

George Dyson
Town Clerk

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



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

20th August 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 27th August 2024 at 7.30pm.**

George Dyson
Town Clerk

A G E N D A

GENERAL BUSINESS

- 1 PH2048 CHAIR ANNOUNCEMENTS**
- 2 PH2049 PUBLIC QUESTIONS - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.***
- 3 PH2050 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**
- 4 PH2051 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
- 5 PH2052 TO ADOPT THE MINUTES FROM THE 30TH JULY 2024**
- 6 PH2053 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**
- 7 PH2054 UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**
- 8 PH2055 TO AGREE A RESPONSE TO THE SOUTH DOWNS NATIONAL PARK REVIEW OF ITS LOCAL PLAN**
- 9 PH2056 TO AGREE A RESPONSE TO THE APPEAL AGAINST REFUSAL OF PLANNING PERMISSION FOR NEW HOUSE ON LAND NEXT TO 4 TELSCOMBE ROAD**
- 10 PH2057 TO AGREE A RESPONSE TO THE APPEAL AGAINST NON-DETERMINATION OF AN APPLICATION TH THE LAND EAST OF BLAKENEY AVENUE**
- 11 PH2058 TO AGREE A RESPONSE TO A REQUEST FOR ADDITIONAL INFORMATION RELATING TO PUBLIC SAFETY AT THE DELL PARK**

12 PH2059 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

- a. Public Safety Working Party
- b. Grass cutting contract
- c. Meridian Monument and Area

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

<p>PH2060 LW/24/0317 6 Rustic Road Peacehaven</p> <p>Case Officer James Smith</p> <p>Deadline 29/8</p>	<p>2No. semi detached bungalows</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0317</p>
<p>PH2061 LW/24/0487 20 Coney Furlong Peacehaven</p> <p>Case Officer Kathryn Andrews</p>	<p>Demolition of an existing rear extension and replacement with a single storey wrap-around extension at the rear elevation</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0487</p>
<p>PH2062 LW/24/0482 8 Telscombe Road Peacehaven</p> <p>Case Officer James Smith</p> <p>Deadline 29/8</p>	<p>Single storey first floor extension to front, side and rear, two storey rear extension; two storey front extension and alterations to existing fenestration</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0482</p>

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

<p>PH2063 TW/24/0075/TPO 178A Roderick Avenue North Peacehaven</p> <p>Case Officer Mark Pullen</p> <p>Deadline 4/9</p>	<p>T1 - Sycamore - Fell</p>
---	-----------------------------

15 TO NOTE the following Planning decisions

<p>PH2064 LW/24/0639 21 Malines Avenue Peacehaven</p>	<p>Two storey front extension, single story first floor extension, ridge raising roof extension with fenestration alterations</p> <p>Lewes DC Grants permission. Peacehaven's Planning & Highways Committee supported this application</p>
<p>PH2065 LW/24/0469 Lower Hoddern Farm Hoddern Farm</p>	<p>Non-material amendment of application LW/21/0926 to move the visitor parking bay from outside Plot 448 to outside Plot 450</p> <p>Agreed by LDC PTC Noted amendment</p>

16 PH2066 TO NOTE PLANNING & HIGHWAYS COMPLAINTS**17 PH2067 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.****18 PH2068 TO NOTE DATE FOR THE NEXT MEETING AS TUESDAY 24th SEPTEMBER 2024**

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 30th July 2024 at 7:30pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Campbell (Vice Chair), Cllr Gallagher, Cllr Sharkey, Cllr Griffiths

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

3 members of the public were in attendance.

1. PH2019 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 19:32, welcomed everyone, ran through the fire exit procedure, asked for phones to be switched off and announced the meeting is being recorded, and for any meeting absences to be sent to the Town Clerk, the Civic, Governance and Support Officer, and the Meetings & Projects Officer. The following announcements were made:-

- Bowling event for staff and Councillors at 6pm Friday 2nd August
- Mayor's Bingo Event in aid of Breast Cancer on 28th August 2pm-4pm

2. PH2020 PUBLIC QUESTIONS.

There was 1 public questioner.

The first question was about Roderick Avenue bus stop, where it was explained that on both sides of the road the stops are not bus stop clearways either side of the road, but need to be, similar to Pelham Rise and Glynn Road.

Committee raised concern that this could cause an issue with shops and deliveries, and that a public consultation would need to take place, to which the member of public agreed. The member of public continued to explain that the bus stops are the 2 busiest in Peacehaven, and the Eastbound stop is not fit for purpose for various reasons.

Cllr Campbell confirmed that an alternative position for the bus stop about 50m further east, had been put forward as an option.

The member of public explained having received an email from Brighton Council with regards bus priority crossings.

3. PH2021 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were 3 apologies for absence.

Cllr Davies, no substitute

Cllr Seabrook – Cllr Griffiths substituted

Cllr Studd, no substitute.

4. PH2022 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were 0 declarations of interest.

5. PH2023 TO ADOPT THE MINUTES FROM THE 2nd JULY 2024

It was proposed to adopt the minutes from 2nd July 2024.
Proposed by: Cllr Gallagher Seconded by: Cllr Sharkey
The Committee **resolved** to **adopt** the minutes.
All in **favour**.
1 abstained.

6. PH2024 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The budgetary report was **noted**.

7. PH2025 TO NOTE REPORT - UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher expressed moving in tangent with the Lewes Local Plan, and explained that there had been housing targets, but 18 months into the plan preparation they were advised to no longer be looking at sites and numbers as it was all going to happen through the Lewes plan.

Cllr Gallagher mentioned Making Places from 2016, and expressed that the issues and problems faced then are very much the same now; that examiners comments were now with LDC, that there were no policies or procedures changes, but was more to do with information required.

The report was **noted**.

8. PH2026 TO NOTE THE RESPONSE FROM ESCC REGARDING SPEED SIGNAGE IN PELHAM RISE

The Civic, Governance and Support Officer expressed that if there were any questions, to please let her know.
The response was **noted**.

9. PH2027 TO NOTE THE RESPONSE FROM BRIGHTON & HOVE BUSES REGARDING ADDITIONAL POLES INSTALLED AT LOCAL BUS STOPS IN PEACEHAVEN

There was general discussion about the way in which the bus stop worked, including the flag which shows bus drivers where to stop but is not adhered to. Officers are to make Brighton and Hove buses aware of this issue.

The response was **noted**.

10. PH2028 AGREE TO REQUEST THAT ESCC EXTEND THE HOURS FOR FREE USE OF THE DISABLED PERSON(S) BUS PASS

An Officer is to respond to ESCC in reference to option 2, and also to send a letter to the MP, with the report, and explain that it's a national problem.

It was proposed to agree to the request to option 2 & 5.

Proposed by: Cllr Campbell Seconded by: Cllr Sharkey

All in **favour**.

Cllr Gallagher explained that car park charges and fines pay for the concessionary Brighton&Hove bus fares.

11. PH2029 TO NOTE THE REPORT AND AGREE TO PREPARE A PTC WISH LIST TO PUT FORWARD TO ESCC AND BSIP TEAMS

Cllr Gallagher mentioned the Enhanced Partnership Forum that the Meetings & Projects Officer forum attended, and questioned whether attending the forum and being involved in BSIP was an item of Peacehaven Town Council or the best use of an Officer's time.

The Meetings & Projects Officer briefly summarised the forum attended, and that they would be approximately every 3 months; explained she was new to the BSIP topic, and would be happy to continue, but would speak with the Town Clerk about the best way forward.

Cllr Gallagher expressed that the Residents Association was a useful link for BSIP, that BSIP was not on the business plan and resources in terms of officer time and finances were being watched carefully.

The report was **noted**.

12. PH2030 TO DECIDE - CONCERN FOR PUBLIC SAFETY AT THE DELL PLAY PARK

The Chair introduced the report.

It was proposed to agree to the request for an Officer to communicate with ESCC on their intentions to replace the damaged railing and to investigate extending and strengthening it.

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

All in **favour**.

13. PH2031 TO CONSIDER THE TECHNICAL CONSULTATION FROM LEWES DISTRICT COUNCIL

The Chair explained that the papers were not included, but were sent out separately by the Town Clerk, and that all correspondence is to be sent through the Town Clerk.

14. PH2032 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Group

The Meetings and Projects Officer mentioned the Road Police would be putting up additional signs at Pelham Rise and Roderick Avenue, and would also that be visiting school about road safety, and parking around schools. The Civic, Governance and Support Officer mentioned that for speedwatch a body camera could be borrowed. The Chair mentioned that volunteers for speedwatch were required.

Cllr Campbell queried training for speed detection, and The Chair summarised this.

It was expressed that the next meeting is planned for September.

b. Rights of way

The Chair explained this was an item for Full Council since it was a TFG under Full Council.

c. Grass – cutting contract

Cllr Campbell expressed there would be a meeting before the next Committee meeting, where a report would hopefully be brought, prior to the grass cutting deadline of October / November 2024.

d. Monument and Area TFG

The Chair explained this should have been on the agenda, and Meetings and Projects Officer explained the next TFG meeting would be 22nd August at 12pm.

15. TO COMMENT on the following planning application:-

PH2033 LW/24/0448 35 Cornwall Avenue Peacehaven

20:15 – 1 member of public left the meeting.

It was proposed to support the application

Proposed by: Cllr Sharkey Seconded by: Cllr Gallagher

All in **favour**.

PH2034 LW/24/0411 2 Steyning Avenue

The variation was **noted**.

PH2035 LW/24/0469 Lower Hoddern Farm, Hoddern Farm Lane

Cllr Campbell explained the whole of Chalkers Rise construction would be completed and that it needed to be reviewed to make sure that PTC were satisfied when they are leave in September. Officers were asked to check the situation after they've finished.

The application was **noted**.

16. PH2036 TO NOTE THE FOLLOWING PLANNING DECISIONS

PH2036 LW/24/0352

The planning decision was **noted**

PH2037 LW/24/0346

The planning decision was **noted**

The planning decision was **noted**

PH2038 LW/24/0331

The planning decision was **noted**

The planning decision was **noted**

PH2039 LW/24/0287

The planning decision was **noted**

PH2040 LW/24/0147

The planning decision was **noted**

PH2041 LW/24/0115

The planning decision was **noted**

PH2042 LW/24/0113

The planning decision was **noted**

PH2043 LW/24/0329

The planning decision was **noted**

PH2044 LW/23/0683

The planning decision was **noted**

17. PH2045 TO NOTE PLANNING AND HIGHWAY COMPLAINTS

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

18. PH2046 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED

Cllr Gallagher expressed the action plan comments were old, and for No. 3 – Lake Drive Pond to be removed completely as there would be a big survey about local green spaces, and Cllr O'Connor will be moving this item forward.

19. PH2047 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 27TH AUGUST 2024

The next meeting was **confirmed**.

There being no further business the meeting ended at 20:29.

Detailed Income & Expenditure by Budget Heading 14/08/2024

Month No: 5

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	0	1,850	1,850	0	1,850	0.0%	0
4101 Repair/Alteration of Premises	48	2,500	2,452		2,452	1.9%	
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	12,449	15,628	3,179	0	3,179	79.7%	0
Net Expenditure	(12,449)	(17,478)	(5,029)				
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	12,449	17,478	5,029	0	5,029	71.2%	
Net Income over Expenditure	(12,449)	(17,478)	(5,029)				
Movement to/(from) Gen Reserve	(12,449)						

George Dyson
Town Clerk

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



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

Committee:	Planning and Highways	Agenda Item:	PH2055
Meeting date:	August 27 2024	Authors:	Chair of Committee
Subject:	Response to SDNP Review of its Local Plan		
Purpose:	To Agree PTC Response to South Downs National Park Review of its Local Plan		

Recommendation(s):

That Committee support the SDNP Draft Review`s prioritisation of the climate emergency and biodiversity crisis and request that the Review (1) Give greater emphasis in any revision of its Local Plan to the need to protect the semi-rural areas of Peacehaven adjacent to the SDNP (2) Make it clear that no SDNP sites within or bordering Peacehaven will be assessed as suitable for housing development in the revised SDNP Local Plan (3) Increase its emphasis on enforcement. It also urges PTC councillors, residents (including PCS students) to respond to the Consultation.

1. Background

The South Downs National Park is currently in the `early participation` stage of Reviewing its Local Plan in order to produce a new Plan 2024-2042. The deadline for contributions to this stage is September 16. The first formal consultation will take place in 2025. The process of Review involves a call for sites for development on SDNP land. At least one owner is known to be exploring the possibility of applying for housing development on at least one large site within the SDNP but bordering Peacehaven. So far, no housing development within the SDNP has been on sites close to or within Peacehaven. An application for holiday lets on PTC land bordering SDNP which has been refused is proving difficult to enforce. Two applications for single new houses close to the SDNP border in the north of Peacehaven have gained planning consent from LDC.

Peacehaven`s settlement area is already one of the most densely populated in East Sussex and infrastructure is relatively poor. Further housing development on the Peacehaven side of the SDNP border has the power to damage or even destroy the special features of the SDNP`s landscape character: to the east and north east, Peacehaven`s green and treescaped north-eastern borders are visible right across the Ouse Valley, including from stretches of the South Downs Way; the western boundary provides wooded view that contrast with the grassland that stretches up Telscombe Tye. Housing development on any scale in the Valley Road area would reduce the dark skies and tranquillity that characterises most of the SDNP that borders it in three directions. The north slopes of Rushey Hill are also visibly prominent from wide stretches of the SDNP.

Nature Recovery and rebuilding biodiversity in parts of Peacehaven that border the SDNP would support SDNP policies in relation to the climate emergency and biodiversity crisis (see especially para 2.1 of SDNP Draft Project Document and paragraph 5.1).

The SDNP Local Plan Review documents and Surveys can be found at <https://sdnpalocalplanreview.commonplace.is>. There is a special survey for 13-15 year-olds. Deadline September 16

2. Options for Council

1. To support the Recommendation
2. To support an amended version of the Recommendation

3. To do nothing

3. Reason for recommendation

The SDNP is a bastion of action to combat the climate emergency and biodiversity crisis. If Peacehaven`s borders with the SDNP are built over, the SDNP itself will be severely damaged, especially in the three borders that surround the Valley Road Area and in terms of the views from the Park from the west through north to the north-east. Peacehaven`s biodiversity of trees and scrub complements the grassy Downs of the adjacent SDNP and has the power to improve the biodiversity and nature recovery in the SDNP itself. If the SDNP`s site assessment process selects land bordering Peacehaven as suitable for housing development, Peacehaven`s inadequate infrastructure will be stressed even further.

4. Expected benefits

a. The community

Maintenance and improvement of amenity and recreation. Improved opportunities for education. Cleaner air and absence of construction traffic through North Peacehaven.

b. The environment

SDNP and Peacehaven working together could halt the depletion of biodiversity and even start to rebuild nature recovery. Protecting the borderlands of Peacehaven and the SDNP on both sides would maintain the current dark skies and tranquillity. Species will be protected and colonies of eg bats, invertebrates and birds will not be lost. Emissions from construction in areas that are difficult (eg steep valleys, lack of existing roads or drains) will be prevented. Fewer vehicles will pollute the air in Peacehaven and the surrounding SDNP.

c. Other

5. Implications

5.1 Legal	
5.2 Risks	
5.3 Financial	
5.4 Time scales	Two weeks till deadline
5.5 Stakeholders & Social Value	Yes
5.6 Contracts	
5.7 Climate & Sustainability	Yes – a lot
5.8 Crime & Disorder	
5.9 Health & Safety	Yes – more outdoor opportunities
5.10 Biodiversity	Yes – a lot
5.11 Privacy Impact	Yes
5.12 Equality & Diversity	

6. Appendices



Committee:	Planning and Highways	Agenda Item:	PH2056
Meeting date:	August 27 2024	Authors:	Vice Chair of Committee
Subject:	Appeal against Refusal of Planning Permission for new house on land next to 4 Telscombe Road		
Purpose:	To expand on the summarised grounds for PTC objection to this Planning Application		

Recommendation(s):

That the Town Clerk inform the Inspector that PTC reiterates its objection to this planning application on the following grounds, expanding on the summary grounds for objection already recorded:

1. The 2014 grounds for rejection of an Appeal against refusal of a similar application are still valid
2. Some details in the Planning Application are significantly inaccurate or misleading
3. It breaches SDNP Local Plan Policies
4. It breaches policies in the Lewes District Council Local Plan (1 and 2) and goes against policies under consultation for inclusion in LDC Local Plan 2040.
5. It breaches policies in the emerging Peacehaven and Telscombe Neighbourhood Plan

1. Background

In 2013, a Planning Application (LW/13/0454) to build a house on the site, converting it from agricultural to residential use, was rejected by LDC. The Applicant appealed. The Appeal was rejected by the Inspector (APP/P1425/A/14/2214658). Following Pre-App advice, a new Application was made in 2024 (LW/24/0105). This also was rejected by LDC and is now the subject of an Appeal to the Inspector (APP/P1425/W/24/3345368).

On March 5 2024, PTC Planning and Highways Committee had voted to object to Application LW/24/0105 (with one abstention). Since then, LDC Planning has criticised PTC objections to a different Planning Application on the grounds that: `whilst the Town Council [iePTC] representation states there are conflicts with numerous policies it does not provide any substantial commentary on why the scheme is in conflict with these policies`. It seems that PTC's objections may carry little weight with planners if expressed in summary form. Given the importance of this site, this Report provides `substantial commentary` on why the proposal for a house on the land adjacent to 4 Telscombe Road is `in conflict` with planning policies.

2. Options for Council

- (a) To adopt the Recommendations
- (b) To adopt an amended version of the Recommendations
- (c) To do nothing

3. Reasons for Recommendations

The proposal is to build one house for one family. In 2014 the Inspector said that the benefit does not outweigh the substantial harm. This is still true, although the application is not exactly the same. Harm would be done to the SDNP, to the local biodiversity and wildlife (especially through the reduction in tranquillity and dark skies) and possibly to the lower valley floor as a result of increases in water flows to it and flooding, including in the SDNP

downstream of the Valley. The climate emergency and biodiversity crisis are worse than ten years ago. Planners need to do more on these two fronts, not less, than in 2014 and changes to national planning policy since 2014 reflect this by strengthening policies on ecology and biodiversity. The legal position of Lewes DC in relation to its failure to publish plans for five years of housing need should not mean that LDC Planners or Planning Inspectors give less weight than merited by national planning policy to sustainability.

(a) The 2014 grounds for rejection of an Appeal are still valid

When the then Applicant, Mr J. Appleton, Appealed in 2014, the application was rejected because the Inspector did not accept that the benefits `would outweigh the substantial harm that the proposal would cause to the landscape`. The Application that is now being taken to Appeal is not identical to the 2013 Application, but the site is similar, as is the intention to build a single dwelling on the site. In PreApp in 2023, LDC officers stated: `as with the refused 2013 scheme, given the location of the site in an elevated position....a dwelling, particularly of this scale, would have a significant, detrimental effect on the character of the countryside and setting of the South Downs National Park` (PREAPP23/00007). Although some changes have been made since the PreApp, they do not sufficiently alter this basic position in terms of views from SDNP sites right across the Ouse Valley (see attached photograph of some of these sites). It is even arguable that the raising of the building up the hill will make both the house and the light from the big eastern facing window even more obtrusive. The Formal Application seems to be for market housing (not self-build, as stated in the Design and access Statement) even though the Applicant this time is said to be a local resident (Mr. Joshua Ockenden, who gives his address as C/O Brighton Planning - the Agent is Nancy Astley of Brighton Planning; the address of the current owner of the land is given as Holcombe Farm).

(b) Some details of the Planning Application documents are inaccurate, misleading or mutually incompatible

(i) On the formal Planning Portal Application form (PP-12798540) a number of responses are not accurate: there **are** trees and hedges on land adjacent to the proposed development site that could influence the development and might be important as part of the local landscape character (note that view-protecting vegetation between the east side of the site and the `bridle path` is not inside the site, much of the view-protecting vegetation lies on the other side of the bridle path, it is deciduous and could be cut down any time – including trees - and it is also not clear from the plans whether the west side hedge is rooted on the site or on the nextdoor site - see plan P/2371/05); there are also trees and hedges on the land to the south that are important (I heard a lot of goldfinches there recently); the Application form states that the proposal will not increase flood risk elsewhere – this is questionable (see (b)(ii) below), especially given the proposed soakaway(s); there **are** `other biodiversity features` near the application site` - these are well discussed in other documents that form part of the Application, but their existence should not have been denied on the form; the form states that the application is for market housing NOT for self build, as stated in paras 1.1.1 and 4.1.1 of the Design and Access statement (DAS, dated Feb 2023, presumably meaning Feb 2024). Could the discrepancy on market/self build prejudice a decision – or the legal effects of a decision - to accept the Appeal? Depending on which of the two documents has more legal weight (Peacehaven's P&H committee is not sufficiently expert to be sure about this)? If the Inspector rules in the Applicant's favour, would the planning consent be for market housing or self-build?

(ii) On the issue of flooding, the Applicant seems to contend that what matters is the site's Flood Zone1 status (see eg Brighton Planning letter to LDC Planning Department, 24/03/24 and the denial quoted above that the proposal will increase flood risk elsewhere). Some water from the site is likely to flow downhill into the valley floor area below. The most recent classification for this valley floor (some years ago) was `medium` risk in parts (see map at end). Climate change is accelerating and water from the Valley Road recently flooded right down towards the C7 road. By covering large areas (including the footprint of the house) high up on the hill, there will be a smaller area of earth on the site for rain to soak vertically into the ground as it falls. Conversion to residential is likely to mean more liquids, including from mains water but also chemicals from car washing, patio and gutter cleaning for example, ending up in the ground via soakaways. It is unrealistic to base planning decisions (especially in sensitive sites) on the assumption that mains water will not be used by residents for these sort of purposes.

(iii) The photographs submitted by the applicant appear to have been taken at a time when the deciduous trees are covered in leaves – for the much of the year the branches are bare and their protective value in relation to views from the SDNP, dark skies and tranquillity policies is much lower than the photographs suggest. Hedges and vegetation cannot be dealt with by Condition because conditions applying to the future may be valueless in practice: we have been told that planning authorities do not have a legal duty to enforce conditions and have limited resources. This means that, unless a threat to life and limb, any conditions for future time must be assumed to be unenforceable.

(iv) The photographs do not fully indicate the effect of the big double window looking out across the Ouse Valley which will be visible for miles. This is important for view and dark skies prioritisation by SDNP. (see photograph attached)

(c) The Planning Application breaches SNDP Local Plan policies

The SNDP does not oppose the principle of development. However, the proposal breaches its policies SD6, SD7 and SD8.

(i) Strategic policy SD6 on safeguarding views permits development proposals that... (b) 'conserve and enhance ...views from publicly accessible areas which are within to and from settlements which contribute to the viewers' enjoyment of the National Park' and '(c) Views from public rights of way, open access land and publicly accessible areas'. It also states that 'development proposals will be permitted provided they conserve and enhance sequential views and do not result in adverse cumulative impacts'. As the accompanying text explains, 'Representative views and landmarks set out in the *View Characterisation and Analysis Study* do not provide an exhaustive list and reference to these studies will not be a substitute for appropriate site-based assessment....'. High on the north-east corner of Peacehaven, the site for this Application could hardly be more prominent in terms of its effect on views from all parts of the SDNP in the Ouse Valley and to the north east of the Ouse Valley. It would be highly visible from two rights of way inside the SDNP, one of them tens of metres from the site.

(ii) Strategic Policy SD7 on relative tranquillity requires development to 'conserve and enhance' relative tranquillity. This site is about as tranquil as any could be that isn't high up on a downland field – at the end of a cul-de-sac with a bridleway and a footpath leading off. It is probably classifiable as an 'intermediate' tranquillity area (SD7 para 2), to judge from its green colour on the Policies Map, where development 'should conserve and enhance, and not cause harm to, relative tranquillity'. The addition of two cars, with visitors, and a family, will certainly not conserve and enhance the tranquillity of that area of the SDNP, which includes stretches of bridleway and footpath in the immediate vicinity.

(iii) Strategic Policy SD8 on dark night skies relies on the same policies map. Again, the SDNP adjacent to site is intermediate (higher tranquillity and dark skies score than most of Telscombe Tye, for example). Few and small windows look eastwards from the existing properties in Telscombe Road, some distance from the SDNP. The big east-facing window so close to the SDNP border, the headlights of cars arriving at night and the outside lighting that would probably spring up in contravention of any unenforceability of any conditions imposed as part of the granting of Planning Consent would all add up to the end of dark skies in the adjacent sector of the SDNP. Because the site sticks out eastwards from the settlement area, and vegetation is deciduous/could be cut down on adjacent sites to the south, east and north, the SDNP dark skies policy will be breached in three directions.

(d) Breaches of LDC Planning Policies

It is agreed that the site is outside the Peacehaven Settlement Boundary. It therefore breaches policies D1-12. Until LDC has identified the number sites for housing required under the NPPF, this seems to carry little weight. The proposal is also a breach of 2003 saved policy PT19, that reserves the Area including the site for non-housing. The proposal is also a breach of Policies 9, 10 and 12 LDC Core Policy 1. The LDC document *Towards a Local Plan spatial*

strategy and policies directions contains indications of proposed policies for the Local Plan 2040. The proposal in this Appeal could breach strategic policies NE1, NE2, NE3, NE4, IC2, D3 and W1.

(e) Breaches of the policies in the emerging Peacehaven and Telscombe Neighbourhood Plan

In particular, the Proposal is in breach of: Policy PT1(2) (it will not have a positive impact, considering the local context); PolicyPT4 – which reflects the SDNP policies quoted above and requires development in Peacehaven to follow them; Policy PT7 (internal stairs and other features are less accessible than the policy mandates).

4. Expected benefits

a. The community

The proposal would reduce the quality of the SDNP in three directions from the site, reducing amenity for everyone else, especially for those using the nearby footpaths and those who view the site from the SDNP. Stopping it will also prevent these undesirable effects.

b. The environment

If the Inspector approves this Application, the environment will be damaged.

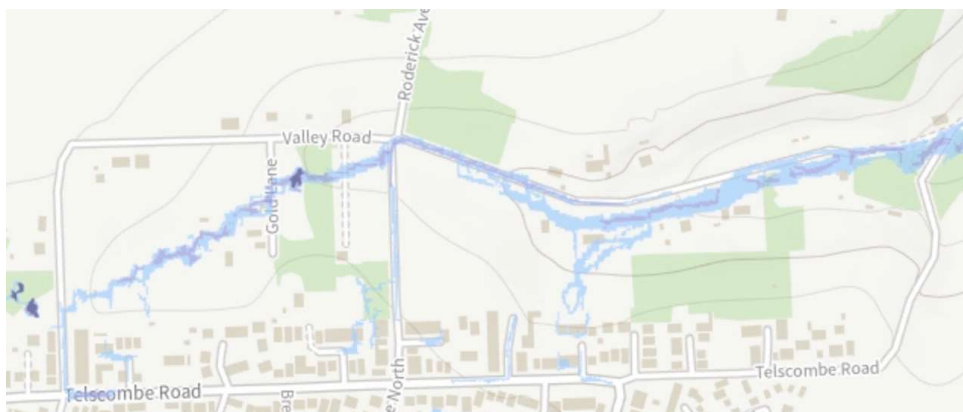
c. Other

Approval of this application could be a precedent for other damaging housing development applications.

2. Implications

5.1 Legal	Planning
5.2 Risks	An even worse development
5.3 Financial	
5.4 Time scales	
5.5 Stakeholders & Social Value	Amenity
5.6 Contracts	
5.7 Climate & Sustainability	Possible increase in flooding, damage to wildlife
5.8 Crime & Disorder	
5.9 Health & Safety	
5.10 Biodiversity	Damage
5.11 Privacy Impact	
5.12 Equality & Diversity	

3. Appendices





Peacehaven

Clerk To Peacehaven Town Council
Town Council Office
Community House
Meridian Centre
Meridian Way
Peacehaven
East Sussex
BN10 8BB

Housing and Development

my ref: APPEAL/24/0017
your ref:
date: 15 August 2024

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER S78

Planning Inspectorate Ref: APP/P1425/W/24/3346977

Appeal Starting Date: 13 August 2024

Appeal by: Mr Cheffings

Proposal: Erection of a two storey three bedroomed detached dwelling and associated parking and landscaping

Site: Land To The East Of, Blakeney Avenue, Peacehaven, East Sussex,

An appeal has been lodged against the Non-Determination of an application for consent, details shown above.

It has been agreed by the Department for Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the **Written Representation** procedure. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held. This may be subject to review at a later date.

Lewes District Council
6 High Street
Lewes
East Sussex
BN7 2AB

Eastbourne Borough Council
1 Grove Road
Eastbourne
East Sussex
BN21 4TW

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
FAO - Caroline Harvey
C Eagle, 3rd Floor
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 17th September 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website at <https://acp.planninginspectorate.gov.uk>.

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents are available for inspection via the Council's website at <http://planningpa.lewes-eastbourne.gov.uk/online-applications/> by searching using the planning application reference LW/23/0655.

The Council's statement should also be available but please check before coming to the office if you particularly wish to see it. A copy of the appellant's grounds of appeal is available during normal office hours or through the Council's website.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the GOV.uk at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

When made, the decision will be published on the Planning Portal. If you wish to be advised of the outcome of the decision, you must write to the Planning Inspectorate and request that they notify you of the decision.

Yours faithfully

Mr Marc Dorfman
Senior Specialist Advisor

Phone:
Email: Customerfirst@lewes-eastbourne.gov.uk
Website: lewes-eastbourne.gov.uk

COMMUNICATING WITH THE INSPECTORATE

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
FAO - Caroline Harvey
C Eagle, 3rd Floor
Temple Quay House
2 The Square
Bristol
BS1 6PN

To be received not later than: 17th September 2024

PH2058

From: Stakeholder Liaison Team
Sent: Wednesday, August 14, 2024 12:52
Subject: RE: crash Barrier

Good afternoon,

Thank you for your further email.

I have contacted the Traffic and Safety as this would be something their team would investigate. They have asked for you to email them directly on [REDACTED] explaining the issue and where you would want the barrier to be extended too.

Should you have any further questions please don't hesitate to contact me.

Kind regards,

[REDACTED]

East Sussex Highways Members Services | East Sussex Highways

T: +44 (0)3450 712715 | E: customerservicemanager@eastsussexhighways.com

East Sussex
Highways 

**Balfour
Beatty**  East Sussex
County Council

It is strictly forbidden to forward this email or share any contact details with any third party.

Complaint No.	Date Received	Method of contact	Area	Category	Details of Complaint	Actions taken	Current Status	Days taken to close
236	26/07/2024	Email	Non PTC land	Pavement/verge obstruction	Obstructed Shared Cycle Path between the Golf Club and Cresta Road	<p>has been reported to ESCC Highways who report that the path is safe to use and are not going to do anything.</p> <p>Escalated the matter to the new MP Chris Ward and also Newhaven MP James McCleary.</p> <p>The Chair of LDC is also pressing for action.</p> <p>The office of Chris Ward has written to the East Sussex County Council Lead Member for Transport and Environment</p>	Referred	1

Planning & Highways Committee - Action Plan

updated 31.07.2024

CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	UPDATE
1	03/09/2019	Public rights of way TFG - Concrete path from Lower Hoddern 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 Telscombe Town Council about the speed activated sign, and report back to the P&H Committee.	Committees & Assistant Projects Officer	Next meeting date set for 16th September - Still no attendance from the schools. Schools have been sent information on Ellie Thornton foundation where grants of £500 are available to improve the safety of children entering and exiting schools. Road Safety Officer Steve O'Connell will be shortly visiting schools to discuss as no attendance at the public safety meetings.. * Need more volunteers to support speed checks, so that data can be collated for the purchase of a SID. Need volunteers and data in order to purchase a SID we need regular data to prove problem areas. PTC have advertised for volunteer's numerous times along with 2 speed watch presentations held by police traffic officer Steve O'Connell. Only 2/3 residents attended the sessions and didn't volunteer. Another option to speed along this process would be to purchase a speed strip which can be set up to record the speed of cars for a week 24/7. The approx. cost will be £500 - projects officer investigating * operation downsway - drones will be used to combat anti social bikes and used across fields and areas
5	26/02/2024	EV Chargers			10/3/24 1st phase of installations in LDC have taken place with a company called Connected Kerbs. Peacehaven is likely to be in the 2nd Phase possibly the Lewes District car parks. Roderick Ave North. Piddinghoe Ave and Steyning ave. The LDC Officers want to evaluated the installation to make sure all satisfactory before proceeding with Phase 2