

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 *Vice Chair & Deputy Mayor* and Cllr T Williamson

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

28th July 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 5th August 2026 at 7.30pm.**

Stella Newman
Town Clerk

AGENDA

1. Public question time - Members of the public are welcome to attend and may ask questions relevant to the Committee - maximum time allotted 15 minutes
2. Apologies for absence and substitutions
3. To receive Members' declarations of interest in relation to matters on the agenda
4. To approve the minutes of the Planning & Highways meeting held on Wednesday 15th July 2026 – *attached*
5. To consider the following Lewes District Council planning applications: -

LW/23/0018 – Meridian Centre, Meridian Way, Peacehaven, East Sussex

Case Officer: Mr James Smith

Hybrid Planning Application Part A - Full planning application for the demolition of the Meridian Centre (excluding Community House and the Library) and site levelling works; erection of a food store (Class E) external alterations to the library and Community House, including entrance lobby; creation of a town square; resurfacing works and associated car and cycle parking; external garden centre and trolley bays; and structured landscaping works including replacement tree planting. Part B - Outline planning application for up to 40,000sqft of Class E/Main Town Centre use floor space, including provision for up to 2no. drive thru commercial units and associated ancillary uses and facilities with all matters reserved

LW/26/0305 – 2 Ambleside Avenue, Telscombe Cliffs, East Sussex BN10 7LS

Case officer: Ms Danielle Durham

Demolition of existing 2no detached outbuildings, subdividing part of existing rear garden to erect 1no. single-storey dwelling with 2no parking spaces, a bike shed and associated hard and soft landscaping

LW/26/0366 – Land to the east of Downs Walk, Peacehaven, East Sussex

Case officer: James Emery

Outline Planning Permission for the Erection of up to Six Custom Self-Build Dwellings, with all Matters Reserved Except Access

TELSCOMBE TOWN COUNCIL



6. To note the planning decisions made by LewesDC – *see attached*

LW/26/0296 – Evershed Court, Fairlight Avenue, Telscombe Cliffs, East Sussex

Case Officer: James Emery

Approval of Reserved Matters relating to landscaping, following Outline application (LW/21/0977) concerning the scale, appearance, layout and access for the demolition of existing buildings and erection of 7no dwellinghouses and alterations to vehicular access

Lewes District Council GRANTED permission

LW/26/0311 – 96 Bevendean Avenue, Saltdean, East Sussex, BN2 8PE

Case Officer: Danielle Durham

Demolition of existing conservatory and lean-to extensions, erection of single storey wraparound rear extension, front porch extension, loft conversion with hip-to-gable roof extensions, 1no. full width rear dormer and increase in ridge height to create first floor living space

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

7. To note actions carried out or required from previous meetings and agree any further measures required – *see attached*
8. To review the Neighbourhood Plan – *see attached*
9. To note income and expenditure figures to 30th June 2026 – *see attached*
10. Business Plan update – *see attached*
11. To note Peacehaven Town Council's Planning Committee meeting paperwork and minutes – *see attached*
12. To note submissions to East Sussex County Council for parking and waiting restrictions in Telscombe – *see attached*
13. To consider commenting on Brighton & Hove City Council's City Plan Scoping Consultation – *see attached*
14. To consider draft response to Lewes District Council's consultation on its revised Statement of Community Involvement – *see attached*
15. To note Order made by the Planning Inspectorate for public footpaths in Telscombe Cliffs running from Ambleside Avenue to Central Avenue, Telscombe Cliffs Way, Fairlight Avenue, Cliff Gardens and ending at Grassmere Avenue – *see attached*
16. 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 26th August 2026

TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the Planning & Highways Committee held in Room 1 at Telscombe Civic Centre on Wednesday 15th July 2026 at 6.30 pm.

COMMITTEE MEMBERS PRESENT: C Clarkson, C Gallagher *Chair & Mayor*, M Lawrie, L O'Connor, C Robinson & T Williamson

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

The Chair informed the Committee that she would record the meeting.

3995. PUBLIC QUESTION TIME

There were no members of the public present.

3996. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Watts who was working and this reason was accepted by the Committee. Cllr Ndeloa was not present and had not provided apologies.

3997. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

Cllr's O'Connor and Robinson declared a non-pecuniary and non-prejudicial interest in planning application LW/26/0263 Public Conveniences, The Esplanade, as they are Lewes District Councillors who were involved in the project.

3998. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 24th JUNE 2026

It was proposed by Cllr Clarkson, seconded by Cllr Lawrie and unanimously **RESOLVED** that the minutes of the meeting held on 24th June 2026 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.

3999. TO CONSIDER THE FOLLOWING PLANNING APPLICATION FROM LEWES DISTRICT COUNCIL

LW/26/0263 – Public Conveniences, The Esplanade, Telscombe Cliffs, East Sussex

Case Officer: James Emery

Conversion of former public conveniences for community use, to include the addition of a container for serving hot drinks and light snacks, play and decked areas

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

4000. TO RATIFY COMMITTEE EMAIL DECISION REGARDING THE FOLLOWING PLANNING APPLICATION FROM SOUTH DOWNS NATIONAL PARK AUTHORITY

South Downs National Park Authority (SDNPA) wrote to the Town Council on 24th June 2026 to inform us that they would be consulting on a planning application, with a deadline prior to tonight's meeting. This was raised by the Amenities Officer under Urgent Matters at the previous meeting and in accordance



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4000. To ratify Committee email decision regarding the following planning application from South Downs National Park Authority (Contd)

with our Scheme of Delegation, Councillors were therefore contacted via email for their comments on the planning application below:-

SDNP/25/00228/FUL – Land Adjacent to 66, The Lookout, Peacehaven, East Sussex

Case Officer: Samuel Bethwaite

Use of land for small glamping site with 2 wooden cabins, 4 yurts, shepherd hut, 2 healing cabins and replacement stables. Application includes regularisation of existing toilets, decking, cabins and tiered seating area and removal of trailer (AMENDED DESCRIPTION)

A majority of 7 Councillors responded and agreed to object to the application for the following reasons:-

- i) The application contravenes the National Planning Policy Framework, the South Downs Local Plan and the Lewes Local Plan
- ii) There is no sensitivity to the local landscape and road. This location is a delicate area that transitions into the National Park and therefore needs thoughtful consideration
- iii) The lighting is not in conjunction with the South Downs National Park's Dark Skies Technical Advice Note
- iv) The proposal will reduce the visual amenity of the 'E-Piece' which is part of the Telscombe Tye
- v) The traffic assessment within the Site Management Plan document does not resolve the issues with access
- vi) Use of the bridleway and a footpath for commercial traffic as stated in the new location plan. It is believed that the application contravenes the public rights of way and we question whether vehicles can be allowed on these designated paths
- vii) Detrimental effect on local wildlife

This response was forwarded onto the SDNPA and it was proposed by Cllr Clarkson, seconded by Cllr O'Connor and unanimously **RECOMMENDED** to **RATIFY** the above comments.

4001. TO NOTE THE PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL

The following planning decisions were noted:-

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

Case officer: James Emery

Single storey rear 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.

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

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 front porch to infill area

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application



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4002. TO NOTE ACTIONS CARRIED OUT OR REQUIRED FROM PREVIOUS MEETINGS AND AGREE ANY FURTHER MEASURES REQUIRED

The below action list was **noted**.

Meeting Date	Issue Detail	Action Owner	Update	Due Date
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>	Aug 2026
3.6.26	Min 3967, p 4613-4 – To discuss speeding traffic in Telscombe and East Saltdean and consider preventative measures	BB BB	Streamline process to be drafted and taken to a future meeting for consideration. Both highway issues have been referred to ESCC's Traffic & Safety Manger, and our ESCC Cllr has been made aware, including request to investigate traffic calming measures/speed bump info for both locations.	Aug 2026 Aug 2026
3.6.26	Min 3973, p 4616 – To note complaints relating to this Committee	BB	Caretaker is due to remove the graffiti from the bus shelter imminently, although as previously stated, this will make the polycarbonate cloudy.	Aug 2026
3.6.26	Min 3978, p 4617 – Urgent Matters (Morrisons planning application)	BB	A planning application has been submitted by Morrisons, reference LW/23/0018. BB has contacted LDC's Planning Officer to ask if TTC will be standard consultee and they confirmed we should have received notification and will contact their validation team.	Aug 2026
24.6.26	Min 3985, p 4620 – To consider whether to comment on the Lewes Parking Review 3	BB BB	ESCC have been informed that TTC support the two proposed changes to our area. A quarterly review is to be provided to the Committee of submissions to ESCC for parking & waiting restrictions, including which areas have been supported and which have been refused by the County Council.	Completed Aug 2026



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4002. 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
24.6.26	Min 3989, p 4623 – Neighbourhood Plan Update	CG	CG to obtain printing costs for Neighbourhood Plan copies and bring back to a future meeting.	Aug 2026
24.6.26	Min 3991, p 4624 – Business Plan Update	BB / LOC	LOC has provided BB with a list of projects for the NP.	See new agenda item
24.6.26	Min 3994, p 4624-25 – Urgent Matters (SDNPA planning application for land adjacent to 66 The Lookout, Peacehaven)	BB	BB has emailed over the updated application to the Committee, and their response has been sent to SDNPA prior to their deadline of 14.7.2026.	See new agenda item
24.6.26	Min 3994, p 4625 – Urgent Matters (overgrown vegetation at bus shelter on A259, opp junction with Broomfield Avenue)	BB	BB has reported the issue to ESH who have confirmed they will cut back the vegetation within 28 days (by 27.7.26). <i>Town Clerk has asked for a price to undertake work in view of the time factor and an update will be provided at the meeting.</i>	Jul 2026

Minute 3973, To note complaints relating to this Committee – The Amenities Officer advised that the caretaker has now removed the graffiti from the bus shelter and that this has made the polycarbonate a little cloudy.

Minute 3978, Urgent Matters, Morrisons planning application – The Amenities Officer advised that a notification has not yet been received from Lewes District Council (LDC) and she would chase this again. Although we will miss the deadline for responses, the Planning Officer has said this can be provided to LDC after the deadline as it will not be taken to their committee meeting until September. Cllr O'Connor requested this item be taken to our next Committee meeting for Councillors to comment, even if we have not received the notification from LDC.

Minute 3962, Urgent Matters, potholes in Telscombe Cliffs – Cllr Robinson advised she would look at the areas and respond back to the Amenities Officer. Cllr Gallagher suggested that the Amenities Officer speaks with Peacehaven Town Council's Committees & Assistant Projects Officer, who is experiencing similar issues.

4003. TO NOTE IMPORTANCE OF DISABILITY ACCESS WHEN CONSIDERING PLANNING APPLICATIONS

The Committee noted the report from the Amenities Officer. Cllr O'Connor outlined his concerns with the lack of disability access on planning applications, especially those that include businesses, for example flats with shops on the ground floor. He stated that disabled people should have the same access as able bodied people. The Committee agreed and Cllr Lawrie felt that this responsibility should fall with the Planning Officer to ensure that there is disabled access.



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4003. To note importance of disability access when considering Planning Applications (Contd)

Cllr O'Connor asked the Committee to look at businesses in the local area and if they have any concerns with disability access, to let him know. To ensure this Committee consider disability access when considering planning applications, it was proposed by Cllr Clarkson, seconded by Cllr Lawrie and unanimously **RECOMMENDED** that an 'Accessibility Impact' item is added to all future planning application reports.

Cllr Clarkson left the meeting at 7.02pm.

A member of the public joined the meeting at 7.03pm.

4004. TO REVIEW THE NEIGHBOURHOOD PLAN

The Committee discussed the first two sections of the Neighbourhood Plan. Cllr Gallagher reminded the Committee that the Neighbourhood Plan was initially written in 2020 and highlighted the importance of going through all the information to ensure the Town Council are working for their residents.

Cllr Clarkson returned to the meeting at 7.07pm.

Cllr O'Connor agreed, noting that the Plan will enable residents and businesses to be involved with matters that concern them, where they have previously felt overlooked. Section 2 of the Plan provides an overview of the area and details visions, aims and objectives for development of the towns for the future. Cllr Lawrie noted that the 20 minute Neighbourhood states that Peacehaven and Telscombe are geographically flat areas but highlighted that east Saltdean is hilly and raised concerns that this is not mentioned in the vision. Cllr O'Connor confirmed that this is detailed in the Design Codes.

Cllr Gallagher felt that more paper copies should be made available, and this would be especially important for any new Councillors who join the Town Council following the 2027 elections. As confirmed at the last meeting, she will obtain a price to have paper documents available for this Town Council and will take the costs of 20 copies to a future meeting.

The Committee discussed the importance of the Meridan Centre site and creating a vibrant town centre with residential properties above shops. It was therefore **agreed** for this item on the Neighbourhood Plan to be reviewed at the next Committee meeting.

4005. TO NOTE COMPLAINTS RELATED TO THIS COMMITTEE

The Committee **noted** the complaints. Cllr Clarkson asked for more information on several of the complaints listed below:

TTC-26-115 – The Amenities Officer advised that the member of the public was provided with a boundary map and they were asked to contact either Brighton & Hove City Council or LDC depending on where they wanted to place their ice cream trolley and posters.

TTC-26-123 – The Amenities Officer confirmed that the Town Council reported the overgrown Right of Way, located next to the Smugglers Rest public house, to East Sussex County Council's (ESCC) Rights of Way Team, who have since cut this area back.

TTC-26-124 – The Amenities Officer advised that the member of the public was asked to report the abandoned car in Telscombe Cliffs to the parking shop.



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4005. To note complaints related to this Committee (Contd)

TTC-26-129 – The Amenities Officer reported that the grass verge is not on ESCC's grass cutting programme and had therefore been passed to East Sussex Highway's (ESH) enforcement team for further progression.

TTC-26-149 – The Amenities Officer confirmed that the vegetation growing in the shelter was initially reported to ESH who agreed to cut back, before advising this is not under their remit. A price has been obtained to have this area cut back and will be actioned next week.

4006. TO NOTE PEACEHAVEN TOWN COUNCIL'S PLANNING COMMITTEE MEETING PAPERWORK AND MINUTES

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

4007. TO CONSIDER RESPONDING TO LEWES DISTRICT COUNCIL'S CONSULTATION ON ITS REVISED STATEMENT OF COMMUNITY INVOLVEMENT

The Committee considered LDC's invitation for the Town Council to participate in their Statement of Community Involvement (SCI) for Lewes District consultation. SCI's are statutory documents that set out exactly how and when a local Council will consult the public on local planning policies and major planning applications. Cllr O'Connor reminded the Committee that this is a legal document which carries much weight. Some minor changes have been added and he felt that the Committee should respond to this important consultation. Following discussion, it was proposed by Cllr Clarkson, seconded by Cllr Lawrie and unanimously **RECOMMENDED** for Cllr O'Connor to put a response together and this be taken to the next Committee meeting for consideration.

4008. TO DISCUSS REPORT FROM GW SHELTER SOLUTIONS ON TOWN COUNCIL OWNED BUS SHELTERS AND AGREE ANY FURTHER ACTIONS

There was much discussion on the Amenities Officer's report. GW Shelter Solutions had recently undertaken a review on the 13 Town Council owned bus shelters and had provided their findings, which were provided within the report. They recommended that 8 bus shelters are repaired and one bus shelter is replaced.

Cllr Robinson noted that GW Shelter Solutions had quoted to replace the seat legs to bus shelter number 6, located on the A259 South Coast Road, opposite the junction with Broomfield Avenue. She advised that this seat had only recently been installed within the last year and questioned why additional works were required so quickly.

The Chair suspended the meeting at 7.43pm to allow the member of the public to speak.

The resident wanted to raise his concerns with the proposal that the bus shelter at the bottom of Telscombe Cliffs Way be replaced. He noted that there was a little rust and that the shelter seemed sturdy, even in high winds. He would rather see this money being spent on an additional bus shelter elsewhere within the town. The Amenities Officer advised that the Town Council had asked the contractor to visit and they had provided their specialist advice. Cllr Clarkson agreed, advising that if the shelter was to fail if replacement was not carried out, it would put the Town Council in a difficult predicament.

The Chair resumed the meeting at 7.50pm.



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4008. To discuss report from GW Shelter Solutions on Town Council owned bus shelters and agree any further actions (Contd)

Taking all the details into consideration, it was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** to a) ask other contractors to visit the shelter at the bottom of Telscombe Cliffs Way within the next 6 weeks and give their opinion on its condition, b) their responses alongside this estimate from GW Shelter Solutions be taken to a future meeting and c) that the Amenities Officer queries the replacement of the seat legs within the shelter located on the A259 South Coast Road, opposite the junction with Broomfield Avenue. Cllr Robinson suggested that the Amenities Officer contacts ESCC, who may be able to provide details of a contractor to review the bus shelter at the bottom of Telscombe Cliffs Way.

4009. TO NOTE UPDATES TO BUS SERVICES IN LEWES DISTRICT

The Committee discussed the changes to local bus services, including changes to bus routes 12, 12A, N12, 12X, 13X, 14, N14, 14A, 14B and 14C. In addition, the 23 bus route is being extended from Brighton Marina to Peacehaven.

The Chair suspended the meeting at 7.53pm to allow the member of the public to speak.

The member of the public advised that although the bus route 23 improves the local service, it only starts from the Meridian Centre. This is not convenient for residents from east Peacehaven who need to use the hospital. He also reported that the plans submitted by Morrisons show that there will no longer be smaller shops at the Meridian Centre site and he would therefore like to see more 14 bus routes going into Newhaven for access to our most local shops.

Cllr Robinson left the meeting at 7.55pm.

The resident also stated that it had expected that Brighton & Hove buses would obtain 3 additional buses with grant monies, but due to unexpected issues with works at the Exeat bridge, this is likely to be delayed.

The Chair resumed the meeting at 8.01pm.

4010. TO AGREE WAY FORWARD WITH GRASS VERGE CUTTING FOR 2027

As ESCC provide the Town Council annually with options regarding urban grass verge cutting in our area, the Committee were asked if they would consider whether to self-deliver and put out to tender for grass verge cutting for the 2027/28 financial year, or whether to opt for ESCC to carry out 2 grass verge cuts instead. If the Committee decided to self-deliver, this would allow Officers time to obtain estimates before ESCC require a decision from us, which is usually in November.

Cllr Gallagher reported that the current contractor is doing an excellent job and it was therefore proposed by Cllr Gallagher, seconded by Cllr Williamson and unanimously **RECOMMENDED** to self-deliver and obtain estimates for 4 cuts for the 2027/28 financial year.

The member of the public left the meeting at 8.03pm.



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4011. TO CONSIDER COMMENTING ON PROPOSED UPGRADE TO TELECOMS BASE STATION AT TELSCOMBE CLIFFS SERVICE STATION

The report from the Amenities Officer was considered by the Committee. The Town Council had received notification from FreshWave regarding a proposed upgrade to the telecoms base station at Telscombe Cliffs Service Station on the corner of Telscombe Cliffs Way and the South Coast Road. Cllr O'Connor noted that a similar request had been submitted for the Civic Centre and this Council raised concerns. Cllr Clarkson advised that one such concern was noise as the Civic Centre is a place of business. This submission is on an industrial area and this Committee do not know if it will affect residents and the A259 South Coast Road.

Cllr Lawrie left the meeting at 8.05pm.

It was therefore proposed by Cllr Gallagher, seconded by Cllr Clarkson and unanimously **RECOMMENDED** to make no comment on this proposal.

Cllr Lawrie returned to the meeting at 8.06pm.

4012. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

There were no urgent matters.

There being no further business the meeting closed at 8.08pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 5th August 2026



AGENDA ITEM	5
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	5 th August 2026
SUBJECT	To consider the following Lewes District Council planning applications

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/26/0305 – 2 Ambleside Avenue, Telscombe Cliffs, East Sussex, BN10 7LS
- LW/26/0366 – Land to the East of Downs Walk, Peacehaven, East Sussex

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

This Committee agreed at the last meeting to also provide our comments on the following planning application:

- LW/23/0018 – Meridian Centre, Meridian Way, Peacehaven, East Sussex.

Contact has previously been made with LDC's Planning Officer who has advised that this Town Council is a standard consultee for the Meridian Centre, but we have not received notification from their validation team to date. LDC's Planning Officer has therefore confirmed that we can provide our comments after their standard consultation expiry date of 29th July 2026 due to this error.

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. ACCESSIBILITY IMPACT

This Committee will need to consider how accessibility is impacted when considering new planning applications.

6. FINANCIAL IMPLICATIONS

None.



PARISH CONSULTATION LETTER

From:	Planning	To:	Telscombe
Comments to be received by:		19.08.2026.	
Case No:	LW/26/0305		
Case Officer:	Ms Danielle Durham		

Location: 2 Ambleside Avenue Telscombe Cliffs East Sussex BN10 7LS

Proposal: Demolition of existing 2no detached outbuildings, subdividing part of existing rear garden to erect 1no. single-storey dwelling with 2no parking spaces, a bike shed and associated hard and soft landscaping

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 \(lewes-eastbourne.gov.uk\)](#)

We would be grateful to receive any observations no later than 19.08.2026.

Yours faithfully

Ms Danielle Durham
Planning Officer

Phone: 01273 471600

Email: customerfirst@lewes-eastbourne.gov.uk

Website: lewes-eastbourne.gov.uk



CUSTOMER FIRST

Stella Newman - Town Clerk
Telscombe Town Council
Telscombe Civic Centre
360 South Coast Road
Telscombe Cliffs
East Sussex
BN10 7ES

Housing and Development

my ref: LW/26/0366
your ref:
date: 22 July 2026

**Consultation Under Part 3 Of The
Town and Country Planning (Development Management Procedure)
(England) Order 2010**

Dear Sir/Madam,

Application No.: **LW/26/0366**

Proposal: **Outline Planning Permission for the Erection of up to Six Custom Self-Build Dwellings, with all Matters Reserved Except Access**

At: **Land To The East Of Downs Walk Peacehaven**

The Council has received the enclosed application. If full plans have not been included with this letter they can be viewed online using Planning Public Access on our website at <https://www.lewes-eastbourne.gov.uk/article/1797/Search-and-view-planning-applications> or at our main Reception, 6 High Street, Lewes, BN7 2AB between 9am - 5pm Monday to Friday. Due to the fact we scan documents after validation they will not be available for viewing until several days after the validation date. Please note some applications may be in electronic format only.

If you have any queries regarding the application, please telephone me. Please let me have your comments within **28 days** of the date of this letter quoting the above application number. Please note that if comments are received after this date it may not be possible to consider them when the application is determined. Comments may also be submitted online using Planning Public Access.

You should be aware that under the provisions of the Access to Information Act 1985, any comments you make will form part of the background papers for the application and as such will be available for public inspection.

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

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

If this application has to go to a Planning Applications Committee meeting, the Council operates a scheme whereby applicants/agents and other interested parties have the opportunity to speak at the meeting. For details of the scheme please contact Customer First 01273 471600.

Yours faithfully

Mr James Emery
Planning Officer

Phone: 01273 471600

Email: Customerfirst@lewes-eastbourne.gov.uk

Website: lewes-eastbourne.gov.uk



AGENDA ITEM	6
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	5 th August 2026
SUBJECT	To note the following planning application decisions made by Lewes District Council

The decisions received are as follows:-

LW/26/0296 – Evershed Court Fairlight Avenue, Telscombe Cliffs, East Sussex

Case Officer: James Emery

Approval of Reserved Matters relating to landscaping, following Outline application (LW/21/0977) concerning the scale, appearance, layout and access for the demolition of existing buildings and erection of 7no dwellinghouses and alterations to vehicular access

Lewes District Council GRANTED permission

Telscombe Town Council acknowledged the reserved matters but raised concerns with the application

LW/26/0311 – 96 Bevendean Avenue, Saltdean, East Sussex, BN2 8PE

Case Officer: Danielle Durham

Demolition of existing conservatory and lean-to extensions, erection of single storey wraparound rear extension, front porch extension, loft conversion with hip-to-gable roof extensions, 1no. full width rear dormer and increase in ridge height to create first floor living space

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application



Agenda Item 7 – To note actions carried out or required from previous meetings and agree any further measures required

Planning & Highways Action List for 5th August 2026

Meeting Date	Issue Detail	Action Owner	Update	Due Date
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>	Aug 2026
3.6.26	Min 3967, p 4613-4 – To discuss speeding traffic in Telscombe and East Saltdean and consider preventative measures	BB BB	Streamline process to be drafted and taken to a future meeting for consideration. Both highway issues have been referred to ESCC's Traffic & Safety Manager, and our ESCC Cllr has been made aware, including request to investigate traffic calming measures/speed bump info for both locations. <i>Cllr Chapman suggested crowd funding is investigated & I am chasing for a response from the Traffic & Safety Manager in relation to all our queries.</i>	Aug 2026 Aug 2026
3.6.26	Min 3973, p 4616 – To note complaints relating to this Committee	BB	The Caretaker has now removed the graffiti from the bus shelter.	Completed
3.6.26	Min 3978, p 4617 – Urgent Matters (Morrisons planning application)	BB	LDC's validation team have not provided us with notification of the planning application by Morrisons, ref LW/23/0018, but will be considered at tonight's Committee meeting.	See new agenda item
24.6.26	Min 3985, p 4620 – To consider whether to comment on the Lewes Parking Review 3	BB	A review of submissions to ESCC for parking & waiting restrictions has been taken to tonight's meeting.	See new agenda item
24.6.26	Min 3989, p 4623 – Neighbourhood Plan Update	CG	CG to obtain printing costs for Neighbourhood Plan copies and bring back to a future meeting.	Aug 2026
24.6.26	Min 3994, p 4625 – Urgent Matters (overgrown vegetation at bus shelter on A259,	BB	Vegetation to be cut back imminently.	Aug 2026

	opp junction with Broomfield Avenue)			
15.7.26	Min 4003, p 4635-36 – To note importance of disability access when considering Planning Applications	BB	Accessibility impact has been added to all future planning application reports.	Completed
15.7.26	Min 4007, p 4637 – To consider responding to LDC's consultation on its revised SCI	LOC	LOC has drafted a response to the consultation and this will be considered at tonight's meeting.	See new agenda item
15.7.26	Min 4008, p 4637-38 – To discuss report from GW Shelter Solutions on Town Council owned bus shelters and agree any further actions	BB	ESCC have been contacted for details of their contractor who could review the bus shelter at the bottom of TCW. GW Shelter Solutions have advised that this is a shelter that has been painted many times and there is evident corrosion to the top of the shelter. They can quote to re-paint instead, but it would not result in value for money.	Aug 2026
		BB	GW Shelter Solutions have been contacted re replacement of the bus shelter legs at A259 (opp Broomfield Avenue). They have confirmed that they will replace the seat legs free of charge. There was no material charge on the sheet for the legs and there should not be a labour charge against the site, so have removed this error.	Aug 2026
15.7.26	Min 4010, p 4638 – To agree way forward with grass verge cutting for 2027	SN	Estimates to be sought for 4 cuts for 2027.	Oct 2026



AGENDA ITEM	8
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	5 th August 2026
SUBJECT	To review the Neighbourhood Plan

1. INTRODUCTION

Councillors agreed at the Committee meeting of 24th June that we review sections within the Neighbourhood Plan at each meeting.

2. INFORMATION

As we will be discussing the planning application from Morrisons at this meeting, it was agreed at the last Committee meeting to review section 5 – A Centre for Peacehaven. This includes policies relating to the Meridian centre area. A copy of the pages relating to section 5 are attached to this report and a copy of the Plan in full will be provided at the meeting.

3. RECOMMENDATION

It is recommended that this Committee reviews section 5 of the Peacehaven and Telscombe Neighbourhood Development Plan 2022-2030.

4. ENVIRONMENTAL IMPACT

The vision of the Neighbourhood Plan is to aim to be sustainable, with clean air and a healthy environment providing a good quality of life for all inhabitants and visitors.

5. FINANCIAL IMPLICATIONS

N/A.

Section 5

A Centre for Peacehaven

The policies in this section relate to the central retail district known as the Meridian Centre and surrounding area.

This area has been the subject of a full masterplanning and consultation exercises undertaken by the Neighbourhood Development Plan Steering Group during 2020-2021. As such, these policies set out to meet the aspirations of the residents of the towns as well as the Neighbourhood Plan Steering Group³⁵.

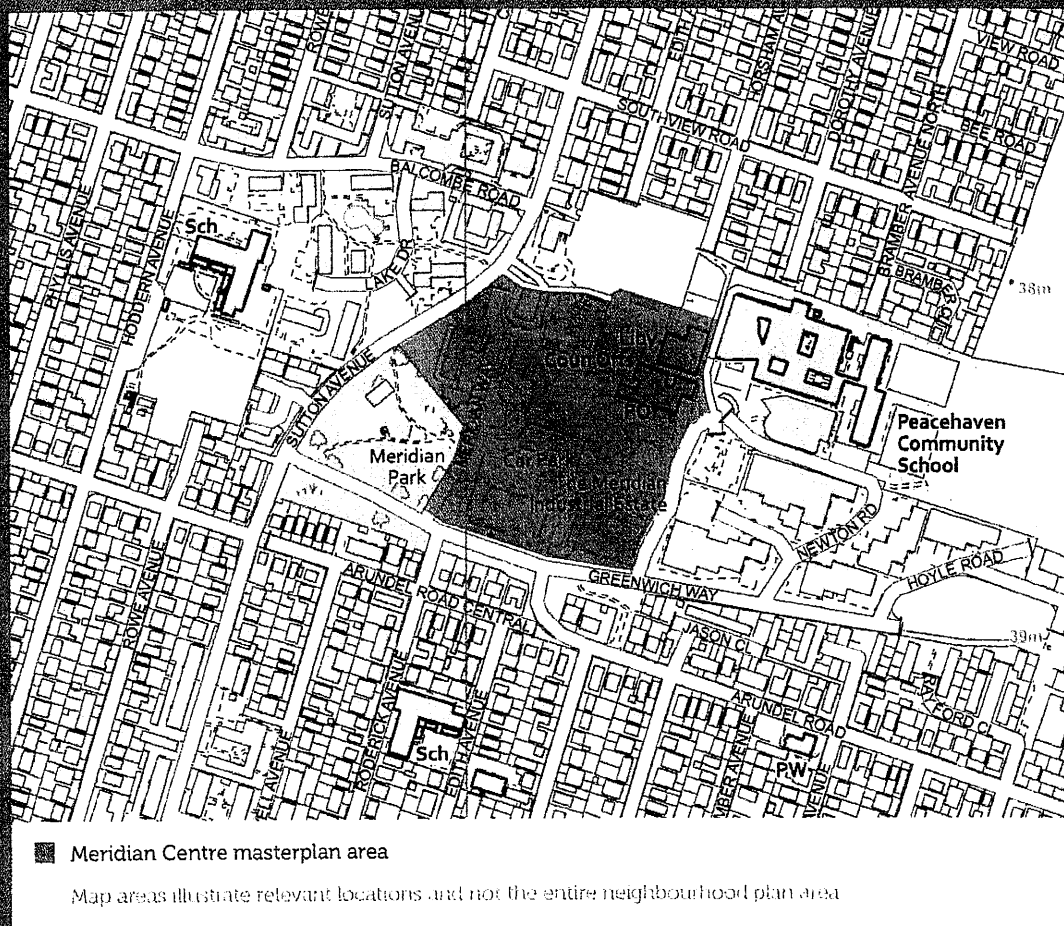


Diagram 2 – Masterplan area

Town centre

Currently the Meridian Centre is a district retail centre which hosts a medium sized supermarket, post office, library, nursery, town council offices, and approximately a dozen smaller units, many of which are vacant, due to impending redevelopment.

New floorspace alone will not deliver the step change required in the centre. It is hoped that Peacehaven Centre will become the core of the wider neighbourhood plan area, where public, economic and cultural life all come together. The Brighton University Study undertaken in 2020 suggests that the quality of the public realm in the town centre should be enhanced, as well as the commercial spaces be improved, as could connectivity to and within the centre area itself. Improving the connectivity of the site and the public realm will enhance the visitor experience.

Providing for some new residential development in the town centre may also help create life and activity and offer new housing close to facilities for those starting out in first homes, as well as those downsizing.

Town centre weaknesses

The main issues as identified within the masterplan are:

- The area has many differing land uses, many of which will need to be retained but could potentially be relocated to other parts of the site.
- Limited active frontages within the site area, with uninviting entrances contributing to possible opportunities for anti-social behaviour.
- Main pedestrian route through the site is through the Meridian Centre providing only limited permeability for pedestrians
- Not enough retail provision.
- There are many mature trees surrounding the car park which should be retained.
- Parking is not always at full capacity. Retaining parking is essential, however, spaces need to be utilized properly.
- Poor active modes of movement and poor public transport links to the site.
- Poor relationship to the nearby industrial estate
- Poor link to the retail area on the A259
- Lack of vibrancy, evening economy or cultural activities
- No link to nearby employment areas

Development of the town centre should capitalise on the site's potential and encompass a vibrant mix of uses which meet the needs identified in the town centre masterplan.

A larger retail offering as well as covered shopping areas and a covered market, should be incorporated into the centre area to provide greater diversity and encourage more people to use the area throughout the day and evening.

Key opportunities

The main opportunities as identified within the masterplan are³⁵:

- Creating a well-designed, good quality mixed development that would enhance vibrancy, expand existing employment uses, and improve the green infrastructure of the site.
- Strengthening the key connections through the site, linking green spaces in the wider area.
- Pedestrian/cycle pathway through the centre of the site from north to south. The route should contain plenty of street trees and shelter to protect from wind and rain.
- Pedestrian/cycle pathways from east to west, allowing leisure, school and industrial estate to become better connected to the centre.
- Encourage better public transport links to leisure, school and industrial estate facilities and reduce reliance on cars.
- Promote public realm improvements consisting of public squares which can provide flexible space and allow for a range of social and cultural activities.
- Encourage modal shift from car use to more active movement modes, including the use of chain journeys to and from the site.
- Creating active, well-articulated frontages is incredibly important for creating vibrancy. To make the most of the active frontage, there should be entrances and large ground floor windows at the ground floor level, allowing people to see inside as well as people seeing out. Following feedback from the public consultation, frontages should also seek to be covered to allow outside activities and protect from the wind.

Policy PT34: Peacehaven Centre

Development in the centre of Peacehaven (area defined in the masterplan document and shown on Diagram 2) should have regard to the design principles and guidelines in the Peacehaven town centre Masterplan and are particularly encouraged to achieve all of the following criteria.

- (1) Promote the area as a mixed-use area comprising leisure, business, residential and community spaces.
- (2) Seek to introduce "open workspace" and training facilities to support the local economy.
- (3) Seek to improve the public realm and create open spaces which can be enjoyed by all people of all ages and abilities
- (4) Encourage integration with the nearby school, leisure centre, health centre and Hoyle Road Industrial estate.
- (5) Will retain and enhance the community facility provision.
- (6) Will seek to reduce car trips within the area and promote, walking, cycling and public transport use.
- (7) Will demonstrate good placemaking principles and a landscape approach as set out in policies PT35 and PT36.
- (8) Will promote the area as a vibrant and enjoyable experience for residents and visitors.
- (9) Will undertake any necessary investigations to ensure that development will not adversely affect the water environment due to potential contamination from historic landfill

Policy PT35:

Community Facilities in Peacehaven Centre

Applications for new or enhanced community, health and cultural facilities within the Peacehaven Centre are welcomed.

Applications should seek to offer inclusive and flexible facilities that cater for all ages and all abilities and capitalise on the benefits of the centre location to promote shared vehicle usage, public transport, cycling and walking.

Applications for community, health and cultural facilities should seek to undertake an holistic approach in service provision. Further, they should undertake additional community engagement to help define the services needed for the area and in accordance with good placemaking principles.

Policy PT36:

Market Place and Outdoor events

- (1) Applications for the provision of a sheltered outdoor marketplace and for other outdoor events that help encourage tourism and community cohesion will be supported, subject to there being no adverse impacts on amenity, landscape or biodiversity.

AGENDA ITEM	9
COMMITTEE	Planning & Highways
REPORT FROM	Stella Newman, Town Clerk & RFO
MEETING DATE	5 th August 2026
SUBJECT	To note income & expenditure figures to 30 th June 2026

1. INTRODUCTION

The Committee Income & Expenditure figures to 30th June 2026, printed from our accounting package, are attached along with the Earmarked Reserves for information. The figures show the actual year to date spend compared with the current annual budget.

2. INFORMATION

The actual year to date figures at 30th June 2026 are income of £11,051 and expenditure of £9,332.

Major budget variances are as follows:-

Income (401)

1060 Income ESCC-grass verge cut – the total contribution from ESCC has been received in one payment.

Expenditure (401):-

4354 Community bus – our agreed contribution for the year to the community bus of £4,300 has been made.

3. RECOMMENDATION

It is recommended to note the figures which have already been agreed at a full Council meeting.

4. ENVIRONMENTAL IMPACT

N/A

5. FINANCIAL IMPLICATIONS

Budget spending is closely monitored and reported regularly to this Committee.

16/07/2026

Telscombe Town Council

15:39

Detailed Income & Expenditure by Budget Heading 30/06/2026

Month No: 3

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<u>Planning and Highways</u>							
401 Planning and Highways							
1026 Income CIL money	0	3,737	500	(3,237)			747.4%
1060 Income ESCC-grass verge cut	0	7,314	7,300	(14)			100.2%
Planning and Highways :- Income	0	11,051	7,800	(3,251)			141.7%
4102 Grass verge cutting	0	3,775	15,100	11,325		11,325	25.0%
4300 Public lighting	525	1,067	6,080	5,013		5,013	17.5%
4302 Miscellaneous expenses	0	0	100	100		100	0.0%
4349 Bus shelter replacement	0	0	2,500	2,500		2,500	0.0%
4350 Bus shelter maintenance	0	0	1,600	1,600		1,600	0.0%
4352 Bus shelter cleaning	111	111	860	750		750	12.8%
4354 Community bus	0	4,300	4,300	0		0	100.0%
4355 Neighbourhood plan	0	80	500	420		420	16.0%
Planning and Highways :- Indirect Expenditure	635	9,332	31,040	21,708	0	21,708	30.1%
Net Income over Expenditure	(635)	1,719	(23,240)	(24,959)			
Planning and Highways :- Income	0	11,051	7,800	(3,251)			141.7%
Expenditure	635	9,332	31,040	21,708	0	21,708	30.1%
Movement to/(from) Gen Reserve	(635)	1,719	(23,240)	(24,959)			

Continued over page

16/07/2026

Telscombe Town Council

15:39

Detailed Income & Expenditure by Budget Heading 30/06/2026

Month No: 3

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<u>Earmarked Reserves</u>							
910 Earmarked Reserves							
9011 Park/playground refurbishment	0	0	114,084	114,084		114,084	0.0%
9012 Civic Centre maintenance	0	0	21,070	21,070		21,070	0.0%
9013 Information technology/server	0	0	4,306	4,306		4,306	0.0%
9014 Telscombe Tye	0	0	47,259	47,259		47,259	0.0%
9018 Tye signage expenditure	0	0	649	649		649	0.0%
9020 Youth projects expenditure	0	0	2,988	2,988		2,988	0.0%
9021 Election expenses	0	0	20,899	20,899		20,899	0.0%
9023 Street lighting expenditure	0	0	29,790	29,790		29,790	0.0%
9026 Councillor training	0	0	3,140	3,140		3,140	0.0%
9028 Bus shelters	0	0	9,500	9,500		9,500	0.0%
9029 Street furniture	0	0	2,605	2,605		2,605	0.0%
9030 CCTV	0	0	2,594	2,594		2,594	0.0%
9032 Website	0	165	1,810	1,645		1,645	9.1%
9033 Telephones	0	0	2,750	2,750		2,750	0.0%
9035 Grounds maintenance	0	7,803	25,008	17,205		17,205	31.2%
9036 Coastal management	0	0	6,500	6,500		6,500	0.0%
9037 CIL monies	0	0	18,625	18,625		18,625	0.0%
9038 Neighbourhood plan	0	0	3,851	3,851		3,851	0.0%
9039 Clifftop fencing	0	0	7,500	7,500		7,500	0.0%
9040 Community cafe	0	1,588	35,501	33,913		33,913	4.5%
9041 Tye management	0	0	3,200	3,200		3,200	0.0%
9042 Memorials - bench maintenance	0	0	1,972	1,972		1,972	0.0%
9045 Legal/professional fees	0	310	5,655	5,345		5,345	5.5%
9046 Kitchen appliances	0	0	3,500	3,500		3,500	0.0%
9047 Solar panels	0	0	3,500	3,500		3,500	0.0%
9048 Recruitment advertising	0	0	750	750		750	0.0%
Earmarked Reserves :- Indirect Expenditure	0	9,866	379,006	369,140	0	369,140	2.6%
Net Expenditure	0	(9,866)	(379,006)	(369,140)			
Earmarked Reserves :- Income	0	0	0	0			0.0%
Expenditure	0	9,866	379,006	369,140	0	369,140	2.6%
Movement to/(from) Gen Reserve	0	(9,866)	(379,006)	(369,140)			



AGENDA ITEM	10
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	5 th August 2026
SUBJECT	To review/update the Business Plan

1. INTRODUCTION

A Business Plan update is included on the agenda at alternate Committee meetings to ensure we are working towards the agreed activities.

2. INFORMATION

Attached is the updated Planning & Highways section III, version 2.8 dated 4th June 2026.

3. RECOMMENDATION

That the Committee review and update any comments in the Business Plan as required.

4. ENVIRONMENTAL IMPACT

The Business Plan includes a climate emergency response.

5. FINANCIAL IMPLICATIONS

There will be financial implications for progressing some elements of the plan. Item 3 may require replacement of some street lighting. We have a budget line and earmarked reserve for both of these.

PART 2 of the business plan sets out a programme of work to be carried out between the dates shown including intervals of review and projected delivery dates adopted at Full Council. PART 1 working group Notes

Project	Objective	Committee	Project Delivery Date
Value for money review	A review of council services and costs	All Committees & full Council	Ongoing

SECTION III – PLANNING & HIGHWAYS

	Project	Objective	Activity	Responsible Person	Key Review Dates	Committee	Projected Delivery Date
1	Develop a Neighbourhood Plan with PHTC	Produce a Neighbourhood Plan.	Undertake necessary activity to develop a consulted NDP for both Councils to agree and submit to LDC for adoption. Consultant employed & Steering Group continuing with progressing draft plan. Revised Steering Group Terms of Reference agreed at full Council in Dec 2023. Draft Plan submitted to LDC & they have put out for Reg 16 consultation. Revised plan submitted to LDC & has gone out for another Reg 16 consul-	Members, officers & steering group	TBA	Planning & Highways & FC FC	2023 Complete Complete

2023-24	2024 - 2025	2025-26	2026-27
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			tation which ends Nov '23. Results awaited. Jan '24 – Plan awaiting examination. Examiner requested Habitat Regulation Assessment Report (HRA) & Aecom commissioned to undertake. HRA Report submitted to LDC & they have shared with the statutory consultees (EA, Historic England, etc) for 4 weeks during May. Results forwarded to examiner for perusal & her comments awaited. Examiner recommended minor amendments which have been carried out & were accepted at Extra-Ordinary Council meeting. LDC signed decision notice to take to referendum on 7th May 2026. BUDGET IMPLICATIONS		Dec 2023 March 2024 March '25 May '25 August '25 January '26 May '26		2026
2	Road grass verges - P&H	Explore the opportunities to	ESCC decide if a verge is allocated as wildflower or				

2023-24	2024 - 2025	2025-26	2026-27
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Business Plan 2023/2027 - v 2.8

		extend the wild flower verges and additional street tree planting in the Towns.	meadow status depending on the diversity of flower species. Wildflower verge cuttings are collected but meadow verges are not.	AO/P&H	Ongoing	P&H	Ongoing
3	Maintain street lighting	To keep street lights in good working order	To include all street lights in maintenance contract with ESCC and set aside funds annually for ER for ultimate replacement. Agreed ongoing maintenance cost from ESCC at meeting on 16.10.23. To work with other agencies to try and follow with dark skies best practice when replacing TTC owned street lights BUDGET IMPLICATIONS	P&H	March annually	P&H	Ongoing
4	Maintain bus shelters	To keep bus shelters in good order	To have bus shelters inspected regularly by the Amenities Officer and bi-annually with a company who should provide a report as to their condition, along with any recommended work necessary. To also have	Amenities Officer	6 monthly	P&H	Ongoing

			them cleaned every other month throughout the year (April, June, August, October, December, February).				
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Abbreviations

- AO – Amenities Officer
- P&H – Planning & Highways Committee
- FC – Full Council
- ESCC – East Sussex County Council
- LDC – Lewes District Council
- NDP - Neighbourhood Plan



AGENDA ITEM	11
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	5 th August 2026
SUBJECT	To note Peacehaven Town Council's Planning Committee meeting paperwork and minutes

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 Committee meeting paperwork and minutes at our committee meetings.

2. INFORMATION

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

At our Committee meeting on 3rd June, it was agreed that I would contact PTC's Meetings and Projects Officer to inform her that Telscombe Town Council would be happy to reconnect for another meeting when PTC are ready to do so.

PTC's Meetings and Projects Officer advised me that our comments were provided by PTC's Planning Chair at their Committee meeting on 21st July and they have agreed to support a liaison meeting with ourselves to discuss planning matters. PTC have asked if a meeting could take place in September between the two Town Councils.

3. RECOMMENDATION

To note any new paperwork and/or minutes as specified on PTC's website and decide if we want to hold a meeting with PTC in September.

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	5 th August 2026
SUBJECT	To note submissions to East Sussex County Council for parking and waiting restrictions in Telscombe

1. INTRODUCTION

At the Planning & Highways Committee meeting on 24th June 2026, this Committee agreed that a quarterly review is provided of submissions to East Sussex County Council (ESCC) for parking and waiting restrictions, including which areas have been supported and which have been refused by the County Council.

2. INFORMATION

I have provided a spreadsheet of all requests taken to our Committee over the last 5 years, which is attached. Many have not been taken forward by ESCC, and they have previously informed us that they would expect to see evidence of support from at least 40% of residents within the surrounding area.

ESCC recently informally consulted us on their current review and they expect the formal consultation to take place in September 2026. Their next review in Lewes district will take place in May 2027 and we can submit any applications prior to this date.

3. RECOMMENDATION

It is recommended to note the attached spreadsheet detailing all submissions considered by this Committee within the last 5 years and their outcome and that this information is provided again in November 2026.

4. ENVIRONMENTAL IMPACT

Congestion and constant car circling can lead to increased vehicle emissions and deteriorates air quality.

5. FINANCIAL IMPLICATIONS

N/A.

Date taken to P&H	Town	Road/s	Type of parking control requested	Location	P&H's Decision	Date submitted to ESCC	Proceed to ESCC informal consultation	Proceed to ESCC formal consultation	Progressed by ESCC
11/01/2021	Telscombe Cliffs	Highview Road	Footway & verge ban	All of road	Proceed	Jan 2021	No	No	No
03/07/2023 & 31/01/2024	Saltdean	Crowborough Road	Double yellow lines	both sides of the road (east side down to 2nd bench, west side past junction with Brambletyne Avenue)	Proceed	May 2024	No - did not rank high enough	No	No
31/01/2024	Telscombe Cliffs	Fairlight & Grassmere Avenues	Footway & verge ban	All of road	Proceed	May 2024	No - did not rank high enough	No	No
31/01/2024	Telscombe Cliffs	Telscombe Cliffs Way	Double yellow lines	From junction with St. Peters Avenue, extended by 30m to house no 54a and bus shelter	Proceed	May 2024	No - did not rank high enough	Yes	Yes
31/01/2024	Telscombe Cliffs	Ambleside Avenue	Double yellow lines	From junction with St. Peters Avenue, extended by 15m to house no's 42 & 47b	Proceed	May 2024	No - already present at location	No	No
31/01/2024	Saltdean	Cissbury Crescent	Double yellow lines	At junction with Oaklands Avenue	Not to proceed	N/A	N/A	N/A	N/A
01/05/2024	Saltdean	Cissbury Crescent	Bus stop clearway	Bus stop near to junction with Oaklands Avenue	Proceed	May 2024	No - not enough support	No	No
13/08/2025	Telscombe Cliffs	Fairlight Avenue	Footway & verge ban	All of road	Proceed	Aug 2025	No	No	No
24/09/2025	Telscombe Cliffs	A259 South Coast Road	Time Limited Bay	Next to junction with Broomfield Avenue	Proceed	Oct 2025	No - not enough support		
15/10/2025	Telscombe Cliffs	Telscombe Cliffs Way	Double yellow lines	Extend double yellow lines on west side by 25m outside house no's 50-54b	Proceed	Oct 2025	No		

Date taken to P&H	Town	Road/s	Type of parking control requested	Location	P&H's Decision	Date submitted to ESCC	Proceed to ESCC informal consultation	Proceed to ESCC formal consultation	Progressed by ESCC
15/10/2025	Telscombe Cliffs	Telscombe Cliffs Way	Double yellow lines	Remove existing lines outside house no's 8 & 10 and introduce double yellow lines outside house no's 14-20 and 30-38a	Proceed	Oct 2025	No		
15/10/2025	Telscombe Cliffs	Ambleside Avenue	Double yellow lines	extend double yellow lines both sides of road by 10m outside house no's 40 & 47a at junction with St. Peters Avenue	Proceed	Oct 2025	No		
15/10/2025	Telscombe Cliffs	Ambleside Avenue	Double yellow lines	Introduce 25m double yellow lines at bend in road, outside house no's 118-121a.	Proceed	Oct 2025	Yes		
26/11/2025	Telscombe Cliffs	Ambleside Avenue	Bus stop clearway	At the front of house no 53	Proceed	Nov 2025	Yes		



AGENDA ITEM	13
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	5 th August 2026
SUBJECT	To consider commenting on Brighton & Hove City Council's City Plan Scoping Consultation

1. INTRODUCTION

Brighton & Hove City Council (B&HCC) previously consulted on their City Plan between 4th November 2024 and January 2025, receiving more than 700 responses.

2. INFORMATION

B&HCC's new City Plan will:

- Set out policies to guide future development in the city over the next 15 years
- Identify how much new housing and commercial space will be needed
- Encourage high quality and well-designed places
- Conserve and enhance the environment, biodiversity and their important heritage assets
- Ensure new development is supported by necessary infrastructure
- Confirm with the administrative area of the City Council that is not within the South Downs National Park
- Once adopted, replace the City Plan Part 1 and City Plan Part 2

Since the previous consultation, the Government has published a new National Planning Policy Framework which changes some of the issues B&HCC can cover in their City Plan. The way they prepare the Plan has also changed, with a 30-month plan-making process which starts with an early engagement stage.

As a result, B&HCC are launching a further scoping consultation to give us an opportunity to:

- Identify the main challenges and opportunities facing the city
- Tell B&HCC what the City Plan should include
- Share our views on local priorities
- Let B&HCC know how we would like to be involved throughout the process

The Strategic Environmental Assessment Scoping Report is also available for comment, along with a further 'Call for Sites' when potential housing, employment, retail or other development sites can be submitted for consideration.

More details and the consultation documents are available on B&HCC's online consultation portal: www.brighton-hove.gov.uk/city-plan-scoping

Consultation documents can also be viewed at their main Council office, Hove Town Hall, Norton Road, Hove, BN3 3BQ during office hours (Monday to Friday, 9am to 5pm), as well as all city libraries during normal opening hours, as listed on www.brighton-hove.gov.uk/libraries-leisure-and-arts/libraries/directories/our-libraries-and-their-opening-times

The consultation runs from Tuesday 14th July 2026 to 11.59pm Monday 7th September 2026. Comments can be made using B&HCC's online consultation portal or submitted in writing. More information on the Notice of Consultation can be found on their [scoping consultation webpage](#).

3. RECOMMENDATION

It is recommended to consider commenting on B&HCC's City Plan Scoping Consultation

4. ENVIRONMENTAL IMPACT

The City Plan will look to identify ecological priorities early, protect natural resources and shape sustainable growth.

5. FINANCIAL IMPLICATIONS

None.

AGENDA ITEM	14
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	5 th August 2026
SUBJECT	To consider draft response to Lewes District Council's consultation on its revised Statement of Community Involvement

1. INTRODUCTION

Lewes District Council (LDC) have invited us to participate in the Statement of Community Involvement (SCI) for Lewes District. This was taken to the last Committee meeting, where it was agreed for Cllr O'Connor to put a response together and it be taken to this meeting for consideration.

2. INFORMATION

The document is being updated to reflect changes in national policy and guidance, as well as recent experience of consultation, to ensure that engagement is accessible, efficient and effective. The consultation is structured around:

- Overview of the Local Planning Authority
- Community Involvement in Plan Making
- Community Involvement in Neighbourhood Planning
- Community Involvement in Development Management

Cllr O'Connor has drafted the attached response to the 5 questions on the consultation, which closes at 5pm tomorrow.

3. RECOMMENDATION

To consider the comments on LDC's consultation on its revised SCI, and if agreed, it be sent to LDC prior to their deadline tomorrow at 5pm.

4. ENVIRONMENTAL IMPACT

SCIs are statutory documents that set out exactly how and when a local Council will consult the public on local planning policies and major planning applications. It provides a transparent framework for how residents can have a say on proposed developments in their area.

5. FINANCIAL IMPLICATIONS

None.

Statement of Community Involvement for Lewes District Council

Draft responses – Telscombe Town Council

Questionnaire

Please leave your comments on the Statement of Community Involvement

1

Section 2 describes Plan Making, Neighbourhood Planning, Supplementary Planning Documents, and Development Management.

Does this section help you to understand how the planning system works in Lewes District?

Section 2.0 does give a clear, structured, and process overview of the planning system. However, its effectiveness in helping a reader fully understand how planning works in the district could however be improved by including details about strategic priorities in this part rather than just leaving this to later sections. References to the changing legislative framework within which the SCI is working might have been useful in setting the overall context which the district is in.

2

Section 3 explains how the Lewes District Council will involve the community in plan-making, including who will be consulted, when consultation will take place, and the methods used.

Do you think the proposed approach to community involvement in plan-making is sufficient?

The proposed approach to community involvement in plan-making is good and, in several key areas—such as consultation length and explicit AI governance for categorisation, summarisation, removing personally identifiable information, and moderation — is very good. However, the approach could be further improved by adopting more proactive digital engagement channels. For example other authorities have used Podcasts and YouTube tutorial videos. Maybe Lewes DC should also look at collaboration and outreach to specific demographics (e.g. Gypsies and Travellers, digitally excluded residents, NEET young adults) ?

3

Section 4 explains how the Lewes District Council will support Neighbourhood Planning and the role of communities in preparing neighbourhood plans.

Do you think the level of support offered for neighbourhood planning is sufficient?

Whilst the Lewes District Council approach may satisfy basic statutory duties, its framework is a bit vague. There are no definite service standards. It is accepted that Government funded support is no longer available but this Town Council would ask that a commitment to providing essential guidance on navigating the distinct legal pathways for minor versus major material updates is clearly stated. It is unclear from this what constitutes minor/non-material modifications, material changes not altering basic orientation. And what are major material modifications requiring full examination/referendum ? It would also be good if LDC took upon itself some level of responsibility for engagement rather than putting the whole emphasis upon the qualifying body ie local residents who are volunteers. Perhaps it should offer its own engagement channels or strategies to help groups reach marginalised and younger demographics. Having said all of this, it has to be said that the SCI includes a flowchart and advice framework which is useful in helping town and parish councils through neighbourhood planning.

DRAFT

4

Section 5 explains how the public can engage with planning applications, including pre-application, application stage, and appeals.

Do you think the opportunities for community involvement in planning applications is sufficient?

Overall there are things in place which show that involvement is taken seriously. However can we make a few observations.

It would be useful in this section to state more clearly how members of the public can submit their comments. Whilst it does set out the relevant planning issues it does not explicitly assist in saying how important it is to address these issues when submitting comments.

The SCI does outline that pre-application advice between officers and applicants/agents takes place, but it does not provide a formal public platform or pre-application forum for early community/councillor questioning prior to submission. Whilst this may be a big step it is certainly worthy of consideration in improving community involvement.

An undertaking within the SCI to support Towns and Parishes in their consultative role would be a step forward in community involvement. Training and presentations to those involved in planning matters within Towns & Parishes would be very well received we would suggest.

On the “plus” side we note that LDC’s publicity measures are thorough and meet/exceed standard statutory requirements and that provision for public participation at committee is well-structured and very transparent.

The publicity measures might be further improved if the measures used in plan making such as digital portals and AI/digital tools were used in Development Management. Maybe using , map-based tracking tools, or automated email alert subscriptions for planning applications in specific wards/parishes to increase accessibility for younger and busier residents.

5

Please provide any additional comments you have on the Draft Revised Statement of Community Involvement.

The draft Statement of Community Involvement is good in that it establishes a forward-looking AI policy that balances administrative efficiency with human oversight. Another “plus point” is that LDC suggests it will use eight-week consultation periods for key planning documents.

However, other councils run formal Pre-Application Forums and use a RIBA-aligned toolkit but LDC leaves developer engagement unguided. Furthermore, LDC presents its consultation methods through general prose rather than setting out in a list of some sort stating all the various engagement techniques.

AGENDA ITEM	15
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	5 th August 2026
SUBJECT	To note Order made by the Planning Inspectorate for public footpaths in Telscombe Cliffs running from Ambleside Avenue to Central Avenue, Telscombe Cliffs Way, Fairlight Avenue, Cliff Gardens and ending at Grassmere Avenue

1. INTRODUCTION

Please note the updates below to this Committee, for a proposed right of way in Telscombe Cliffs:

27th November 2023

- An application was considered for a public right of way running west from Ambleside Avenue to Grassmere Avenue.
- The application related to five separate footpaths as follows:-
 - Footpath named Telscombe 18 commencing at Ambleside Avenue, point A, terminating at Central Avenue, point B
 - Footpath named Telscombe 19 commencing at Central Avenue, point C, terminating at the Telscombe Cliffs Way, point F
 - Footpath named Telscombe 20, commencing at Telscombe Cliffs Way, point G, terminating at Fairlight Avenue, point H
 - Footpath named Telscombe 21, commencing at Fairlight Avenue, point I, terminating at Cliff Gardens, point K
 - Footpath named Telscombe 22, commencing at Cliff Gardens, point L, terminating at Grassmere Avenue, point M
- The Committee supported the application.

4th September 2024

- The Committee was advised that ESCC had progressed only three footpaths, No's 18, 19 and 20.
- The Committee noted the update.

27th November 2024

- The Committee was notified that the Order for the three footpaths had been made.
- The Committee confirmed its support.

18th February 2026

- The Committee was notified that the Planning Inspectorate had proposed a modification to the East Sussex Public Footpath Definitive Map for Public Footpaths, to include the two additional routes listed as footpaths named Telscombe 21 and Telscombe 22.
- The Committee noted the update.

11th March 2026

- The Committee were informed that the Planning Inspectorate advised that their interim decision in respect of this order had now been made, and that any objections to the Inspector's proposed modifications must be submitted within a 4 week period.
- As this Committee had supported the Order, it was agreed not to make any further comments.

2. INFORMATION

We have now received the attached letter from the Planning Inspectorate advising that they have confirmed the Order as modified. This modification includes public footpaths 18 – 22, as listed in this report under 27th November 2023. It also specifies the width of the five footpaths.

3. RECOMMENDATION

To note the Definitive Map Modification Order from the Planning Inspectorate.

4. ENVIRONMENTAL IMPACT

The Order will ensure public access to these locations is protected and enable people to travel sustainably.

5. FINANCIAL IMPLICATIONS

N/A.

Order Decision

On papers on file

by **Nigel Farthing LLB**

An Inspector appointed by the Secretary of State for Environment, Food and Rural Affairs

Decision date: 22 July 2026

Order Ref: ROW/3367403M

- This Order is made under Section 53(2)(b) of the Wildlife and Countryside Act 1981 (the 1981 Act) and is known as the East Sussex (Public Footpath Telscombe 18, Telscombe 19, Telscombe 20) Definitive Map Modification Order 2024.
- The Order is dated 8 November 2024 and proposes to modify the Definitive Map and Statement (DMS) for the area by adding three footpaths as shown on the Order map and described in the Order Schedule.
- There were two objections outstanding at the date of submission of the Order for confirmation.

Summary of Decision: The Order is confirmed subject to the modifications set out in the Formal Decision.

Preliminary Matters

1. I made an interim determination of this matter by an Interim Order Decision dated 10 February 2026 ("the IOD") whereby I proposed to confirm the Order subject to the modification of amending the width of the three routes the subject of the Order ("the original routes") and adding two additional routes ("the additional routes") as public footpaths for the reasons set out in the IOD. This Decision should be read in conjunction with the IOD.
2. Because the IOD proposed the addition of width to the original routes and the inclusion of the additional routes over land not affected by the Order, it was required by virtue of Paragraph 8(2) of Schedule 15 to the 1981 Act that notice be given of the proposal to modify the Order and to give an opportunity for objections and representations to be made to the proposed modifications.
3. The proposal to modify the Order was duly advertised and no objections or representations were made.

The Main Issues

4. The main issues are detailed in the IOD.

Reasons

5. In the absence of any objection or representation being made to the proposed modified Order I shall, for the reasons set out in the IOD, confirm the Order as modified.

Overall Conclusion

6. Having regard to these and all other matters raised I conclude that the Order should be confirmed subject to modifications to include the additional routes and to provide for the full available width to be recorded.

Formal Decision

7. I confirm the Order subject to the following modifications:

Add to the Schedule Part 1: -

FP Telscombe 21

The public footpath Telscombe 21 commences at the extent of public highway Fairlight Avenue, at point I, at TQ 3983 0138. From point I the public footpath continues in a generally west-north-west direction over an existing track for approximately 47 metres to point J, at TQ 3978 0140. From point J the public footpath turns in a north-north-east direction and continues for approximately 130 metres to terminate at the extent of public highway Cliff Gardens, at point K, at TQ 3983 0152.

The width of public footpath Telscombe 21 varies from 3.9 metres to 3.1 metres between point I and point J; and varies from 3.1 metres to 3.9 metres between point J and point K.

FP Telscombe 22

The public footpath Telscombe 22 commences at the extent of public highway Cliff Gardens, at point L, at TQ 3984 0153. From point L the public footpath continues in a north-north-east direction over an existing track for approximately 230 metres to terminate at the extent of public highway Grassmere Avenue, at point M, at TQ 3993 0174.

The width of public footpath Telscombe 22 averages 3 metres from point L at TQ 3984 0153 to TQ 3992 0171. From TQ 3992 0171 to point M at TQ 3993 0174, the width averages 2.4 metres.

Add to the Schedule Part 2 the following details –

Telscombe Path No. 21, Public Footpath, From TQ 3983 0138 Fairlight Avenue to TQ 3983 0152 Cliff Gardens, Length 0.177 kms, 0.109 miles, Remarks A width varying between 3.1 and 3.9 metres.

Telscombe Path No. 22, Public Footpath, From TQ 3984 0153 Cliff Gardens to TQ 3993 0174 Grassmere Avenue, Length 0.230 kms, 0.142 miles Remarks A width varying between 3 and 2.4 metres.

Amend the Schedule Part 2 as follows: -

Telscombe 18 Remarks – Delete the words ‘A width of 1.5 metres’ and insert ‘The width averaging 3 metres between points A and B’.

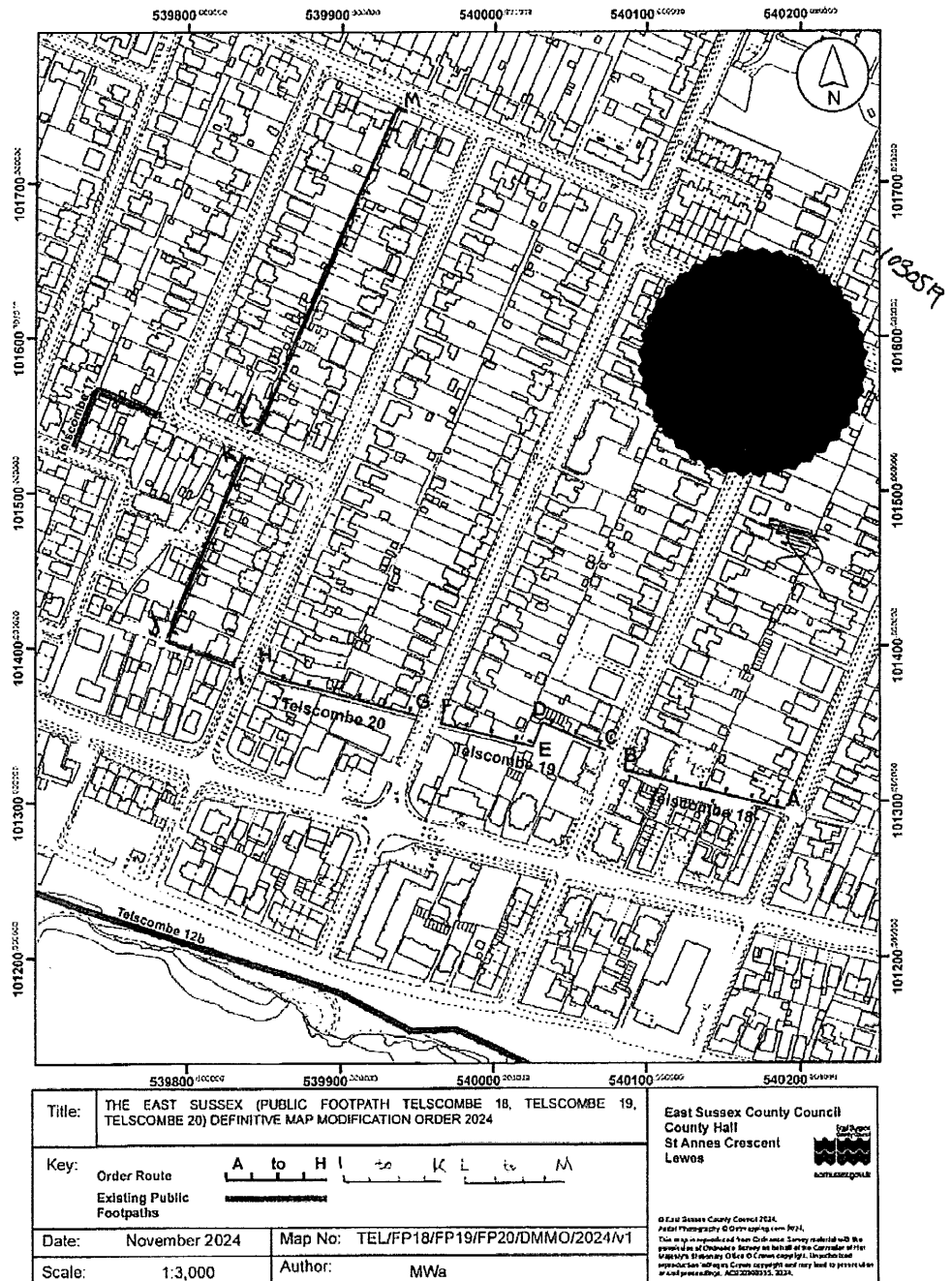
Telscombe 19 Remarks – Delete ‘A width of 1.5 metres’ and insert ‘The width averaging 3 metres between points C and F save where the route follows the perimeter of the car park associated with the residential building Dana Lodge where the width is 3 metres.’

Telscombe 20 Remarks – Delete 'A width of 1.5 metres' and insert 'The width averaging 3 metres between points G and H'.

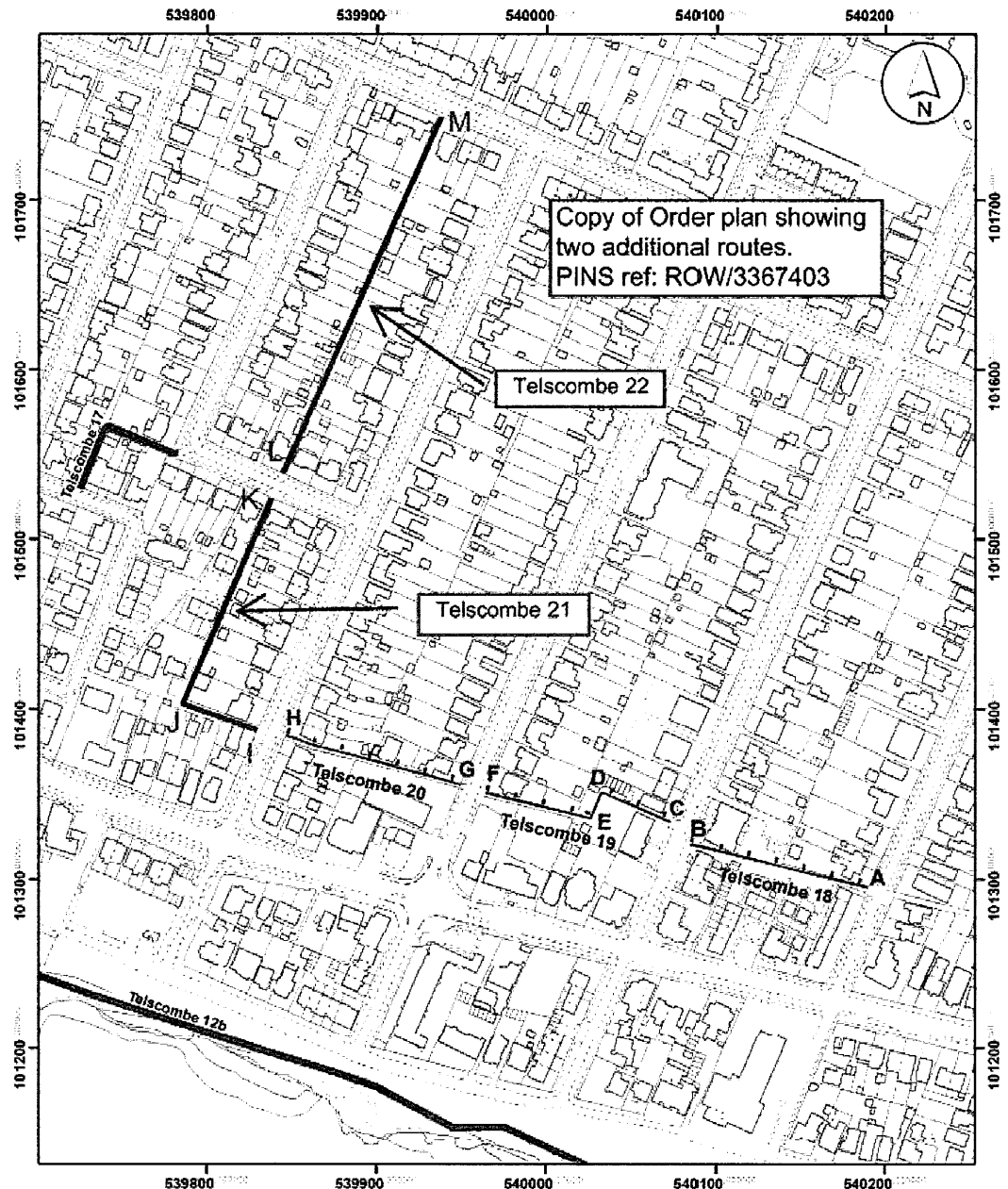
Add to the Order Map the points I to M and the notation for a public path to be shown between points I to K and L to M.

Nigel Farthing

Inspector



Map of Additional Routes Provided by OMA



Title:	THE EAST SUSSEX (PUBLIC FOOTPATH TELSCOMBE 18, TELSCOMBE 19, TELSCOMBE 20) DEFINITIVE MAP MODIFICATION ORDER 2024		East Sussex County Council County Hall St Annes Crescent Lewes 
Key:	Order Route Existing Public Footpaths		
Date:	November 2024	Map No: TEL/FP18/FP19/FP20/DMMO/2024/v1	© East Sussex County Council 2024. Aerial Photography © Ordnance Survey 2024. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction may be a criminal offence and may lead to prosecution or civil proceedings. ACD00438765_2024.
Scale:	1:3,000	Author: MWa	