



Draft Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 11th August 2026 at 6:15pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Campbell (Vice Chair) Cllr Wood, Cllr P Davies, Cllr Rosser

Officers: Vicky Onis (Committee & Assistant Projects Officer)

4 members of the public were in attendance.

1 PH2638 CHAIR ANNOUNCEMENTS

The Chair ran through the Civility and Respect statement, explained the fire procedure, reminded committee of the mobile phone protocol and that the meeting was being recorded

2 PH2639 PUBLIC QUESTIONS

Q1 Cllr Campbell, Committee member for the Planning Committee, spoke as a member of the public and as a member of Friends of Peacehaven and Telscombe Library (FOTPL). ESCC has now put in their comments on the Morrisons proposal and on behalf of FOTPL it is requested the comments are discussed, and that policies and responses are developed from them too.

The letter from ESCC is on the website under the Morrisons planning application. This needs to be expedited by Councillors and PTC officers to do something about this as urgently as possible.

Q2 **LW/26/0387** A member of the public spoke on behalf of his parents, who reside on Cairo Avenue.

- Planning concerns relate to the neighbouring property and have been ongoing since 2022. Concerns include inaccurate drawings submitted as part of the original planning application, as well as health and safety issues arising from the construction, including the lack of guttering. Several other concerns were also raised.
- Formal complaints have been made regarding these issues; however, there has been a perceived lack of communication from LDC throughout the process.

Q3 **LW/26/0366** A member of the committee provided an update on the Open Spaces application submitted to LDC in support of registering the land as a new green space under the Commons Act 2006. The application was submitted as part of the LDC Call for Sites consultation on 4 April 2024 and includes over 20 statements from local residents supporting the retention of the area as public green space, together with evidence of public use dating back to the early 1980s.

Concern was raised regarding further development along Downs Walk since 2022, which has resulted in the loss of mature hedgerows and TPO trees. The ecological and community value of the remaining green space was emphasised, particularly its importance for biodiversity and wildlife and its longstanding use by local residents.

It was requested that these factors be taken into consideration and that outline planning permission for the proposed six houses should not be granted.

3 PH2640 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

All Committee members were present.

4 PH2641 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr Gordon-Garrett LW/26/0366
Cllr Davies LW/26/0387

- 5 **PH2642 TO ADOPT THE MINUTES FROM THE 21ST JULY 2026**
Proposed Cllr Rosser **Seconded** Cllr Wood
Committee resolved to adopt the minutes

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

It was agreed to take LW/26/0387 followed by LW/26/0366

Cllr Davies left the room at 18.35

The Chair reported that she and the vice chair had spoken to the resident at Number 36 via the doorbell intercom (who appeared to be the Applicant) and informed Committee of their views in support of the Application.

PH2645 LW/26/0387 36 Cairo Avenue Peacehaven (Variation of condition)

It was proposed that this committee strongly opposes the variation on the grounds that it is both taller and wider than the original proposal and also notes that arrangements must be made whereby a satisfactory gutter and water drainage arrangement is installed so that the neighbours are not receiving any water flow.

Standing orders suspended at 18.50 so that Cllr Wood can ask a question

Cllr Wood asked the resident whether any officers from LDC had visited the site to carry out an inspection. The resident advised that, although they had indicated that they would do so, neither he nor his parents had been included in any site visits.

Standing orders reinstated at 18.55

It was agreed that a request should be made for an LDC officer to visit the site as a matter of urgency.

Proposed by: Cllr Campbell
All in favour

Seconded by: Cllr Wood

Cllr Davies returned to the meeting 18.56

The Chair left the room at 18.56 and the Vice Chair took the seat.

PH2645 LW/26/0366 Land to east of Downs Walk

It was proposed to object on the grounds that it damages assets of particular importance and the adverse impacts would significantly and demonstrably outweigh the benefits (NPPF Para 11). The grounds for objection are:

1. Application statements are inaccurate, inadequate or self contradictory, for example: (a) it does not fulfil the designation of self build or custom build homes since the level, detail and uniformity already prescribed for the homes make it impossible for the 'relevant authorities' to follow Government Guidance that they **must** be satisfied that the initial owner will have 'primary' input into final design and lay-out'; (b) it states both that there are no trees adjacent that could influence the local character (PP-15039947) but also refers to the importance of existing trees/hedge to protect the views from SNDP (D&A statement para 2.2); it describes the site as open land despite the impassable vegetation on either side of the Way that runs parallel to Downs Walk and line of c.30/40 year-old self-sown oak trees ('young' for an oak tree), etc; (c) it states that there will be no diversion/extinguishment of rights of way despite proposing to build over a 'Way' that has been used

for decades (hundreds of years?) by walkers and horseriders and therefore qualifies as a Right of Way [*proof via aerial photos in 2004/2025 circulated to Committee*]; (d) it states that it is not within, adjacent or nearby to biodiversity designated site despite being within the Brighton and Lewes UNESCO Reserve; (e) it states that it will create new vehicular access (PP-15039947, p5) whilst also stating that the development will not add any parking spaces (p7); (f) PP-15039947 states that sewage will be by package treatment plant and that whether it connects to the mains sewage is unknown whereas D&A (para 14.44) states that foul drainage will be into the

Downs Walk existing drainage system.

2. The site is well beyond the settlement boundary, breaching LDC Policy D1 that has been repeatedly given weight in recent years in the rejection of Applications for development on other comparable sites, including by Inspectors after Appeal (eg LW/25/0105, LW/24/0105 and LW/23/0655). Decisions on these three Applications are more relevant than the cases cited by the Applicant.

3. As with other comparable Applications that have been rejected (see eg LW/25/0105 Decision statement), this development will breach LURA 2023 (and Section 245) which require 'active promotion' of the purposes of the SDNP; not least, by cutting off the Way used by horses and walkers it would become more difficult for the public to access the SDNP,

4. The Application breaches a number of Peacehaven and Telscombe Neighbourhood Plan (P&TNP) Policies, including: PT1(2) by breaking long views to the SDNP from eg Telscombe Road with new-build houses, with views from SDNP protected only by hedges that could be cut down; PT3 by destroying existing landscape features and self-sown oak trees with their underground fungal links (not replaceable); PT4 by inevitably affecting tranquillity and dark skies since the new houses would be immediately as close to the SDNP as in Applications LW/25/0105, LW/24/0105 and would replace with more houses the transitional landscape between the earlier Downs Walk development and the SDNP; PT11(1) since the local school is already oversubscribed, there are no communal facilities within walking distance and public transport/Highways remain inadequate with the A259 frequently blocked; PT12(1), PT 12(5) which requires incorporation of new links and junctions for pedestrians, cyclists and horseriders and their encouragement – not discouragement by removing the existing and long-standing links; PT17 – deciduous trees are a priority habitat.

5. The Application breaches NPPF 2024 including: Para 11 since it damages assets of particular importance and the adverse impacts would significantly and demonstrably outweigh the benefits; Para 105-6, 125(a) since the site is demonstrably special to local residents who applied to LDC years ago for it to be designated as a Local Green Space, an application supported by PTC; Para 125(b) since this undeveloped land performs many functions; Para 171 and 125(b) since the cumulative effect of reducing the porosity of the site is likely to increase the sometimes already serious flooding from Valley Road across the C7 to the Ouse [*photos are available*]; Para 189 since development within [the setting of the SDNP] should be sensitively located – ie not right next door to the boundary.

6. As the construction process elsewhere in the Valley Road area has shown, the imposition of Conditions cannot be an effective means of mitigation because they are not enforced or enforceable in practice

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

The Chair returned to the meeting at 19.27

All 4 members of the public left the meeting

PH2643 LW/26/0295 206 South Coast Road Peacehaven

It was proposed to support with a request to improve disabled access to the front entrance.

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

PH2644 LW/26/0072 86 South Coast Road Peacehaven

This application was noted.

7 PH2534 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 1ST SEPTEMBER 2026 AT 7.30PM

The next meeting was **agreed**

There being no further business, the meeting was closed at 19:37