

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 D Seabrook, Cllr S Studd

26th June 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 2nd July 2024 at 7.30pm.**

George Dyson
Town Clerk

A G E N D A

GENERAL BUSINESS

- 1 PH2001 CHAIR ANNOUNCEMENTS**
- 2 PH2002 PUBLIC QUESTIONS** - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*
- 3 PH2003 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**
- 4 PH2004 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
- 5 PH2005 TO ADOPT THE MINUTES FROM THE 4TH JUNE 2024**
- 6 PH2006 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**
- 7 PH2007 TO NOTE REPORT - UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**
- 8 PH2008 GRASS CUTTING REPORT**
- 9 PH2009 A259 BETWEEN TUDOR ROSE AND CRESTA DRAINAGE**
- 10 PH2010 UPDATE ON ISSUES RAISED TO LDC**
- 11 PH2011 VERBAL UPDATE ON PUBLIC REALM**
- 12 PH2012 QUOTE FOR REPLACEMENT OF BOLLARDS SOUTH COAST ROAD**

13 PH2013 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

- a. Public Safety Group
- b. Rights of way
- c. Grass – cutting contract

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

PH2014 LW/24/0404 7 Tollgate Peacehaven Case Officer Ella Rigluth Deadline 15.7.24	Single storey infill extension to rear https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0404
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15 TO NOTE the following Planning decisions

PH2015 LW/24/0403/CD	Discharge of Condition 11 (Archaeology) in relation to the approval of LW/17/O226 Lower Hoddern Farm Hoddern Farm Lane Peacehaven East Sussex BN10 8AP https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0403/CD
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16 PH2016 TO NOTE PLANNING & HIGHWAYS COMPLAINTS

17 PH2017 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

18 PH2018 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 30TH JULY 2024

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DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 4th June 2024 at 7:30pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Campbell, Cllr Harman, Cllr Gallagher, Cllr Sharkey, Cllr Davies, Cllr Seabrook, Cllr Donovan.

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

9 members of the public were in attendance.

1. PH1970 CHAIR ANNOUNCEMENTS

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

2. PH1971 PUBLIC QUESTIONS.

There were 2 public questions.

Resident 1 raised questions and concerns over the grass cutting, covering how it compared to previous years in terms of financially, the frequency and the areas cut; that the cuts are starting later and more are being left un-cut; how it was possible that an area redesignated from rural to urban missed the deadline; why is the north side of the A259 never cut, and the problems with that since it borders the cycle lane; why the drains at the junctions of the unadopted roads on A259 aren't emptied but the ones in between are; and whether there are plans to clear the French drain, which is overgrown with vegetation, and to have the cattle grids emptied.

The Chair responded that these would be investigated, and a response would be provided to the resident.

Resident 2 raised concern over Plot 44 Links Avenue (PH1993 SDNP/24/01263/FUL), explained the background of the area, the concern of the land clearance, and the issue of the routeway being used to access the plot, and suggested the planning application should be put on hold due to the court case.

19:34 Cllr Davies left the meeting.

19:36 Cllr Davies rejoined the meeting.

There was a further comment from another resident over plot 44 Links Avenue, who explained the owner of Plot 44 had to break through verge, not his land, to get there.

The Chair read out communication from a fourth resident also concerned over the planning application for 44 Links Avenue, which questioned whether South-East Water had been contacted in relation to the impact on ground water seepage and contamination into the local reservoir, and raised concern over the impact on the wildlife and natural beauty of the area.

3. PH1972 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There was 1 apology of absence from Cllr Studd, and Cllr Harman substituted.

4. PH1973 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were 0 declarations of interest.

5. PH1974 TO ELECT A VICE CHAIR OF THIS COMMITTEE

It was proposed that Cllr Campbell be Vice Chair of Committee.

Proposed by: Cllr Seabrook Seconded by: Cllr Harman

It was proposed that Cllr Davies be Vice Chair of Committee.

Proposed by: Cllr Gallagher Seconded by: Cllr Donovan

Each received 4 votes, until the casting vote was made.

Cllr Campbell was **elected** Vice Chair of the P&H Committee.

6. PH1975 TO ADOPT THE MINUTES FROM THE 7TH MAY 2024

Cllr Gallagher raised a point of order, and explained that two parts of the minutes that were understood to be a true reflective of the meeting, were factually incorrect, and that these were:-

The Kaner Olette report had been commissioned by the steering group but had not been approved or discussed by PTC, and that the Kaner Olette report was not adopted by the Council.

Cllr Seabrook agreed that the Kaner Olette was discussed, but that the report could not have been adopted as it was not a practical plan at that stage, and it could only have been received as a report and taken forward to committee.

It was proposed that the minutes were an accurate reflection of the meeting and to adopt the minutes.

Proposed by: Cllr Sharkey. Seconded by: Cllr Campbell

It was resolved to **adopt** the minutes.

PH1993 SDNP/24/01263/FUL Plot 44, Links Avenue, Peacehaven

It was raised that there was concern over having hard standing in the area, the height and type of the fence, the location of the plot within the SDNP area and its impact on the biodiversity of the area, and that clarification on what is being stored on the plot would be needed before any planning decision is made.

There was concern from Committee over the lack of information available surrounding class B8, and grounds to object in relation to the Neighbourhood Plan PT4 – Development affecting the SDNP to include anything that disturbs the tranquility and the dark skies of the SDNP.

It was proposed to oppose the application on the grounds of being in breach of:-

Two of the core SDNP Plan policies para 4.27- sustainable transport, and biodiversity

SDNP policies SD4.1 a,b&c, and SDNP 4.4 & 4.5 – Content and type of landscape in which it is located.

SDNP local plan policy SDNP5 – the design has to adopt a landscape-led approach.

Strategic Policy 9.1 and 9.1 b and c, 11.2, 11.4, 11.5, 11.7 - Conservation of biodiversity and enhancement of biodiversity and hedgerows/woodlands.

Along with the potential issue of sewage at the plot, especially in the context of the water company's reservoir storage close by.

Proposed by: Cllr Campbell Seconded by: Cllr Seabrook

Committee resolved to **oppose** the application.

19:57 Six members of the public left

7. PH1976 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The budgetary report was **noted**.

8. PH1977 TO RECEIVE A VERBAL UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP OF THE NDP

Cllr Gallagher confirmed the examiner had commenced her work, and that the responses to the supplementary schedule 16 have been supplied to the steering group and will be made public.

Cllr Gallagher explained that, with regards to the Kaner Olette report, in contrast to the first factual inaccuracy within the minutes of 7th May 2024 (that ‘...the Kaner Olette report had been commissioned by the steering group but had not been approved or discussed by PTC...’), the opportunity to have a grant became available for towns doing their Neighbourhood Plans, and the grants were for the regeneration of highstreets from the Leveling up funds from the government. The proposal to accept the grant funding and to commission a report was recorded at the P&H Committee meeting 5th April 2022, item PH1310. On 6th April 2022 the Town Clerk accepted the grant from Ground Work (the independent company that administered the grant). On 26th April 2022 the item was taken to P&F as item 764 and it was resolved to accept the grant, and on 21st June 2022 it was ratified at Full Council.

20:02 – 2 members of the public left.

20:03 – 1 member of the public left.

Cllr Gallagher confirmed that the Kaner Olette report was not adopted by Council since it is a feasibility report and not a policy document; that it was presented at an open meeting on 31st 2023 and at a P&H Committee meeting of that date, item PH1543 recorded that the presentation was funded from a grant available from the Neighbourhood Plan. Furthermore, that at P&H Committee on 21st Feb 2023, PH1560, it was recorded that approaches to progressing the improvements detailed in the Kaner Olette re-port were suggested, including breaking the report into smaller projects and progressing them through the Committee.

Cllr Campbell apologised insofar as the misinformation was her fault

9. PH1978 TO RECEIVE AN UPDATE ON AIR QUALITY MONITORING ZOOM MEETING.

The Meetings & Projects Officer provided a general introduction to the report, including that the current devices along the A259 did not show any issues with the air quality, and gave a very rough ballpark figure of around £6,000 for installing the hedging and for its maintenance by a contractor over a 3-year period.

The Chair explained that small moveable devices are available to provide real-time data, and cost around £6,000.

The Meetings & Projects Officer agreed to provide councillors with information of where to find the data from the current devices in Peacehaven.

It was discussed that hedging should only be planted if it is found that there is an issue with air quality, and Cllr Seabrook mentioned the possibility of a handheld device at around £150, but that it would require manual usage.

The report was **noted**.

10. PH1979 TO PROPOSE SPECIFIC REQUIREMENTS FOR THE WILDFLOWER MEADOWS OF THE INLETS REPORT (IN REFERENCE TO PH1947 ON 7TH MAY 2024)

The Meetings & Projects Officer explained the reasoning behind the report, including whether an impact assessment and public consultation are carried out, to cover who would be responsible for ongoing maintenance, since the grounds team are not qualified to work near to highways.

It was suggested that the Meetings & Projects Officer investigate the cutting regime and differences for the wild meadow verges and wildflower meadows at Telscombe Town Council.

20:22 – The Committees and Assistant Projects Officer left the meeting

20:23 The Committees and Assistant Projects Officer rejoined the meeting.

Cllr Campbell suggested that the following areas be considered for the inlets report:-

- 1 – Which of the inlets are to be considered
- 2 – A full survey of all nearby residents
- 3 – A full costing (capital investment and maintenance)

11. PH1980 TO NOTE THE MERIDIAN MONUMENT AND AREA UPDATE

The report was **noted**.

12. PH1981 TO AGREE TO THE RELOCATION OF THE A1 BOARD (WEST END)

It was proposed to agree to the relocation of the A1 board (West end).

Proposed by: Cllr Campbell Seconded by: Cllr Seabrook.

All in favour.

13. PH1982 TO DECIDE ON INSTALLATION OF BOLLARDS ON THE SOUTH COAST ROAD (CO OP)

There was general discussion around the report, including the possibility of contacting Co-op head office about the concerns and whether they would finance the project.

The Committees and Assistant Projects Officer was thanked for their report.

It was proposed to revisit this near to the next budget setting.

Proposer: Cllr Donovan Seconder: Cllr Gallagher

All in favour.

14. PH1983 TO INTRODUCE A NEW PLANNING & HIGHWAYS FORM AND AGREE TO IT BEING USED.

It was agreed to start using the new form.

Proposed by: Cllr Gallagher Seconded by: Cllr Davies.

All in favour.

15. PH1984 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Group

Cllr Seabrook said there was no update but that the TFG were planning to meet soon.

b. Rights of way

Cllr Gordon-Garrett confirmed there was nothing to report.

c. Grass – cutting contract

The Committees and Assistant Projects Officer confirmed the next cut as week commencing 25th June 2024.

Cllr Campbell explained the TFG had not moved forward due to seeing how the new contract worked out, and now it would progress.

Cllr Davies explained the grass is not cut properly, and is left on roads and pavements, and grass cutting needs to be looked into as it is also not value for money, and added that strimming no longer takes place, and it is a major issue that needs to be investigated.

A general discussion took place around the current cost of the grass cutting; that an improved service and more cuts would need to be budgeted at the next budget setting; that residents need to be consulted and that there is a safety issue at Pelham Rise, especially for those in wheelchairs and children, because of the long grass.

It was confirmed that a report from the TFG would be brought to the next meeting to cover these issues.

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

PH1985 LW/24/0329 138 South Coast Road Peacehaven

It was proposed to oppose to the application based on LDC Core Policy 6 – that retail space should remain as retail space.

Proposer: Cllr Gallagher Seconded: Cllr Sharkey
Committee resolved to **oppose** the application.
1 abstention.

PH1986 LW/24/0287 226 - 230 South Coast Road Peacehaven

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

PH1987 LW/24/0328/CD Lower Hoddern Farm Hoddern Farm Lane Peacehaven
The Committee **noted** this application.

PH1988 LW/24/0357 81 - 83 South Coast Road Peacehaven
It was discussed that there was too much development within such a small area.

It was proposed to oppose the application on the grounds that a new, rather than revised, application is made due to there being too much change from the 2018 original including a big cut in retail space and change from three to four floors along with the front parking being dangerous and the parking at the back being inadequate, the increase of dwellings from 9 to 15 and there being no affordable housing.
The material consideration is density and over development on the plot.
Proposed by: Cllr Campbell. Seconded by: Cllr Gallagher.
Committee resolved to **oppose** the application.

PH1989 LW/24/0352 9 Searle Avenue Peacehaven

It was proposed to support this application, subject to the condition that the grass verge is kept between the two entrances, in line with the Neighbourhood plan and the policy in the design guide – where car parking space should only be for 1 vehicle.
Proposed by: Cllr Campbell Seconded by: Cllr Gallagher
Committee resolved to **support** the application.

PH1990 LW/24/0331 30 Sunview Avenue Peacehaven

It was proposed to support the application, on the condition that the grass verge between the two entrances is retained as per the emerging Neighbourhood Plan design guide.
Proposed by Cllr Campbell Seconded by: Cllr Sharkey
Committee resolved to **support** the application.

PH1991 LW/24/0346 25 Phyllis Avenue Peacehaven

Committee raised concern that the plan would be an over development of the site, that is out of keeping with the area, that it would remove the trees on the plot, the importance of needing to protect the verges, the effect on the street scene, and that it is against the emerging plan PT 1, PT 3 (landscaping), against the loss of bio-diversity PT 17, and against urban greening PT 19, and LDC plan DM 25.

It was proposed to oppose the application on the grounds that the application form's report on existing trees and hedges does not accurately describe the vegetation on the site. But that, if the application is passed, the following conditions to be imposed:-

1. The grass verge on pavement is maintained between the 2 dropped kerbs.
2. That there is a net gain in biodiversity
3. That work is started after the bird nesting season

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell
Committee resolved to **oppose** the application.

PH1992 LW/24/0369 21 Malines Avenue Peacehaven

It was proposed to support the application on the condition that it should not go beyond the original building line.
Proposed by: Cllr Gallagher Proposed by: Cllr Sharkey.
Committee resolved to **support** the application.

13 TO NOTE the following Planning decisions

PH1994 LW/24/0209 27 Coney Furlong Peacehaven
The Planning decision was **noted**.

PH1995 LW/24/0208 244 South Coast Road Peacehaven
The Planning decision was **noted**.

PH1996 LW/24/0128 51 South Coast Road Peacehaven
The Planning decision was **noted**.

PH1997 LW/23/0395 1 Bramber Avenue Peacehaven
The Planning decision was **noted**.

17. PH1998 TO NOTE PLANNING & HIGHWAYS COMPLAINTS

The Committee **noted** this.

18. PH1999 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

There were no updates made to the action plan.

19. PH2000 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 2ND JULY 2024

The next meeting was **confirmed** as 2nd July 2024.

There being no further business the meeting ended at 21:20.

Detailed Income & Expenditure by Budget Heading 14/06/2024

Month No: 3

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 & Highways</u>							
4851 Noticeboards	0	650	650		650	0.0%	
4852 Monument & War Memorial	0	600	600		600	0.0%	
4853 Street Furniture	0	600	600		600	0.0%	
Planning & Highways :- Direct Expenditure	<u>0</u>	<u>1,850</u>	<u>1,850</u>	<u>0</u>	<u>1,850</u>	<u>0.0%</u>	<u>0</u>
4101 Repair/Alteration of Premises	0	2,500	2,500		2,500	0.0%	
4111 Electricity	470	1,092	622		622	43.0%	
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>12,401</u>	<u>15,628</u>	<u>3,227</u>	<u>0</u>	<u>3,227</u>	<u>79.4%</u>	<u>0</u>
Net Expenditure	<u>(12,401)</u>	<u>(17,478)</u>	<u>(5,077)</u>				
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	12,401	17,478	5,077	0	5,077	71.0%	
Net Income over Expenditure	<u>(12,401)</u>	<u>(17,478)</u>	<u>(5,077)</u>				
Movement to/(from) Gen Reserve	<u>(12,401)</u>						

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Committee:	Planning and Highways	Agenda Item:	PH2007
Meeting date:	2 nd July 2024	Authors:	Cllr Cathy Gallagher Chair of Steering Group
Subject:	Update of Neighbourhood Development Plan (NDP)		
Purpose:	To note		

Recommendation(s):

To note

1. Background

With the introduction of the National Planning Policy Framework (NPPF) under the Localism Act 2011 The National Government introduced, Local Plans and Neighbourhood Plans. Neighbourhood Plans give local residents the opportunity to have a say as to how the land is designated and where Residential and Commercial development takes place.

In 2013 the two towns, Peacehaven and Telscombe, designated the area across the both towns and registered under the Localism Act of 2011 as the joint Qualifying Body.

In 2017, Telscombe Town Council employed a new Town Clerk who was a qualified planning professional and the NDP started to take shape.

Additional details and timeline are given in Appendix A

2. Options for Council

The Government Examiner has commenced the inspection and is reviewing the Schedule 16 comments. The comments have been considered by The Planning consultant appointed by Peacehaven and Telscombe Town Councils to take the NDP through to a successful Referendum.

The comments relevant to policies will form part of the Examiners evidence, Comments were made by: Southern Water, South Downs National Park Authority, Environment Agency, Historic England, British Horse Society and East Sussex County Council concerning transport and EV Chargers.

There were some comments from members of the public and Councillors from Peacehaven Town Council, these comments were in the main about Infrastructure beyond the remit of the NDP. There were also comments concerning process and procedure.

The comments revealed some factual errors including the role of the Steering Group

1. The Steering Group is not the Qualifying Body , Peacehaven and Telscombe Town Council are.
2. The Steering Group did not write the Plan , Consultants appointed by the Qualifying Body .
3. There were not 40 drafts of the plan there were 3/4 and some adjustments will be made following the Examiners comments.
4. The Hub Building was put forward for assessment by PTC as part of the Call for Sites in 2018.
An application was signed and submitted together with plans. AECOM assessed and approved the submission as part of the Sustainability Assessment.
5. The documents relating to evidence supporting the NDP and the Steering Group were published on the Steering Group website and through Full Council. In January 2023 at Schedule 16 Lewes District Council took over prime responsibility and the Steering Group website and email was suspended.
LDC website and the 2 Town Council website became the source for information.
6. Any projects identified by the NDP if carried forward by either Town Council would be subject to all scrutiny and financial planning as normal for a Town Council.
7. Steering Group governing document is a Terms of Reference , agreed by both Councils at Full Council on a regular basis . Steering Group members and positions also agreed by both Full Councils usually annually.

3. Reason for recommendation

The recommendation is at this stage to note the report and Appendix A which contains Vision. Objectives, Timeline and Key Figures.

Appendix B . Useful information re Planning Policies to assess Planning applications.

A further report with recommendations will be made to Full Council with any further relevant information

Expected benefits

a. The community

Agreed Local Planning Policy protections and Design Guide

Uplift from 15% Community Infrastructure Levy (CIL) to 25%

All Areas are expected to have a Neighbourhood Development Plan.

b. The environment

NPPF, LDLP and PTNDP all contain policies providing for Environmental protection.

c. Other

Additional funds received and feasibility study

Welcome Back Fund /Levelling up (UK Govt and EU)

Public Realm ,High Street study from Levelling up Fund.

4. Appendices

A NDP Vision and Timeline etc

B Planning Application Assessments

APPENDIX A

Time line

Peacehaven and Telscombe Neighbourhood Development Plan

VISION STATEMENT

“ Peacehaven and Telscombe Towns to be sustainable ,with clean air and an environment which provides a good quality of life for all inhabitants” .

Key Objectives

1. A refocused Meridian site town centre, including retail, leisure ,food and drink outlets, small business units.
2. Safe pedestrian walkways, cycle paths to access all areas within urban and countryside.
3. New housing aimed at local needs including low-cost long-term rentals.
4. 20-minute neighbourhoods.
5. 255 more new homes need to be built in plan area ,not including windfall sites.

Why is P&T Neighbourhood Development Plan needed.

Without it developers can bring forward plans to build anywhere. The designations for residential, leisure ,commercial and green spaces becomes blurred.

With a NDP residents have more say, in Planning Policy terms it carries as much weight as National Planning Framework Policy and Lewes District Local Plan.

Community Infrastructure Levy paid by developers goes from 15% for the Town to 25%.

A Design Guide sets out the Character areas and standards for development and a Strategic Environmental Assessment covers the natural environment impacted by development.

Timeline

2013 Peacehaven and Telscombe Town Councils designated area for Neighbourhood Development Plan and carried out all necessary procedures to register under Localism Act 2011

Both Towns Councils are joint qualifying bodies with Peacehaven Town Council as lead due to larger area.

December 2017 - Evidenced research and consultations started . First Steering Group Meeting was held.

February 2018 First Community consultation Planning Consultancy O'Neill Homer commissioned.

February 2018 Call for sites

April 2018 First Conversation drop in with visioning of Futures . East Saltdean, Telscombe Civic Centre, Peacehaven Community House.

July 2018 O'Neill Homer contract finished

Jim Boot appointed.

January 2020 Business Networking evening, Community House.

February 2020 Business Survey completed.

Public Meeting Consultation and visioning workshop for Meridian Centre.

April 2020 Transfer to Zoom meetings.

4th June 2020 Reports from University of Brighton master's degree in planning students.

Climate and coastal changes

Plotlands and downland fringes

Peacehaven Town Centre

Transport and Air quality.

Diversifying the economy

8th June 2020 Coop announcement re HDD involvement with Meridian Site.

24th June 2020 AECOM 2nd Master planning consultation for Meridian Site via Zoom (Stakeholder presentation)

July 2020 appointment of Planning Consultant , Nancy Astley

AECOM analysis report on Meridian Centre master planning of Meridian Centre ,

Conclusions –

1. Connectivity north south and east west poor. Walkways/cycle routes to be improved as an alternative to A259.
2. Enhancement of relationship and views of seafront and the South Downs to improve sense of space and identity.
3. Mixed use development for Meridian Centre i.e. Retail ,Leisure, Employment, Residential.

Strategic Assessment by AECOM

AUGUST 2020 Appointment of Michelle Edsner. Senior Project and Business Development Officer

Winter 20/21 AECOM Consultation on Masterplan re Meridian Centre

February 2021 -Junior/Young people's survey

Throughout 2020 and 2021 Steering Group usually monthly meetings Consultants , Nancy Astley and Jim Boot compiling evidence and formulating policies,

September 21 -. Report to Full Council of 88 Page Plan prepared by Nancy Astley to be scrutinised by Planning and Highways before being acceptance by Full Council.

Michelle Edsner moved to position at ESCC.

Levelling Up Grant monies via Lewes District Council

Feb/March 2022 Welcome Back Grants "//////////"

Feasibility Study Kaner Olette Regeneration of High Street and Public Realm

£15,000

1st February 2022 to 14th March 2022 Pre-submission (regulation 14) Consultation statement.

Public Consultation majority support.

Responses recorded plus a summary of Frequently asked question.

90% support for Vision

Outside of scope of NDP – A259 issues, housing numbers and Community Infrastructure.

Analysis undertaken by Jim Boot and Professional statistician

May 22 Appointment of L & N Consultancy Limited work with Kaner Olette.

September 2022 Draft plan approved by both Councils at Full Council.

18th January to 8th March 2023 First Regulation 16 Consultation

March 2023 to September 2023 query by Troy planning .

September 2023 . Plan approved at both Town Full Councils to go to Lewes District Council.

12th October to 24th November 2023 Regulation 16 Consultation undertaken by Lewes District Council who are The Planning Authority.

March 2024 Examiner appointed by Lewes District Council

Further 2weeks supplementary focussed Schedule 16 consultation aimed at those who have already commented during Schedule 16.

June 2024 Examination continues .

Both Town Councillors engage Nancy Astley to comment on Schedule 16 Comments.

KEY FIGURES

Oneill Homer - concentrating on NDP'S , a professional Planning Consultancy based in London.

Nancy Astley - Chartered Town Planner (Member of Royal Town Planning Institute.

BA(Hons) Planning ,DipTP , MRTPI .

Dr Maureen Berg Senior lecturer, Ecologist and Environmentalist from the University of Brighton

Dr. Andrew Coleman , Senior Lecturer University of Sussex, (MSC Degree Planning)

Jim Boot MSC , Executive Diploma in Management, Community Planner and Project Manager

Gaston Mallia Media ,advertising Executive. Degree in Art, Post graduate degree in Geography.

Dr Mark Earthey of Maitland Energy Consultants. (August 2019) Electricity Power Industry advisor

Michelle Edsner Masters Degrees in Transport Planning . 25years industry experience in Transport Planning. Senior Positions at County Council Level

Senior Project and Business Development Officer at Peacehaven Town Council.

Rachel Brown of Secretary Outsource contracted 1st January 2020

APPENDIX B

PLANNING APPLICATIONS ASSESSMENT. Some pointers.

1. Does the application fit with : Local Plan Part 1 (LPP1) , Lewes District Local Plan 2 (LDLP) , Peacehaven and Telscombe Neighbourhood Development Plan and Design Guidelines.
2. Is it in accordance with Policy DM25 (Design) and PT1 (High Quality design)
3. Is it in accordance with Policy DM24 (Protection of Biodiversity and Geodiversity) and PT17 (biodiversity protection) PT18 (Biodiversity net gain) PT19 (Urban greening)
4. Does it fit with Characteristics of Neighbourhood Design Codes,
5. Are proposals sympathetic to the character and appearance of the application property (If an extension), the street scene and the residential amenity of neighbouring properties.
6. Are there overlooking windows ? Is the overlooking acceptable ?
Kitchens, hallways ,bathrooms do not have the same planning protection as afforded to principle habitable rooms.
7. Is the proposed building of an appropriate scale, massing and materials ? Does it significantly impact on the amenity of adjacent properties.
8. Is it within the building line? Is the orientation and separation between properties acceptable?

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Town Clerk

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BN10 8BB.

Committee:	P&H	Agenda Item:	PH2008
Meeting date:	2 nd July 2024	Authors:	Meetings & Projects Officer
Subject:	Grass Cutting Report		
Purpose:	To update Committee on the grass cutting		

Recommendation(s):

1. To agree to Officers contacting ESCC to request a revised grass cutting schedule.
2. For the TFG to research future grass cutting options.

1. Background

The TFG 'To examine options for the main grass-cutting contract and report back by July 2024' was set up under item PH1901, and met on 18th June 2024.

The TFG formed as there have been complaints about the length of the grass around the town, cuts not being made, the mess with grass being left, grass not being trimmed around lampposts, and also because the current contract with ESCC will be increasing in cost, as per an extract from an email from ESCC on Tuesday, October 10, 2023:-

"...Important Cost Changes..."

...As with many services, there has been a significant increase in costs of providing highway services over the past few years. In addition, many services, including grass cutting, were provided at a fixed price under the previous contract with no inflationary increases applied for the 7 years of the contract (the new contract includes provision for inflation to be provided each year).

The rates and prices of the new contract reflect these increased costs and therefore new rates for grass cutting services need to be applied to reflect the increased cost of the service to the County Council.

However, rather than implementing this increase in one go we will be gradually increasing the cost over the next 5 years to enable you to plan your budgets accordingly....".

The table of future costs on page 2 has been provided by ESCC on 21.06.24.

The top line of the table states how much it costs ESCC to undertake the works, the middle line is what ESCC will be charging local authorities per SQM and the bottom line is what ESCC will be charging Peacehaven per cut for the next 4 years.

Please note this shows the worst-case scenario where inflation runs at 5%.

Table of the future costs from ESCC as of 21.06.24

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	£	£	£	£	£	£
Cost to ESCC (forecast assuming 5% inflation)	0.057	0.060	0.063	0.066	0.069	0.073
Charge-out rate (30% increase per annum initially to catch up with actual cost)	0.024	0.031	0.041	0.053	0.069	0.073
Peacehaven (£)	2,225.49	2,874.59	3,801.88	4,914.62	6,398.28	6,769.19

The Parks Officer has suggested that the high length of the grass could be to do with the initial cut of the year being at the beginning of March, and stimulating growth, and has suggested the first cut is carried out in April (to alleviate as much as possible any encouragement of fresh early growth), which would also coincide with the financial year, then subsequently 4 weeks later in of May, then June. Then as summer arrives and the verges dry out, to stretch it out to every 6 weeks.

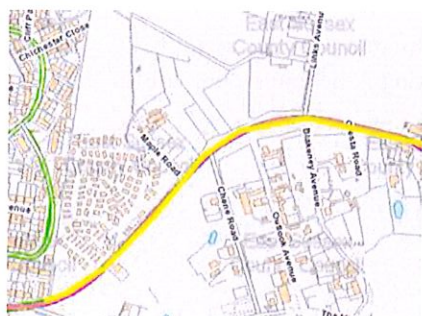
Since surrounding areas all self-deliver their grass cutting, an Officer at East Sussex Highways has suggested PTC advise them of requested changes, which they will do their best to accommodate.

The current and TFG suggested revised schedule is shown by the table below.

Schedule	Cut 1	Cut 2	Cut 3	Cut 4	Cut 5	Cut 6
Current	7 th March	18 th April	25 th June	6 th August	18 th September	29 th October
Suggested Revision	Beginning of April	Beginning of May	Beginning of June	Mid July	End August	Mid October

In terms of the duties of the sub-contractor – i.e. the obligations re strimming round posts etc, ESCC has confirmed that the cutting should be across the entire extent of the area identified in the mapping (<https://escs.maps.arcgis.com/apps/webappviewer/index.html?id=5c524023058c4aa088a37b49b0d90814>). This will mean as close to highway furniture such as lampposts and signs as possible.

In addition, it is to be noted that part of the A259 will be redesignated and marked as urban rather than rural for the 2025 cutting year (as roughly highlighted on the image below).



2. Options for Council

1. To agree to the revised TFG suggested grass cutting schedule, and an Officer to contact East Sussex Highways to request the change.
2. To decide on an alternative schedule.
3. Keep the current schedule.

3. Reason for recommendation

It is hoped that the revised schedule will help suppress and maintain the grass at an adequate height.

4. Expected benefits

- a. **The community**
The benefit of a safer and more attractive environment.
- b. **The environment**
A neater environment.
- c. **Other**
Improved safety.

5. Implications

5.1 Legal	
5.2 Risks	
5.3 Financial	Potentially less Officer time spent on grass cutting issues
5.4 Time scales	
5.5 Stakeholders & Social Value	Improvement to the environment and therefore the community
5.6 Contracts	
5.7 Climate & Sustainability	
5.8 Crime & Disorder	
5.9 Health & Safety	Potentially improved visibility for pedestrians and transport if the new schedule suppresses grass growth
5.10 Biodiversity	
5.11 Privacy Impact	
5.12 Equality & Diversity	

6. Appendices

None

Committee:	Planning and Highways	Agenda Item:	PH2019
Meeting date:	July 2 2024	Authors:	Vice Chair of Committee
Subject:	A259 between Tudor Rose and drainage		
Purpose:	To inform Committee and place the history on public record		

Recommendation(s):

To note

1. Background

The surface of the A259 between Tudor Rose estate and the eastern boundary of Peacehaven (and beyond, as far as KwikFit) has always been problematic. It repeatedly cracks and needs resurfacing. Since mid-2023, PTC's Committees and Asst Projects Officer has been reporting to ESCC (including on behalf of councillors) the issues of worsening cracks and, in spring 2024, they were repaired during night-time closures of the road. A related issue is drainage down the hill and the three steep roads (Cresta, Blakeney and Outlook) that abut this stretch of the A259 from the south (Rushy Hill). **Neither** the French drain under the wide verge on the south side of the A259 **nor** the 'cattle grids' that enabled drainage of the roads themselves seem to have been maintained by ESCC Highways. Some take the view that this magnifies the threat to the stability of the A259.

An ESCC Highways officer has now attended at the request of a local resident (a former PTC councillor) but did not appear to inspect the French drain and 'cattle grids': they appeared to be concerned only with the grass cutting issues on the same site.

An account of the history and issues is enclosed in Appendix A. Photographs are also appended.

2. Options for Council

To note the Report

3. Reason for recommendation

To put information on record and improve Council decision-making and actions

4. Expected benefits

- a. **The community** Improve quality of that stretch of A259, reduce wasteful construction works and time-wasting, and to improve life for local residents
- b. **The environment**
- c. **Other** Could save money and time for councils, officers and residents, and stabilise the A259 if action is taken

2. Implications

5.1 Legal	
5.2 Risks	
5.3 Financial	Could save money and time
5.4 Time scales	
5.5 Stakeholders & Social Value	Could improve life for residents, Councils and drivers
5.6 Contracts	
5.7 Climate & Sustainability	
5.8 Crime & Disorder	
5.9 Health & Safety	Possible safer road with less expenditure on maintenance
5.10 Biodiversity	
5.11 Privacy Impact	
5.12 Equality & Diversity	

3. Appendices

What follows is a summary of an account of events and issues relating to the A259 between Peacehaven and Newhaven and the drainage construction. The account was written by Derek Barton, a retired geo-technical engineer, still a Peacehaven resident, who was involved in the Rushy Hill schemes for several decades from 1980.

In the 1970s, there was instability all along the A259 from what is now Kwik Fit to the Tudor Rose Caravan Park. The principle causes of instability were, and still are: a) over-steep road embankments built on sloping ground that contained pre-existing (slippery) shear surfaces; b) surface water and groundwater flowing off Rushy Hill. This is largely due to the unique geology at Rushy Hill.

Extensive investigations were carried out, and, throughout the 1980s and 1990s, phases of stabilisation works were carried out including:

1. Replacement of a broken culvert at the club-house bend
2. Borehole soakaways at Sheepfold Farm
3. Granular replacement of the unstable clay at the club-house bend (next to car park)
4. Cantilever bored pile wall (deep) opposite Upper Valley Road (partly visible adjacent to the Guinness development) years before construction of The Fairway
5. Cantilever bored pile wall and new culvert to south of Tudor Rose entrance
6. Realignment of the edge of the road (including 3 lanes to 2 lanes towards Kwik Fit) to get traffic away from unstable edge. Also a weight limit.

and most importantly....

7. A deep, filter-wrapped cut-off trench and french drain (3-4m deep) all the way from east of Cresta Road to beyond the house opposite Tudor Rose, outfalling to a series of deep chambers containing borehole soakaways, discharging into the underlying chalk at depth
8. Cattle grids up the unmade roads to prevent sand and silt entering the drainage system and clogging the borehole soakaways
9. The existing uphill slopes were cut back making the wide verge, so that ultimately, the A259 could be moved over, off the landslips (this never happened).

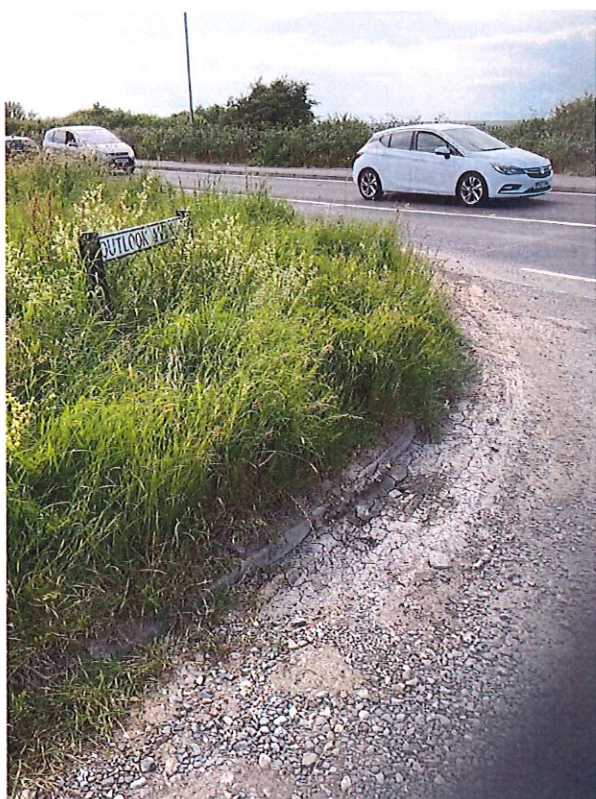
In the past, ongoing settlement/subsidence was monitored **every year** and the borehole soakaways inspected.

Whilst the deep drainage slows movement, it was recognised that the landslips would continue until positive measures were put in. Failure to maintain the drainage systems with simple measures like gulley cleansing and cleaning out the cattle grids will allow the ground to saturate and this could lead to catastrophic failure of the A259, particularly in those areas that have to be repeatedly 'papered over' with night-time resurfacing. This risk increases as our climate changes.

Derek Barton is happy to answer further questions, or even meet on site.

Appendix

Possible drain site



Drainage cover Blakeney Ave





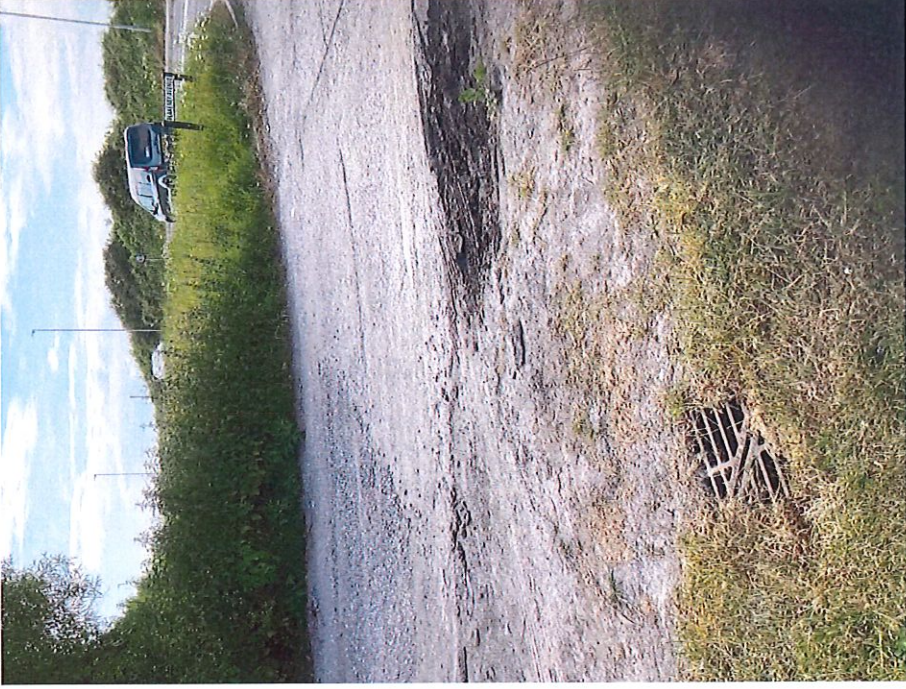
drainage cover



French drain



T drainage access ?



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Committee:	Planning & Highways	Agenda Item:	PH2019
Meeting date:	2/7/24	Authors:	Committees & Assistant Projects Officer
Subject:	Replacement of Bollards South Coast Road		
Purpose:	To decide		

Recommendation(s):

TO decide on replacement of the two bollards at Subway

1. Background

Two bollards installed by Peacehaven Town Council in 2022 have been destroyed. The Police have spoken to all businesses at this location and are unable to obtain any CCTV and there are no witnesses. Unknown if purposely removed or damaged from a vehicle.

Bollards left stacked on top of the bollards behind



2. Options for Council

The first option would be to replace the two bollards. A quote has been received for the original contractor to replace the 2 bollards. This will be at a cost of £565 for 2 Glenwood 150 bollards and installation.

The second option would be to wait and see if the removal of the 2 bollards causes concerns from Residents and the businesses.

3. Reason for recommendation

Due to this being an unforeseen expense that hasn't been budgeted for and also that there have not been any complaints from the residents living above the shops or from the businesses in this location, the recommendation would be that we wait to see if we receive concerns from Residents. The holes have been made safe by the Grounds Team.

The two damaged bollards were left propped on the exiting bollards behind; the bollards on inspection didn't look to have had side impact damage, which would be expected if hit by a vehicle. If the damage to the two end Bollards was intentional replacing the two end bollards could also mean that if the damage was intentional it could happen again.

4. Expected benefits

a. The community

Replacing the 2 bollards will stop cars anti social parking on the pavement causing a hazard for pedestrians.

b. The environment

c. Other

5. Implications

5.1 Legal	
5.2 Risks	Not replacing the bollards may cause anti social parking on the pavement and block the view for vehicles exiting Keymer Ave.
5.3 Financial	The purchase and installation would come from the repairs and alterations budget.
5.4 Time scales	
5.5 Stakeholders & Social Value	
5.6 Contracts	
5.7 Climate & Sustainability	
5.8 Crime & Disorder	If the damage was intentional, replacing the bollards could mean it may happen again.
5.9 Health & Safety	The holes have been filled in by the grounds team
5.10 Biodiversity	
5.11 Privacy Impact	
5.12 Equality & Diversity	

6. Appendices

Complaint No.	Date Received	Method of contact	Area	Category	Details of Complaint	Actions taken	Current Status	Days taken to close
195	30/05/2024	Phone	Non PTC land	Grass verges	when is the grass going to be cut	advised that the next cut will start on 25/6/25 if they had any more problems to ring escc	Referred to ESCC	
212	12/06/2024	In Person	Non PTC land	Pavement/verge obstruction	complaint regarding state of pavement, slabs sticking up, weeds.	resident confirmed access to internet and was advised to log on fix my street with pictures of the areas of concern. escc will then send a steward.	Closed	
220	24/06/2024	In Person	Non PTC land	Grass verges	complaint regarding length of verges	being reviewed by the grass verge tfg	Closed	1

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
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 29th July at 9.30am - schools, local PCSO, fire safety representative, school PTA, governors will be invited. Still no attendance from the schools. Assistant Projects Officer has forwarded the schools 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 * operation downway - drones will be used to combat anti social bikes and used across fields and areas * derb at CH - needs to be fixed to wall inside or outside. Research operation of applying to Police Property Act Fund (PPAF), to help go towards installing outside. * safe spaces - need to promote to local businesses - Cllr Seabrook to provide statement of the benefits of the safe space app which has been taken away. This statement will be forwarded on to Police & Crime Commissioner (PCC) who were previously funding the app. * a safety event was discussed - this could be included at next years summer fair with all emergency services invited. Police Road Safety Officer happy to bring a police vehicle along for children . Next meeting date 29th July 2024
4	23/05/2023	Kaner Olette Report	To go through the report and create actionable items.	TFG	23/05/23 - TFG formed to look at the report, alongside the public realm, and advertising on planters. 13/06/23 - Cllr Gallagher informed Committee that a TFG meeting will be organised soon, and that LDC & ESCC Cllrs are being invited to join. * Public realm and wildflower TFG planned for a date in April 2024 to discuss the Kaner Olette
5	04/07/2023	Pelham Rise Bus Stops	Officers to liaise with ESCC Officers about accessibility on Pelham Rise, particularly bus stops.	Committees & Assistant Projects Officer	13/07/23 - Committees & Assistant Projects Officer attended a site meeting with Cllrs Campbell & Gordon-Garrett with ESCC Highways Officers & Brighton & Hove Buses representative. Report to come back to Committee. 25/7/23 - To monitor progress by ESCC in relation to the bus stops. w/c 29/9/23 ESCC Traffic Safety site visit to Pelham rise to discuss access to bus stops and proposal re access and shelter needs. Await response. 19/9/23 - proposed design & extras of shelter in pelham rise agreed by suppliers. just need to select colour and order will be placed. Projects officer has requested 2 colours so that the shelter is two tone to aid visually impaired bus users 10/10/23 design and colour were forwarded to ESCC on 21/09/23 - Committees Officer sent follow up 10/10 for timeframes. 17/10/23 - bus shelter to be installed w/c 11th or 18th December 21/02/24 ESCC have advised that road markings will be added within 3 months and then Assistant projects officer will investigate adding speed signage in this area. (July onwards) 29/05/24 road markings completed. Committees and Assistant projects officer will investigate for speed signage on Pelham Rise.
6	31/10/2023	Lake Drive Pond	The pond needs some care and to bring it back to the happy thriving place for wildlife it once was.	Committees & Assistant Projects Officer	CAP Officer has been trying to push for a ecologist /management plan for nearly 2 years. Pond is in poor state, stagnant and wildlife has all disappeared. 22.11.23 Email sent (with attached 2 year timeline) to councillors & Andy Frost for an update on this pond due to resident complaints and concerns - awaiting response 2 x emails sent to Cllr Julia Carr 21/12/ & 8/1 on Cllr Donovan's request due to having interest to help with the pond. no response. Cllr Carr unable to help. 12/4 Cllr Gallagher has contacted Chris Bibb
7	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

