely to be in the 2nd Phase possibly the Lewes District car parks, Roderick Ave North, Piddinghoe Ave and Steyning ave.</p> <p>The LDC Officers want to evaluate the installation to make sure all satisfactory before proceeding with Phase 2</p> <p>22/10 Clr Sharkey updated committee on a meeting held with LDC about EV Chargers, who were looking at Steyning Avenue, and Piddinghoe Avenue as two possible locations inside and outside the property between 2005 to 2024 due to a broken East Sussex Highway's drainage pipe</p> <p>Dorothy House, a sheltered housing scheme for vulnerable people of retirement age and older, complained the property had been flooded 12 times, including with human waste.</p> |
| 5 | 19/11/2024 | Urban Verge Grass Cutting | Check that the grass cutting for 2025 would include all the locations that it should include. | Projects Officer |
| 7 | 06/01/2025 | Transport for the South East (TISE) Consultation Report* | | |
| 8 | 04/02/2025 | LLP TFG | further discussion could take place at the TFG. | Clr Gallagher |
| A TISE report went to Full Council on 25 th Feb. the resolution is noted. | | | | |
| Projects officer has followed this up again with ESCC as an outcome of PTC request was due around end of Jan / start of Feb. | | | | |

