

TELSCOMBE TOWN COUNCIL



To Chairman and Members of the Planning & Highways Committee:-
Cllr C Clarkson, Cllr C Gallagher *Chair & Mayor*, Cllr M Lawrie,
Cllr C Ndeloa, Cllr L O'Connor, Cllr C Robinson,
Cllr N Watts *Deputy Mayor* and Cllr T Williamson

Telscombe Civic Centre
360 South Coast Road
Telscombe Cliffs
BN10 7ES
Tel: 01273 589777
www.telscombetowncouncil.gov.uk

27th May 2026

You are summoned to attend a meeting of the **Planning & Highways Committee** to be held in Room 1 at Telscombe Civic Centre on **Wednesday 3rd June 2026 at 7.30pm.**

Stella Newman
Town Clerk

AGENDA

1. To appoint a Vice Chair
2. Public question time - Members of the public are welcome to attend and may ask questions relevant to the Committee - maximum time allotted 15 minutes
3. Apologies for absence and substitutions
4. To receive Members' declarations of interest in relation to matters on the agenda
5. To approve the minutes of the Planning & Highways meeting held on Wednesday 13th May 2026 – *attached*
6. To consider the following planning application(s) from LewesDC:-

LW/26/0242 – 22 Hamsey Road, Saltdean, East Sussex BN2 8DE

Case officer: James Emery

Single storey rear extension, roof extension including hipped to gable roof with 2no. front dormer, 1no. rear dormer and first floor terrace to front elevation to create first floor living space

LW/26/0247 – 179 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DR

Case officer: James Emery

Loft conversion to expand first floor living space with gable end roof, 2no. front and 1no. rear dormer, extension of existing front porch to infill area

7. To note the planning decision made by LewesDC – *see attached*

LW/26/0006 - 81 Lincoln Avenue, Peacehaven, East Sussex BN10 7JU

Case Officer: Danielle Durham

Erection of 1no. semi-detached, two-storey dwelling, replacement of existing conservatory with patio/lawn, addition of 1no. car parking space, cycle storage and associated landscaping

Lewes District Council REFUSED permission

8. To note actions carried out or required from previous meetings and agree any further measures required – *see attached*
9. Neighbourhood Plan Update – *see attached*
10. To note complaints relating to this Committee – *see attached*



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11. To note Peacehaven Town Council's Planning Committee meeting paperwork and minutes and decide if we want to arrange another joint meeting between the two Town Councils – *see attached*
12. To discuss speeding traffic in Telscombe and East Saltdean and consider preventative measures – *see attached*
13. To consider commenting on the South Downs National Park Authority's Local Plan consultation – *see attached*
14. To note update on Order made by East Sussex County Council for 2 public footpaths in Saltdean, Telscombe 23 running from Northwood to Findon Avenue and Telscombe 24 across the green at Findon Avenue – *see attached*
15. To consider prices received from alternative energy supplier for street lighting – *see attached*
16. To note temporary suspension of 7.5 tonnes weight restriction Order 2026 on A259 South Coast Road - *see attached*
17. Urgent matters at the discretion of the Chairman for noting or adding on a future agenda

The Council, members of the public and press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Clerk (in advance) who will instruct that they are not included in the filming.

Next Committee meeting - Wednesday 24th June 2026



TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **Planning & Highways Committee** held in Room 1 at Telscombe Civic Centre on **Wednesday 13th May 2026** at 7.30 pm.

COMMITTEE MEMBERS PRESENT: C Gallagher *Chair*, L O'Connor, C Robinson, N Watts *Vice Chair & Deputy Mayor* & T Williamson

Also Present: Bianca Buss, Amenities Officer (*minutes*)

3951. PUBLIC QUESTION TIME

There were no members of the public present.

3952. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Lawrie who was on leave and Cllrs Clarkson and Ndeloa, who had work commitments. These reasons were accepted by the Committee. Cllr Sharkey has been granted leave of absence until the end of May 2026.

3953. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

None.

3954. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 22nd APRIL 2026

It was proposed by Cllr Williamson, seconded by Cllr O'Connor and unanimously **RESOLVED** that the minutes of the meeting held on 22nd April 2026 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.

3955. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS FROM LEWES DISTRICT COUNCIL

LW/26/0113 – 19 Brambletyne Avenue, Saltdean, East Sussex BN2 8EL

Case Officer: Danielle Durham

Alterations to first floor fenestration (additional document)

It was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** to make **NO COMMENT** on the application, as the Councillors felt there was insufficient information provided and were unsure if this application should be coming to this Committee.

LW/26/0157 -3 Cowden Road, Saltdean, East Sussex BN2 8DD

Case Officer: Danielle Durham

Extension to existing front porch and alteration to front window

It was proposed by Cllr Williamson, seconded by Cllr Watts and unanimously **RECOMMENDED** to **SUPPORT** the application.

3956. TO NOTE THE PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL

The following planning decisions were noted:-



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3956. To note the planning decisions made by Lewes District Council (Contd)

LW/26/0092 – 20 Bannings Vale, Saltdean, East Sussex

Case Officer: Danielle Durham

Demolition and reconstruction of double detached garage onto new foundations

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

LW/26/0099 - 39 Oaklands Avenue, Saltdean, East Sussex BN2 8PB

Case Officer: James Emery

Demolition of existing side and rear extensions and addition of side/rear wrap-around extension; extension to front of existing garage and extension of existing roof ridge over; loft conversion including 3no. front dormers and 1no. rear dormer to create first floor living space; 1.8m height boundary fence to South and West boundary with brick piers and timber infill panels and associated landscaping to create 2no. parking spaces; addition of front porch.

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

LW/26/0111 - 112 Wicklands Avenue, Saltdean, East Sussex BN2 8EP

Case Officer: James Emery

Single storey side extension, single storey front infill extension, roof extension with addition of 4no. front dormers and 1no. rear dormer, removal of rear garden room and extension to rear decking with addition of steps and glass balustrade

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

3957. TO NOTE ACTIONS CARRIED OUT OR REQUIRED FROM PREVIOUS MEETINGS AND AGREE ANY FURTHER MEASURES REQUIRED

Meeting Date	Issue Detail	Action Owner	Update	Due Date
01.04.26	Min 3923, p 4568 – Public Question Time – pizza van and parking around Telscombe Cliffs Academy	LOC	Cllr O'Connor is liaising with LDC re issues highlighted with pizza van running in a residential area (smoke from van, planning consent and if there have been checks/ approval for running cables). <i>LDC have confirmed there are no planning concerns and Cllr O'Connor is escalating the other issues further.</i>	Jun 2026
		BB	ESH have been contacted re signs added to the grass verge. This has been passed to their enforcement team and we are awaiting a reply.	Jun 2026

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3957. To note actions carried out or required from previous meetings and agree any further measures required (Contd)

Meeting Date	Issue Detail	Action Owner	Update	Due Date
22.04.26	Min 3948, p 4577 – Update regarding change of energy supplier for street lighting and agree way forward	AG	The Admin & Finance Officer is seeking supply charges from alternative suppliers.	Jun 2026

Minute 3923 - Cllr O'Connor confirmed that he has not yet received a response from Lewes District Council (LDC). The Amenities Officer advised a member of the public had contacted the Town Council to see if there had been any progress. Cllrs O'Connor and Robinson advised they will make further contact with LDC.

The remainder of the action list was **noted**.

3958. NEIGHBOURHOOD PLAN UPDATE

The Committee **noted** the report from the Town Clerk and that members of the public had voted in favour of the Neighbourhood Plan. Cllr O'Connor advised that this will now be taken to LDC's full Council meeting on 26th May 2026 to consider if the Plan should be made. Cllr Gallagher requested that the steering group meet to discuss the terms of reference to ensure the two Town Councils work within this agreement and decide what needs to be progressed going forward. The Committee formally thanked Cllr Gallagher for all her hard work over the years and supported Cllr Gallagher's request that a follow on steering group meeting be held.

3959. TO REVIEW/UPDATE THE BUSINESS PLAN

The Committee **noted** the Business Plan and that project number 1, Develop a Neighbourhood Plan with Peacehaven Town Council (PTC), will need to be amended following LDC's full Council meeting on 26th May 2026.

3960. TO NOTE PEACEHAVEN TOWN COUNCIL'S PLANNING COMMITTEE MEETING PAPERWORK AND MINUTES

The Committee **noted** the most recent paperwork for PTC's meeting.

3961. TO CONSIDER WAY FORWARD WITH BUS SHELTER CLEANING FOR 2026/27

The Committee considered the Amenities Officer's report. It was proposed by Cllr Robinson, seconded by Cllr Williamson and unanimously **RECOMMENDED** to accept Twenty/20 Window Cleaning's quotation of £663 to clean the 13 bus shelters 6 times until 31st March 2027.

3962. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

The Amenities Officer advised that the new East Sussex County Council (ESCC) Councillor for Telscombe and North Peacehaven had made contact to advise us he is meeting with ESCC to draft a

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3962. Urgent matters at the discretion of the Chairman for noting or adding on a future agenda (Contd)

response to the Governments consultation on the reorganisation in East Sussex and Brighton & Hove. He is not in favour of a proposed merger with Brighton & Hove City Council and would like to meet with the Town Council to establish if we are in support of this action. The Amenities Officer stated that the Town Clerk had contacted him to advise that this will be discussed at the Town Council's full Council meeting on 20th May 2026, where he can attend and make any comments.

Cllr Robinson reported that prior to her concluding her time as our current ESCC Councillor, she had reported various large potholes to our East Sussex Customer Services Manager for progression. This has been forwarded to their enforcement team and we have since had notification that some of these potholes have been repaired. Unfortunately, when carrying out checks, only one had been repaired and she therefore asked the Amenities Officer if these can be listed on our complaints report and shown as completed once ESCC have carried out all the works. The Committee thanked Cllr Robinson for all her hard work during her time as our ESCC Councillor.

Cllr Gallagher informed the Committee that a resident had contacted her regarding recommendations on the continued progression of the wildlife verge at Crowborough Road. This had also been sent to the Amenities Officer and Cllr Gallagher reported that she had expected it to be taken to this Committee. The Amenities Officer confirmed this had been added to our list of complaints and will be taken to the next Committee meeting on 3rd June 2026.

There being no further business the meeting closed at 8.27pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 3rd June 2026



AGENDA ITEM	6
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	3 rd June 2026
SUBJECT	To consider planning applications received from Lewes District Council

1. INTRODUCTION

It was agreed by the Committee (minute 3638, p4287) that planning application papers would no longer be printed and therefore would not be circulated with the agenda.

2. INFORMATION

The front sheet for the planning applications that have been received are attached as follows:-

- LW/26/0242 – 22 Hamsey Road, Saltdean, East Sussex BN2 8DE
- LW/26/0247 – 179 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DR

The information regarding these applications was emailed to Committee members when they were received by us to enable members to view the full details via Lewes District Council's website.

3. RECOMMENDATION

To discuss and agree a response to the planning applications.

4. ENVIRONMENTAL IMPACT

Building additional properties on land can increase carbon emissions. Clearing land can disturb biodiversity. New developments often build on undeveloped land, affecting wildlife habitats.

5. FINANCIAL IMPLICATIONS

None.

PARISH CONSULTATION LETTER

From:	Planning	To:	Telscombe
Comments to be received by:	19.06.2026.		
Case No:	LW/26/0242		
Case Officer:	Mr James Emery		

Location: 22 Hamsey Road Saltdean East Sussex BN2 8DE

Proposal: Single storey rear extension, roof extension including hipped to gable roof with 2no. front dormer, 1no. rear dormer and first floor terrace to front elevation to create first floor living space

I am consulting you on the above development. A copy of the above planning application, together with accompanying plans, drawings and other documents, is available on our Public Access website by following the link below:

[Search and view planning applications - Lewes and Eastbourne Councils \(lewes-eastbourne.gov.uk\)](http://lewes-eastbourne.gov.uk)

We would be grateful to receive any observations no later than 19.06.2026.

Yours faithfully

Mr James Emery
Planning Officer

Phone: 01273 471600

Email: Customerfirst@lewes-eastbourne.gov.uk

Website: lewes-eastbourne.gov.uk

PARISH CONSULTATION LETTER

From:	Planning	To:	Telscombe
Comments to be received by:	19.06.2026.		
Case No:	LW/26/0247		
Case Officer:	Mr James Emery		

Location: 179 Telscombe Cliffs Way Telscombe Cliffs East Sussex BN10 7DR
Proposal: Loft conversion to expand first floor living space with gable end roof, 2no. front and 1no. rear dormer, extension of existing front porch to infill area

I am consulting you on the above development. A copy of the above planning application, together with accompanying plans, drawings and other documents, is available on our Public Access website by following the link below:

[Search and view planning applications - Lewes and Eastbourne Councils \(lewes-eastbourne.gov.uk\)](http://lewes-eastbourne.gov.uk)

We would be grateful to receive any observations no later than 19.06.2026.

Yours faithfully

Mr James Emery
Planning Officer

Phone: 01273 471600
Email: Customerfirst@lewes-eastbourne.gov.uk
Website: lewes-eastbourne.gov.uk



AGENDA ITEM	7
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	3 rd June 2026
SUBJECT	To note the following planning application decision made by Lewes District Council

The decision received is as follows:-

LW/26/0006 - 81 Lincoln Avenue, Peacehaven, East Sussex BN10 7JU

Case Officer: Danielle Durham

Erection of 1no. semi-detached, two-storey dwelling, replacement of existing conservatory with patio/lawn, addition of 1no. car parking space, cycle storage and associated landscaping

Lewes District Council REFUSED permission

Telscombe Town Council OBJECTED to the application



Agenda Item 8 – To note actions carried out or required from previous meetings and agree any further measures required

Planning & Highways Action List for 3rd June 2026

Meeting Date	Issue Detail	Action Owner	Update	Due Date
1.4.26	Min 3923, p 4568 – Public Question Time – pizza van and parking around Telscombe Cliffs Academy	LOC	Cllr O'Connor is liaising with LDC re issues highlighted with a pizza van running in a residential area (smoke from van, planning consent and if there have been checks/ approval for running cables). <i>LDC have confirmed there are no further concerns. I suggest that we ask residents to contact LDC direct with any complaints and that we close this from our action list.</i>	Completed
		BB	Flags/signs on grass verges are no longer present.	Completed
22.4.26	Min 3948, p 4577 – Update regarding change of energy supplier for street lighting and agree way forward	AG	The Admin & Finance Officer has obtained supply charges from alternative suppliers.	See new agenda item
13.5.26	Min 3961, p 4586 – To consider way forward with bus shelter cleaning for 2026/27	BB	Twenty/20 are now carrying out the cleaning of our bus shelters.	Completed
13.5.26	Min 3962, p 4587 – Urgent Matters – potholes in Telscombe Cliffs	BB	Potholes to be checked and kept live on the complaints list until works carried out. <i>St. Peters section not carried out. Grassmere & Broomfield Avenues to be checked.</i>	July 2026
13.5.26	Min 3962, p 4587 – Urgent Matters – wildlife verge at Crowborough Road	BB	Contact from resident re the continued progression of a wildlife verge to be discussed under the complaints agenda.	See new agenda item



AGENDA ITEM	9
REPORT TO	Planning & Highways Committee
REPORT FROM	Stella Newman, Town Clerk & RFO
MEETING DATE	3 rd June 2026
SUBJECT	Neighbourhood Plan Update

1. INTRODUCTION

A Neighbourhood Plan update is placed on every Planning & Highways agenda.

2. INFORMATION

A referendum took place on 7th May. It was approved by local voters, with 91.13% of residents voting 'Yes'.

The official breakdown of the poll results is as follows:-

- Votes for 'Yes': 5,499
- Votes for 'No': 1,694
- Total votes cast: 7,193
- Rejected ballot papers: 312
- Turnout: 42.01%

Following this successful local vote, the plan is due to be adopted by Lewes District Council. The plan will guide planning applications and local development up to the year 2030.

3. RECOMMENDATION

It is recommended to note the present position.

4. ENVIRONMENTAL IMPACT

n/a

5. FINANCIAL IMPLICATIONS

We have a budget for 2026/27 under nominal code 4355-401 for the Neighbourhood Plan of £500. We also have an earmarked reserve of just over £3,800 (nominal code 9038-910).

All costs are shared with Peacehaven Town Council with us paying one third and Peacehaven two thirds as the larger authority.

LDC have confirmed that they will pay the cost of the referendum which is £47,500.



AGENDA ITEM	10
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	3 rd June 2026
SUBJECT	To note complaints related to this Committee

1. INTRODUCTION

A list of any complaints is placed on alternate Planning & Highways meeting agendas.

2. INFORMATION

The attached spreadsheet provides details of each complaint received and the current status.

3. RECOMMENDATION

It is recommended that the Committee note the complaints received.

4. ENVIRONMENTAL IMPACT

The environmental impact will be considered when carrying out any works in response to a complaint.

5. FINANCIAL IMPLICATIONS

N/A.

Ref No	Date received	Taken to P&H	Area	Category	Nature of complaint	Current status
TTC-26-071	01.04.2026	22.04.2026	Telscombe Cliffs	Non TTC	Resident attended P&H mtg and raised concerns re a pizza van operating a business from Central Avenue at PQT. The business is open from lunchtime until 11pm, and cables are running from the van to a property to obtain power. Smoke is constantly coming into her house, and she has diarised this over the last two weeks, before reporting to LDC.	Completed
TTC-26-081	10.04.2026	22.04.2026	Telscombe Cliffs	Grass verges	At a TRA meeting, it was raised to Cllr Clarkson that a property in Fairlight Avenue, TC, is having works carried out and the builders vans are ploughing up the grass verges.	Completed
TTC-26-083	15.04.2026	03.06.2026	Saltdean	Vegetation	Trees and hedges are growing into the pathway in Bevendean Avenue and Rye Close.	Completed
TTC-26-085	16.04.2026	03.06.2026	Telscombe Cliffs	Non TTC	Resident complained about smoke from the pizza van and their flags being added to the grass verges.	Completed
TTC-26-088	04.04.2026	03.06.2026	Saltdean	Wildflower Verges	Resident advised they have been looking after the wildflower verge behind Homeridge House but feel it should be put back on the cutting schedule as it is not suitable. Their reasons are a) a large amount of pedestrians walk over the wildflower verge and b) the grass is too long, resulting in complaints to ESCC from residents living at Homeridge House. They recommended that footpaths are mown into the verge and flowers be planted, as in CP, and that the grass is cut around the benches (2x2m top bench and 2x4m lower bench).	Completed
TTC-26-093	24.04.2026	03.06.2026	Telscombe Cliffs	Parking	Vehicles are being parked on double yellow lines and in front of the entrance of the ambulance station.	Completed
TTC-26-095	28.04.2026	03.06.2026	Peacehaven	Fly tipping	A metal frame/stand has been fly tipped at Heathy Brow.	Completed
TTC-26-096	29.04.2026	03.06.2026	Saltdean	Street lighting	Street light outside Homebush Avenue is not working.	Completed
TTC-26-097	01.05.2026	03.06.2026	Saltdean	Fly tipping	A man in a grey van was seen fly tipping green waste at Bevendean Avenue.	Completed
TTC-26-100	03.05.2026	03.06.2026	Telscombe Cliffs	Potholes	Cllr Robinson reported 18 pot holes in Telscombe Cliffs on St. Peters Avenue, Grassmere Avenue and Broomfield Avenue.	Ongoing
TTC-26-101	05.05.2026	03.06.2026	Saltdean	Road safety	Resident asked about the options available to stop speeding at Bannings Vale.	Ongoing
TTC-26-104	12.05.2026	03.06.2026	Telscombe Cliffs	Anti-social behaviour	Resident reported a dog on dog attack on The Esplanade.	Completed
TTC-26-106	14.05.2026	03.06.2026	Telscombe Cliffs	Signs	The signs for Wander Coffee have been taken from outside the Civic Centre, and on grass verges at Park Avenue/Telscombe Cliffs Way, Park Avenue/Central Avenue and Central Avenue/St.Peters Avenue.	Completed
TTC-26-107	15.05.2026	03.06.2026	Telscombe Cliffs	Vegetation	Large elderflower bush at the Buckhurst Avenue entrance to the twitten with Cliff Gardens.	Completed
TTC-26-110	21.05.2026	03.06.2026	Telscombe Cliffs	Bus shelters	Bus shelter at Pigs Hill has been graffitied on.	Ongoing
TTC-26-111	21.05.2026	03.06.2026	Telscombe Cliffs	Road safety	Resident requested that the speed limit is reduced to 20mph along Broomfield and Grassmere Avenues.	Ongoing
TTC-26-112	26.05.2026	03.06.2026	Telscombe Cliffs	Anti-social behaviour	Racing mopeds and fires being lit in our Park.	Completed



AGENDA ITEM	11
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	3 rd June 2026
SUBJECT	To note Peacehaven Town Council's Planning & Highways Committee meeting paperwork and minutes and decide if want to arrange another joint meeting between the two Town Councils

1. INTRODUCTION

It was agreed at the Committee meeting on 17th December 2025, min 3860 - p 4493, to note Peacehaven Town Council's (PTC) most recent Planning & Highways Committee meeting paperwork and minutes.

2. INFORMATION

All of PTC's most recent documentation for their Planning & Highways Committee meetings can be found on their website: www.peacehaventowncouncil.gov.uk/council-meetings/ .

At the meeting on 17th December, it was also agreed that we consider in 6 months' time if we would like to arrange another joint meeting with PTC and contact them accordingly.

3. RECOMMENDATION

It is recommended to note any new paperwork and/or minutes as specified on PTC's website. It is also recommended that we do not hold another joint meeting with PTC as I do not feel the results met with our original expectations, and that any decision made at this meeting is reported back to PTC's Officers.

4. ENVIRONMENTAL IMPACT

N/A.

5. FINANCIAL IMPLICATIONS

None.



AGENDA ITEM	12
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	3 rd June 2026
SUBJECT	To discuss speeding traffic in Telscombe and East Saltdean and consider preventative measures

1. INTRODUCTION

Two members of the public have contacted the Town Council regarding speeding vehicles in our local area.

The first complainant has asked if speed bumps can be added to Bannings Vale to discourage speeding. He has stated that there is a care home at the bottom of the road and a cat was recently killed.

The second complainant has raised concerns with speeding vehicles on Broomfield and Grassmere Avenues. He has stated that these roads are a national cycle route and are being used as a rat run and has asked if we could consider reducing the speed limit. He also reported that an accident occurred recently with a car crashing into the garage of one of the homes on Grassmere Avenue and that the fire brigade was required to attend.

This has been added to our list of complaints on the previous agenda item.

2. INFORMATION

The first resident has been informed that they should raise any concerns of speeding with Sussex Police through Operation Crackdown. It is very unlikely that speed bumps will be installed by East Sussex County Council (ESCC). The highway conditions further up Bannings Vale are extremely poor, so any speeding will be limited to the bottom of the road. In addition, a similar concern was raised to the Committee by Cllr O'Connor in November 2024, where there had been two incidents of cats being run over in Rodmell Avenue and Cissbury Crescent. Contact was made with ESCC's Traffic & Safety Manager who agreed to add temporary yellow and black road safety posters to these locations. Residents had asked that the speed limit was reduced to 20mph in conjunction with west Saltdean, although it should be noted that ESCC have, to date, refused all requests across the county to reduce the speed limit to 20mph.

The second resident may attend the meeting to raise his concerns directly with Councillors. He has previously reported this issue to the Town Council on other occasions and we have recommended that he calls the Police on their non-emergency number with any safety concerns and East Sussex Highways to request a reduction in the speed limit.

3. RECOMMENDATION

It is recommended to contact ESCC and ask that they investigate traffic calming measures in both locations.

4. ENVIRONMENTAL IMPACT

Speeding vehicles increases fuel consumption, elevates greenhouse gasses, degrades air quality, increases noise pollution and causes additional wear and tear to the highway.

5. FINANCIAL IMPLICATIONS

None.



AGENDA ITEM	13
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	3 rd June 2026
SUBJECT	To consider commenting on the South Downs National Park Authority's Local Plan consultation

1. INTRODUCTION

The South Downs National Park Authority (SDNPA) is preparing a new Local Plan to guide how and where development takes place in the National Park over the next two decades. It will address vital issues such as the need for affordable housing, quality development, restoring nature, climate action, a flourishing rural economy and helping local communities thrive.

2. INFORMATION

The SDNPA have provided the attached press release for further details and a poster which contains information regarding their drop-in sessions and online appointments. The consultation is now open and will be running until 23rd June 2026.

As well as inviting us to share our comments on the proposed Local Plan, SDNPA have invited us to review and verify the open spaces and play spaces identified in their draft Open Space Study (OSS) and interactive map for our area. This is so that the SDNPA can further refine the draft study and interactive map ahead of submission of the Proposed Submission Local Plan to the Secretary of State for independent examination later this year.

The draft OSS and interactive map will inform the Proposed Submission Local Plan, in particular Policy SDG3 (Public Open Space, Sports and Recreation Facilities). The draft study and interactive map can be found on their website at <https://www.southdowns.gov.uk/planning-policy/new-south-downs-local-plan/evidence-base/communities/open-space-and-play-spaces/> The draft OSS uses a variety of sources (see Table 4.2 in their draft study) including Neighbourhood Plans, Parish Priority Statements, open space submissions received from 23 of 176 town and parish councils in 2023, shapefiles received from 10 of 12 borough, city and district councils in 2025, and other sources.

The SDNPA would like our review of:

- Identified open spaces and play spaces in our area (the interactive map lists Telscombe Tye only under this section) including their boundaries, categorisation (see Table 4.1 p21-26 in the draft study), and whether they are publicly accessible;

- Identified play spaces in our area (there are none listed within their interactive map) and whether they are Local Areas for Play, Locally Equipped Areas for Play, or Neighbourhood Equipped Areas for Play (see Table 4.1 p25 in the draft study); and
- Whether SDNPA have missed any sites in our area which are publicly accessible and used by residents as open space and/or play space

3. RECOMMENDATION

To consider commenting on the SDNPA's consultation on their Local Plan and/or review and verify the open spaces and play spaces identified in their draft OSS and interactive map for our area.

4. ENVIRONMENTAL IMPACT

The Local Plan will help influence and shape the development of the National Park.

5. FINANCIAL IMPLICATIONS

None.

EMBARGOED UNTIL 00.01am 12 MAY

12/05/2026

Have your say on vital placemaking plan for National Park

People are being encouraged to have their say as the South Downs National Park's Local Plan goes out for public consultation.

The National Park Authority is preparing a new Local Plan to guide how and where development takes place in the National Park over the next two decades, replacing the current Local Plan adopted in 2019.

The goal of the Local Plan is to address vital issues such as the need for affordable housing, quality development, restoring nature, climate action, a flourishing rural economy and helping local communities thrive.



The proposed Local Plan has been shaped by a consultation last year that involved almost 2,000 people and organisations, who submitted more than 3,700 comments on proposed policies, sites and evidence.

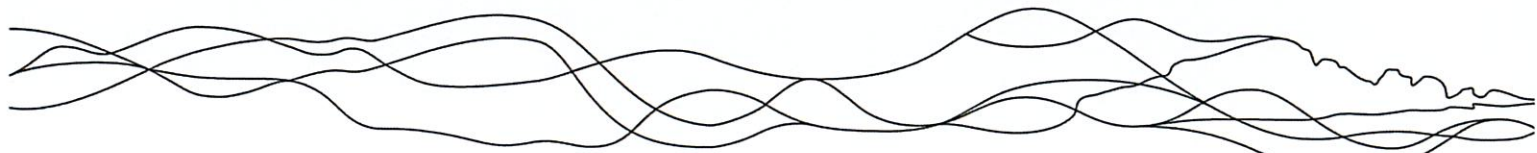
The new consultation launches today (12 May) and runs until **23 June**. The National Park Authority is asking for people to share their final comments before the proposed Local Plan is submitted for examination by an independent Planning Inspector.

Vanessa Rowlands, Chair of the National Park Authority, said: "This is a hugely important time for the South Downs as we plan for the future of this vibrant and much-loved National Park.

"We recognise places need to evolve and respond to local needs, as well as wider issues the nation faces amid changing, and potentially uncertain, times.

"This is an opportunity to protect and enhance the things we all love most – our landscapes, communities, cultural heritage, dark skies, wildlife, water courses and much more.

"I'd like to thank each and every person who has helped shape the Local Plan and we're really keen for even more participation in this current consultation. Please do have your say and help ensure



we can make the National Park an even better place in the coming years and for future generations.”

Tim Slaney, Director of Placemaking for the National Park Authority, said: “We want to create special places inspired by this nationally-important landscape, with well-designed homes, buildings and spaces for local communities and visitors, and a thriving rural economy that supports climate action.

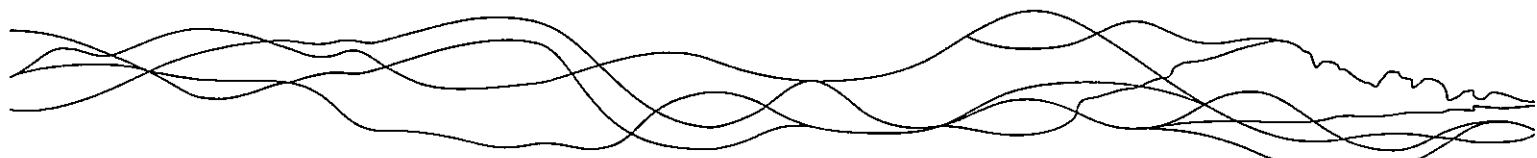
“The goal is to grow sustainably within the context and capacity of the landscape – so that both people and nature can flourish together.”

Among some of the key proposed policies in the new Local Plan are:

- Landscape-led – so conserving and enhancing the South Downs landscape is considered strongly with any planning application that comes forward.
- A total of 58 policies on core issues, including landscape, design and heritage, nature recovery, water and pollution, housing, the economy, green, blue and community spaces and transport and infrastructure.
- A total of 77 site allocations spread across the National Park, delivering 3,559 new homes, including affordable homes, as well as employment and gypsy and traveller pitches. Sites chosen include brownfield sites and those in and around existing settlements.
- An overall housing provision of 6,735 homes between 2024 and 2042. This includes existing planning permissions and allocations from neighbourhood plans that have been developed with local communities. This would meet the National Park’s housing need of 323 homes per year and would support more than 2,000 new jobs.
- Key strategic sites for development such as North Street Quarter, in Lewes, and Shoreham Cement Works. Shoreham is earmarked as a potential mixed-use development of residential, commercial and community spaces with the capacity to support up to 400 homes and significant employment opportunities.

The Local Plan will be submitted for examination by a Planning Inspector in the autumn, along with a list of proposed modifications to address any issues raised by the consultation.

The Inspector will consider these and make recommendations about any changes to the Local Plan that are needed to make it ‘sound’.



There will then be a further public consultation on any major modifications to the Local Plan before the Inspector's final report is made.

After completing all the required stages, it's hoped that the new Local Plan will be adopted in 2027. From then on, all planning applications will be considered against policies in the new Local Plan.

To see the proposed Local Plan and make a comment visit www.southdowns.gov.uk/planning-policy/new-south-downs-local-plan/. The documents will be live from midday on Tuesday, 12 May.

Ends

Notes to Editors

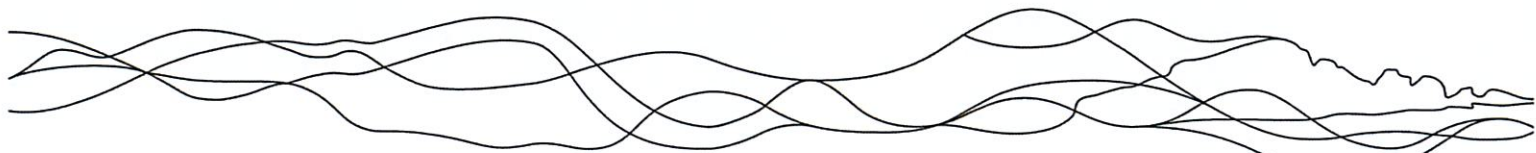
- Any comments should relate to the soundness or legal compliance of the Local Plan. This means whether it has been prepared positively to address local needs, is justified by evidence, effective and consistent with national planning policy.
- The current Local Plan is available here: www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan/
- The South Downs National Park has one of the most unique built environments within a protected landscape in the UK. As Britain's most populated National Park with over 113,000 residents, it spans 15 different local authority areas across three counties and has four bustling market towns. It boasts 167 conservation areas – more than any other National Park in the UK – as well as 18 distinctive landscape types, over 1,000 designated spaces for wildlife and well over 5,800 listed buildings. Dealing with around 5,000 planning cases a year, the National Park is one of the country's top 30 busiest Planning Authorities.

Jeff Travis, Media and Public Relations Officer

South Downs National Park Authority

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www.southdowns.gov.uk





SOUTH DOWNS LOCAL PLAN HAVE YOUR SAY

We are consulting on the final South Downs Local Plan before submission for independent examination.

CONSULTATION OPEN: 12 MAY – 23 JUNE 2026

Comments at this stage should focus on whether the Plan is legally compliant and sound.

FIND OUT MORE

Join a drop in or online session to learn about the Regulation 19 Local Plan and how to comment.

DROP IN EVENTS

Lewes Depot, Pinwell Road, Lewes BN7 2JS
Wednesday 20 May 4–7pm

Petersfield Festival, Heath Road, Petersfield
GU31 4EA

Thursday 21 May 4–7pm

ONLINE APPOINTMENTS

(pre booking required)

5 minute slots available:

- from 12:00 on 3 June
- from 17:00 on 4 June



Read the Plan, book an event and submit comments at: [southdowns.gov.uk/
planning-policy/new-south-downs-
local-plan/](https://southdowns.gov.uk/planning-policy/new-south-downs-local-plan/)





AGENDA ITEM	14
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	3 rd June 2026
SUBJECT	To note update on Order made by East Sussex County Council for 2 public footpaths in Saltdean, Telscombe 23 running from Northwood to Findon Avenue and Telscombe 24 across the green at Findon Avenue

1. INTRODUCTION

At the Committee meeting on 2nd July 2025, Councillors were advised that East Sussex County Council (ESCC) had received an application to add a public footpath between Northwood Avenue and Findon Avenue, Saltdean. We were invited to provide comments and we responded to the consultation advising that we strongly support the application as it is a vital link to residents of East Saltdean and is in regular use.

At the Committee meeting on 11th March 2026, Councillors were then advised that ESCC had made a Definitive Map Modification Order (DMMO) to add two public footpaths in Saltdean as follows:

- Footpath named Telscombe 23 commencing at Northwood Avenue, point A on the attached letter with map, terminating at Findon Avenue, point B on the attached letter with map
- Footpath named Telscombe 24 commencing at the southern side of the grassed area at Findon Avenue, point C on the attached letter with map, terminating at the northern side of the grassed area at Findon Avenue, point D on the attached letter with map

2. INFORMATION

ESCC have now informed us that as no objections / representations were received to the DMMO, they will now decide whether the Order should be confirmed as made.

3. RECOMMENDATION

To note the update from ESCC regarding this DMMO.

4. ENVIRONMENTAL IMPACT

Footpaths encourage walking and outdoor activity, which supports physical health and mental well-being.

5. FINANCIAL IMPLICATIONS

None.



AGENDA ITEM	15
REPORT TO	Planning & Highways Committee
REPORT FROM	Stella Newman, Town Clerk & RFO
MEETING DATE	3 rd June 2026
SUBJECT	To consider prices received from alternative energy supplier for street lighting

1. INTRODUCTION

At the committee meeting on 22nd April 2026, it was agreed to source alternative suppliers relating to the energy supply for street lighting. This was due to the problems we had been experiencing with our current street lighting energy supplier, EDF.

2. INFORMATION

It has been extremely difficult to source energy suppliers who are willing to quote for unmetered electricity supply. However, two Companies have now quoted, Lumina and Northern Gas & Power (NGP) – see Appendices 1 & 2 attached.

EDF's last monthly charges for an unmetered supply are below:-

Supply charges –

Energy charge £0.32168459 per KWH night charge (last bill 367.30 units - £118.15)

Energy charge £0.34865033 per KWH all other times (last bill 269 units - £93.79)

Standing charge on last bill £117.99 per month

Distribution Charges –

Deemed availability charge at £2.571 per KVA (last bill 71 units - £182.54)

Transmission & agent charges

Data collection agent charge at £0.6821918 per day (last bill 30 units - £20.47)

Meter administrator agent charge at £0.30 per day (last bill 30 units - £9.00)

TOTAL £541.94 per month net of VAT x 12 months = £6,503.28

NGP's unit rates are a lot cheaper than Lumina's, but their daily standing charge is more. Lumina have not provided the amount of units it is basing its price on, but notwithstanding this, both Lumina and NGP have given us an ultimate annual cost of £3,589 and £3,156.89 respectively. Based on EDF's last bill that is a saving of approximately £3,000 pa.

3. RECOMMENDATION

It is recommended that the Committee decides the length of term required, with a 3 year contract being the preferred choice as it is cheaper. We would need to contact NGP to quote for on-the-day prices. If the updated total price from NGP is still cheaper than Lumina, it is recommended that we proceed with NGP and if not, that we proceed with Lumina.

4. ENVIRONMENTAL IMPACT

If the electricity comes from fossil fuels (coal, oil, natural gas), powering streetlights contributes to CO₂ emissions and other greenhouse gases.

5. FINANCIAL IMPLICATIONS

We set a budget for 2026/27 of £6,080 which was based on the rate being charged by EDF at that time for supply with a slight increase. Unfortunately, since that date it has been regularly increasing.

The maintenance aspect for street light columns will be £755 based on the cost provided by ESCC in their MOA which we recently agreed, which leaves £5,325 for energy supply. We will therefore be over budget at year end, but the definite amount is unknown as it depends on the rate being charged by EDF for energy supply which fluctuates and/or if we re-new with an alternative supplier.

Appendix 1

Lumina

Supplier	Duration	Standing Charge (p/day)	Unit Rate (p/kwh)	Annual Cost (£)
Valda Energy	12 Months	75	38.5	3696
Valda Energy	24 Months	72	38.0	3650
Valda Energy	36 Months	70	37.5	3589

Their only supplier is Valda Energy who have quoted fixed-term rates for 12, 24 & 36 months. We have been advised that there will be no additional charges to the unit rates and standing charge shown above.

Appendix 2

Northern Gas & Power (NGP)

Cost for 3 year term:-

Item	Value	Units	Quantity	Units	Forecast Cost
Standing Charge	152.078075	p/day	1073	Days	£1,631.80
Unrestricted Units	25.416219	p/kWh	31,461.00	kWh	£7,996.20
Direct Debit Discount	-0.5	p/kWh	31461	kWh	£-157.31
Contract cost including Direct Debit discount (excl. VAT & CCL)					£9,470.69

£3,156.8966 pa

NGP contacted several suppliers on our behalf and SSE is the only supplier that has agreed to quote for an unmetered supply. We checked with NGP and they have advised that there will be no additional charges to the ones shown above and that this is also 'green energy'.

SSE prices are for a fixed-rate term of 3 years and, as shown in the table above, they allow a .05 pence per unit discount for payment by direct debit. However, they will only hold these prices for the day they quoted on, so if we decide to change to them, we will need to obtain updated prices and get these approved the same day. We also note that the quantity of days shown above is incorrect at 1073, this should be 1096.



AGENDA ITEM	16
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	3 rd June 2026
SUBJECT	To note temporary suspension of 7.5 tonnes weight restriction Order 2026 on A259 South Coast Road

1. INTRODUCTION

To allow East Sussex Highways to carry out works, East Sussex County Council (ESCC) have made an Order under sections 14(1) and 15(1)(b) of the Road Traffic Regulation Act 1984, as amended, which will temporarily rescind the restriction of vehicles over 7.5 tonnes on a section of the South Coast Road.

2. INFORMATION

The temporary suspension will run between the junction with Telscombe Cliffs Way to the junction with The Highway. The Order commenced on 4th May 2026 and lasts for a period of 18 months, or until works are completed, whichever is earlier. However, it is anticipated the suspension of the weight restriction will be in place between 4th May and 12th June 2026, depending upon the weather conditions.

If any further information is required, we can call Network Management on 0345 60 80 193.

3. RECOMMENDATION

To note the update from ESCC.

4. ENVIRONMENTAL IMPACT

The European Commission state that Heavy-duty Vehicles are responsible for more than 25% of greenhouse emissions from road transport in the EU and account for over 6% of total EH greenhouse gas emissions.

5. FINANCIAL IMPLICATIONS

None.