

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

8th 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 15th July 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 24th June 2026 – *attached*
5. To consider the following planning applications from LewesDC:-

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

6. To ratify Committee email decision regarding the following planning application from South Downs National Park Authority:-

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 trail (AMENDED DESCRIPTION)

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

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.

Lewes District Council GRANTED permission

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

Lewes District Council GRANTED permission

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8. To note actions carried out or required from previous meetings and agree any further measures required – *see attached*
9. To note importance of disability access when considering planning applications – *see attached*
10. To review the Neighbourhood Plan – *see attached*
11. To note complaints related to this Committee – *see attached*
12. To note Peacehaven Town Council's Planning Committee meeting paperwork and minutes – *see attached*
13. To consider responding to Lewes District Council's consultation on its revised Statement of Community Involvement – *see attached*
14. To discuss report from GW Shelter Solutions on Town Council owned bus shelters and agree any further actions – *see attached*
15. To note updates to bus services in Lewes District – *see attached*
16. To agree way forward with grass verge cutting for 2027 – *see attached*
17. To consider commenting on proposed upgrade to telecoms base station at Telscombe Cliffs Service Station – *see attached*
18. 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 5th August 2026



TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the Planning & Highways Committee held in Room 1 at Telscombe Civic Centre on Wednesday 24th June 2026 at 7.30 pm.

COMMITTEE MEMBERS PRESENT: C Clarkson, C Gallagher *Chair & Mayor*, M Lawrie, L O'Connor & N Watts *Vice Chair & Deputy Mayor*

Also Present: Bianca Buss, Amenities Officer (*minutes*)
3 members of the public

The meeting was adjourned at 7.31pm to take questions from the members of the public present.

3980. PUBLIC QUESTION TIME

A resident was present to discuss planning application LW/26/0296 Evershed Court. The resident stated that her property is next to one of the pathways entering this new housing development and wanted to raise concerns with the access routes.

The Secretary of Telscombe Residents Association (TRA) informed the Committee that he supported the proposals on East Sussex County Council's (ESCC) consultation on the two proposed changes to parking and waiting restrictions in Telscombe Cliffs but felt that more restrictions should be put in place.

7.33pm Cllr Lawrie joined the meeting.

The TRA Secretary also reported that a Lewes District Council (LDC) owned bus shelter located on the A259 South Coast Road, westbound near to the junction with Sussex Way in Telscombe Cliffs, is included within a bus shelter replacement programme. Also included are 10 bus shelters on the A259 South Coast Road at Peacehaven and he noted that although the bus shelters were removed some time ago, the new ones have not yet been installed. He also raised the question why a bus shelter has not been added to the eastbound bus stop at Roderick Avenue, which is the busiest stop in Peacehaven. ESCC had previously reported a shelter could not be installed due to limited space and the TRA Secretary stated this could be resolved by moving the bus stop further east by Edith Avenue. Cllr O'Connor advised he has contacted LDC's Director of Tourism and Place to raise these concerns further.

The Secretary of the TRA in his role as a speedwatch volunteer, stated that within Peacehaven and Telscombe there are various locations that have been approved for speedwatch recording by the Police. The volunteers have attended all sites to record speeding vehicles and will continue to do so. In addition, they have submitted a request for an additional site to be added as a location at Grassmere Avenue, Telscombe Cliffs, which sees many vehicles using the road as a 'rat run' onto the A259 South Coast Road. He has held a meeting with our ESCC Councillor to investigate the possibility of closing off one entrance at Grassmere Avenue due to the number of vehicles speeding in this location due to this issue. This is being progressed by both our County Councillor and the Amenities Officer.

Lastly, the TRA Secretary noted that the road condition on Ambleside Avenue, Telscombe Cliffs, is severely deteriorating. He would like to see the road re-surfaced by using tar and chippings, which will provide a temporary fix and raise safety levels on this important road which serves as a main bus route.

A member of the public was present to ask if the Committee were aware that LDC have given notice that they intend to dispose of part of the land at Fairlight Avenue car park in Telscombe Cliffs. Cllr O'Connor advised that as a District Councillor, he is aware of the project which has been ongoing since 2023. A budget has been obtained by LDC to use this area as a community space and toilets, with a container being



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3980. Public Question Time (Contd)

added within the plans. Cllr O'Connor clarified that this land is to be leased and not sold by LDC. Expressions of interest have been received by the District Council, and a planning application has been submitted to their planning department. Telscombe Town Council will be consulted in the planning process.

As members of the public were present to discuss two items on the agenda, it was agreed to bring these items forward and to suspend Standing Orders so that they can speak if desired.

The meeting resumed at 7.50pm.

3981. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Robinson who was away and Cllr Williamson for personal reasons. These reasons were accepted by the Committee. Cllr Ndeloa was not present and had not provided apologies.

3982. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

Cllr Gallagher declared an interest in planning application LW/26/0311 96 Bevendean Avenue, as she lives behind the property who have submitted the application.

3983. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 3rd JUNE 2026

It was proposed by Cllr O'Connor, seconded by Cllr Clarkson and unanimously **RESOLVED** that the minutes of the meeting held on 3rd June 2026 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.

3984. TO CONSIDER THE FOLLOWING PLANNING APPLICATION FROM LEWES DISTRICT COUNCIL

7.52pm - It was proposed by Cllr Gallagher, seconded by Cllr Watts and unanimously recommended to suspend the meeting to allow a resident to speak.

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

The resident reported that she understood this application includes consideration of access to the development and raised serious safety concerns that the twitten being used as an entry/exit point is not wide enough for vehicles and pedestrians to pass safely, the lack of safe disabled access and that the twitten is not lit. She also stated that she believed the turning circle is small and the builders undertaking the project are therefore using her driveway as a turning point. Cllr O'Connor informed the resident that the Committee have been asked to consider the reserved matters for landscaping only and that we had previously objected to this application when it had been taken to Committee for consideration.

The meeting resumed at 8pm.



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3984. To consider the following planning application from Lewes District Council (Contd)

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

Taking comments from the member of public into consideration, it was proposed by Cllr O'Connor, seconded by Cllr Watts and unanimously **RECOMMENDED** to acknowledge the reserved matters, but to use this opportunity to raise concerns from local residents regarding the width of the tarmac for vehicles and pedestrians, access for pedestrians onto the A259, disability access and lack of lighting.

8.09pm – 1 member of the public left the meeting. It was agreed to bring agenda item 12 forward as a member of the public present was interested in this agenda item and to revert back to the remaining planning applications afterwards.

3985. TO CONSIDER WHETHER TO COMMENT ON THE LEWES PARKING REVIEW 3

The Committee were advised that ESCC are informally consulting on proposed changes to parking and waiting restrictions in the Lewes District and are inviting comments. Two proposed areas are listed under Telscombe Cliffs; to extend a 'no waiting at any time' section in Telscombe Cliffs Way and a 'bus stop keep clear' section on Ambleside Avenue. Both requests were put forward by this Committee following a meeting with the TRA Secretary, the Amenities Officer, Cllr Robinson and ESCC's Team Manager for Parking.

The Amenities Officer stated that the third application submitted through this Committee for a time limited bay on the A259 South Coast Road at the junction of Broomfield Avenue, Telscombe Cliffs, had not been taken forward. The Amenities Officer had asked for feedback from ESCC's Parking Team and they advised that it was not progressed as it was assessed as not having enough support. ESCC confirmed that time limited bays are not usually considered in isolation on a single stretch of road and that they would expect to see evidence of demand, typically support from at least 40% of residents within the surrounding area.

Councillors recommended that a list of previous applications are regularly provided to the Committee and it was therefore proposed by Cllr Clarkson, seconded by Cllr Watts and unanimously **RECOMMENDED** to inform ESCC that we support the two proposed changes to our area and that a quarterly review is provided to this Committee of submissions to ESCC for parking and waiting restrictions, including which areas have been supported and which have been refused by the County Council.

8.16pm – The two remaining members of the public left the meeting.

3986. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS FROM LEWES DISTRICT COUNCIL

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 of ridge height to create first floor living space

It was proposed by Cllr Watts, seconded by Cllr Lawrie and **RECOMMENDED** to **SUPPORT** the application. Cllr Gallagher abstained.



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3986. To consider the following planning applications from Lewes District Council (Contd)

LW/26/0230 - 61 Central Avenue, Telscombe Cliffs, East Sussex BN10 7NB

Case Officer: Danielle Durham

Single storey rear extension, alterations to existing and addition of fenestration to ground and first floor, loft conversion with 1no. side dormer and 5no. rooflights to create first floor living space

It was proposed by Cllr Clarkson, seconded by Cllr Watts and unanimously **RECOMMENDED** to make **NO COMMENT** on the application as the plans were unclear and insufficient information was provided.

3987. TO NOTE THE PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL

The following planning decisions were noted:-

LW/26/0051 - 100 Oaklands Avenue, Saltdean, East Sussex BN2 8PA

Case officer: James Emery

Section 73a retrospective application to replace existing raised decking with new and create a staircase at the rear elevation

Lewes District Council GRANTED permission

Telscombe Town Council **OBJECTED** to the application

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

Case officer: Danielle Durham

Alternations to first floor fenestration (additional document)

Lewes District Council GRANTED permission

Telscombe Town Council made **NO COMMENT** on the application

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

Lewes District Council GRANTED permission

Telscombe Town Council **SUPPORTED** the application

3988. 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>	Jul 2026



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3988. 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
3.6.26	Min 3967, p 4613-4 – To discuss speeding traffic in Telscombe and East Saltdean and consider preventative measures	BB 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. PTC have advised that SLR meetings are held individually with a PTC Cllr and ESH. This is then reported to FC under Outside Bodies.	Jul 2026 Jul 2026 Completed
3.6.26	Min 3973, p 4616 – To note complaints relating to this Committee	BB BB	Resident has been contacted re wildlife verge. BB is meeting with bus shelter contractor to discuss removal of graffiti from polycarbonate. An update will be provided at this meeting.	Completed June 2026
3.6.26	Min 3974, p 4616 – To note PTC's Planning Committee meeting paperwork & minutes & decide if we want to arrange another joint meeting	BB	An email has been sent to PTC's Meetings & Projects Officer to inform her that TTC will be happy to reconnect when PTC are ready to do so.	Completed
3.6.26	Min 3975, p 4616 – To consider commenting on the SDNPA'S Local Plan consultation	BB	The agreed comments from our meeting have been emailed over to the Authority.	Completed
3.6.26	Min 3977, p 4617 – To consider prices received from alternative energy supplier for street lighting	AG / SN	The Town Council have proceeded with a 3-year contract with Northern Gas & Power.	Completed
3.6.26	Min 3978, p 4617 – To note temporary suspension of 7.5 tonnes weight restriction order 2026 on A259 South Coast Road	BB	ESH advised that the exemption was added due to works on A27, which have since finished. I asked for the exemption to be lifted & they stated that while the	(Contd on next page)



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3988. 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
3.6.26	Min 3978, p 4617 – To note temporary suspension of 7.5 tonnes weight restriction order 2026 on A259 South Coast Road	BB	TTRO is in place for 18 months, it is only applied for the duration of the work. If we wish for the exemption to be fully lifted, we will need to contact their Road Safety Team.	Completed
3.6.26	Min 3978, p 4617 – Urgent Matters (Morrisons planning application)	BB	Checks are being made of LDC's website to see if a planning application has been submitted by Morrisons.	Jul 2026
3.6.26	Min 3978, p 4617 – Urgent Matters (Business Plan)	CG	Cllr Gallagher requested that the Committee consider improving our public realm.	See new agenda item

Minute 3962, Urgent Matters, potholes in Telscombe Cliffs – Cllr Watts asked if the potholes had been repaired. The Amenities Officer advised that she is due to attend the sites to check, but they were not done when last visited.

Minute 3973, To note complaints relating to this Committee – The Amenities Officer advised that she had met with the bus shelter contractor who advised that it would not be possible to remove the graffiti using any specialist tools as they will scratch the polycarbonate. They recommended we use steel mesh panels as an alternative option, but these are not so aesthetically pleasing and are expensive. The Committee considered these comments and unanimously **agreed** that the Caretaker is asked to use anti-graffiti remover on the bus shelter to remove the wording, aware that this action will make the polycarbonate cloudy and therefore harder to see out of.

3989. NEIGHBOURHOOD PLAN UPDATE

The Committee **noted** the report from the Town Clerk and Cllr Gallagher advised that the steering group held their final meeting the previous day, where it was agreed that both Peacehaven and Telscombe Town Councils would need to approve dissolution of the steering group. The Committee discussed forming a joint Neighbourhood Plan Oversight Group with Peacehaven Town Council (PTC), to ensure details within the Neighbourhood Plan are progressed by both Town Councils. An invoice from G Malia had recently been submitted to PTC for amendments to the final design and Telscombe Town Council would need to pay a third share of this, totalling £80. It was noted that the Town Clerk had drawn up draft Terms of Reference for the new group which would need to be discussed with PTC and Cllr Gallagher thanked her for doing an excellent job so quickly. Cllr Gallagher stated that paper copies of the NDP should be available for the local library and schools. Taking all the above into consideration, it was proposed by Cllr Clarkson, seconded by Cllr Lawrie and unanimously **RECOMMENDED** to approve payment of £80 to PTC and to approve dissolution of the steering group and to form a joint Neighbourhood Plan Oversight Group and for this to be taken to full Council for ultimate agreement. Cllr Gallagher informed the Committee that she would obtain printing costs for the Neighbourhood Plan and bring this back to a future meeting.



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3990. TO NOTE INCOME AND EXPENDITURE FIGURES TO 31st MAY 2026

The Town Clerk's report gave explanations for any significant differences between budget and actual spend figures to date and was accompanied by the full income and expenditure printouts to 31st May 2026 showing the budget lines for the Committee and the actual year to date expenditure, as well as those for Earmarked Reserves. The Committee **noted** the income & expenditure figures to 31st May 2026 of £11,051 income and expenditure of £8,697.

3991. BUSINESS PLAN UPDATE

The Committee reviewed the Business Plan. Cllr Gallagher had previously suggested that improvements to the public realm are added as a project and the Committee considered what items they would like included. Cllr O'Connor suggested this should include projects within the Neighbourhood Plan. Cllr Gallagher agreed and suggested that a chapter within the Neighbourhood Plan is taken to each meeting, for the Committee to discuss and progress as required. This would also help Officers and future Councillors with their knowledge. It was therefore proposed by Cllr O'Connor, seconded by Cllr Lawrie and unanimously **RECOMMENDED** that Cllr O'Connor provides the Amenities Officer with a list of projects for the Neighbourhood Plan, these be taken to a future meeting for consideration to be added to the Business Plan and that future meetings include an agenda item to discuss chapters within the Neighbourhood Plan.

3992. TO NOTE PEACEHAVEN TOWN COUNCIL'S PLANNING COMMITTEE MEETING PAPERWORK AND MINUTES

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

3993. TO ACKNOWLEDGE CIL FUNDS RECEIVED FROM LEWES DISTRICT COUNCIL IN APRIL 2026

The Committee **noted** the CIL payment received from LDC for planning applications LW/19/0518 – 363 South Coast Road, Telscombe Cliffs of £558 and LW/24/0173 – 72 Telscombe Cliffs Way, Telscombe Cliffs of £3,178.79. With the addition of the £3,736.79 received, the earmarked reserve would increase to £22,361.79. Now the Neighbourhood Plan has been agreed, the percentage due to the Town Council will rise to 25%.

3994. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr O'Connor reported that a planning application in Peacehaven had been approved by the Planning Inspector. Within their reasoning they stated that they had not received sight of the Design Codes, which was one of LDC's reasons for objection. He reminded the Committee the importance in detailing the reasons for any objections we make.

The Amenities Officer advised that a notification had been received that day from the South Downs National Park Authority (SDNPA), who are consulting on an application for land adjacent to 66 The Lookout, Peacehaven. This Committee had previously objected to the application, although the amended application confirms it is removing the trailer from its proposal. Cllr O'Connor advised he was also aware of this application and would like to look at the new documentation in more detail, as it appears there are also changes to the surrounding roads and their access. It was therefore **agreed** for the Amenities Officer



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3994. Urgent matters at the discretion of the Chairman for noting or adding on a future agenda (Contd)

to email the Committee with the new information and ask for their comments so they could be provided to SDNPA prior to their deadline of 14th July 2026. These comments will be ratified at a future meeting.

Cllr Watts reported that there is overgrown vegetation at the bus shelter westbound on A259 South Coast Road, opposite the junction with Broomfield Avenue, Telscombe Cliffs. He asked whose responsibility it is to have this cut back and the Amenities Officer advised that this has previously been cut back by ESCC, as they are responsible for the pathway next to the vegetation being clear for both pedestrians and cyclists.

It was therefore **agreed** that Cllr Watts would provide photographic evidence to the Amenities Officer and should would progress this further via the complaints process and Committee action list.

There being no further business the meeting closed at 9.10pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 15th July 2026



AGENDA ITEM	5
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 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 application that has been received is attached as follows:-

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

The information regarding this application was emailed to Committee members when it was 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 application.

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:		31.07.2026.	
Case No:	LW/26/0263		
Case Officer:	Mr James Emery		

Location: Public Conveniences The Esplanade Telscombe Cliffs East Sussex

Proposal: 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

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 \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk)

We would be grateful to receive any observations no later than 31.07.2026.

Yours faithfully

Mr James Emery
Planning Officer

Phone: 01273 471600

Email: Customerfirst@lewes-eastbourne.gov.uk

Website: [lewes-eastbourne.gov.uk](https://www.lewes-eastbourne.gov.uk)



AGENDA ITEM	6
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To ratify decision regarding planning application SDNP/25/00228 – Land Adjacent to 66, The Lookout, Peacehaven, East Sussex

1. INTRODUCTION

South Downs National Park Authority (SDNPA) wrote to us on 24th June 2026 to inform us that they are consulting us on the below planning application:

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 trail (AMENDED DESCRIPTION)

A copy of their letter is attached.

2. INFORMATION

As the response deadline was due prior to tonight's meeting, I informed Councillors under Urgent Matters at our meeting on 24th June and it was agreed that I would email the Committee with the new information and ask for comments, prior to the SDNPA deadline of 14th July 2026.

An email was subsequently sent out to the Committee with our previous comments. As some minor alterations had been made to the application, it was considered by the Committee and **RECOMMENDED** to provide the following comments:

Telscombe Town Council's Planning & Highways Committee recommended 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.

These above comments were agreed by 7 Councillors and there was no response from the remaining 2 Councillors. As there was a majority response, I advised SDNPA of the above comments.

3. RECOMMENDATION

It is recommended to ratify the above comments to planning application SDNP/25/00228/FUL – Land Adjacent to 66, The Lookout, Peacehaven East Sussex.

4. ENVIRONMENTAL IMPACT

Building on land increases carbon emissions and disturbs soil.

5. FINANCIAL IMPLICATIONS

None.

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

Our Ref: SDNP/25/00228/FUL
Contact Officer: Samuel Bethwaite
Tel. No.: 01730 819271

23 June 2026

Dear Sir/Madam

**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Applicant: Mr Barlow & Mrs Lambert

Proposal: 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]

Location: Land adjacent to 66, The Lookout, Peacehaven, East Sussex,

Grid Ref: Eastings: 541328, Northings: 103268

This proposal is within the South Downs National Park.

I am consulting you on the above application, received on 29th January 2025. A copy of the above planning application, together with accompanying plans, drawings and other documents, are available on our Public Access website by using the link below, from where you will also be able to record your response:

<https://planningpublicaccess.southdowns.gov.uk/online-applications/>

Planning Officer Comments: No Comments made

I would be grateful to receive any comments that you wish to make on this application by 14th July 2026. If you are unable to provide any comments within the time period specified above, please contact the case officer, Samuel Bethwaite (01730 819271), as soon as possible, as after this period a decision may be taken.

Yours faithfully

Samuel Bethwaite
Senior Planning Officer
SDNPA (Called In Applications)
For and on behalf of South Downs National Park Authority



AGENDA ITEM	7
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To note the following planning application decisions made by Lewes District Council

The decisions received are as follows:-

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.

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



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

Planning & Highways Action List for 24th June 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	Streamline process to be drafted and taken to a future meeting for consideration.	Aug 2026
		BB	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.	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	ESCC have been informed that TTC support the two proposed changes to our area.	Completed
		BB	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	Aug 2026
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



AGENDA ITEM	9
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To note importance of disability access when considering planning applications

1. INTRODUCTION

The Peacehaven, Telscombe and East Saltdean Access Group have contacted us to ask if we could take note and raise awareness of the importance of disability access when considering planning applications.

2. INFORMATION

The group are concerned about disabled access to shops in the area. For example, in 2018, a planning application was submitted to create a block of flats with two shops on the ground floor of 138 South Coast Road in Peacehaven. The door access to the street from the proposed shops was higher than street level, causing a problem for disabled access. This can be rectified by providing a space for a ramp but unfortunately in this location, the pavement was too narrow.

This issue was not picked up by the Planning Officer or Building Control Officer and the shop, which is currently vacant, is not fully accessible.

3. RECOMMENDATION

It is recommended to note the above comments and to take into account disability access when considering planning applications.

4. ENVIRONMENTAL IMPACT

The lack of disability access to shops encourages consumers to rely on carbon-heavy alternatives such as travelling longer distances to larger stores and relying on home delivery services.

5. FINANCIAL IMPLICATIONS

None.



AGENDA ITEM	10
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To review the Neighbourhood Plan

1. INTRODUCTION

A Neighbourhood Plan update is placed on every Planning & Highways agenda. As the Plan has now been 'made' following a successful Referendum, it was agreed at the last meeting to form a joint Neighbourhood Plan Oversight Group with Peacehaven Town Council, and this be taken to full Council for ultimate agreement. Councillors also agreed at the last meeting for this Committee to review sections within the Plan.

2. INFORMATION

Cllr O'Conner has sent a list of all projects within the Neighbourhood Plan and these will be discussed within the relevant sections. There are no projects included in either of the sections below.

Cllr Gallagher has asked that the Committee discuss the first two sections of the Plan as follows:-

Section 1 Introduction

This section provides a background to the Neighbourhood Plan.

Section 2 Peacehaven & Telscombe Area

This section provides an overview of the area covered by the Neighbourhood Development Plan, barriers faced, and the visions, aims and objections for the development of the towns for the future.

A copy of the pages relating to section 2 only are attached to this report. A copy of the Plan in full will be provided at the meeting.

3. RECOMMENDATION

It is recommended that this Committee reviews sections 1 and 2 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.

Peacehaven and Telscombe of the Future

The Vision

Peacehaven and Telscombe Towns aim to be sustainable, with clean air and a healthy environment providing a good quality of life for all inhabitants and visitors.



Aims of the Neighbourhood Development Plan

- ✓ By 2030, the area will incorporate active movement for all ages by creating better accessibility to public transport, better cycle routes and walkways. Thus, improving air quality and people's well-being.
- ✓ There will be better designed buildings contributing to the character of the area.
- ✓ There will be improvements to the public realm, encouraging more outside events and social gatherings.
- ✓ Better quality (both physical and technological) employment spaces, encouraging more people to work locally.
- ✓ A wider and more diverse range of retail and leisure outlets that will support the needs of the local community, encourage a more vibrant centre and discourage travel to neighbouring towns for essential goods and services.
- ✓ Improvements to community facilities such as libraries, food growing spaces, and meeting spaces, to enable more community interaction and knowledge sharing.
- ✓ Improvement to the accessibility of the South Downs National Park, Telscombe Village and the cliff top/beach areas which will attract visitors and develop a tourism market.

The timeframe of the plan, is aligned to the existing Lewes Local Plan (Part 1: Joint Core Strategy 2010-2030 and Part 2: Site Allocations and Development Managements Policies 2020)³ and will regularly undergo reviews to ensure that the vision is progressing in accordance with emerging new policies set by Lewes District Council and future changes to the wider planning system.

³ [Lewes District Local Plan Part 2: Site allocations and development management policies - Lewes and Eastbourne Councils](#)

Objectives

The objectives following from the vision are:

- All new development will be designed to deliver a better-quality environment for the area.
- Access to and through the South Downs National Park and along the Coastal Path will be improved as multifunctional routes for tourism, travel and recreation, further linking the areas within Peacehaven and Telscombe to surrounding areas.
- New developments will create well connected, attractive cycling and pedestrian routes, providing seamless integration with the existing towns facilities and public green spaces to encourage a reduction in car-based travel.
- Improvements to existing walking and cycling routes will be undertaken to encourage more active travel modes.
- Existing habitats and green infrastructure networks are protected and enhanced through sensitive development, to encourage local habitat and biodiversity improvements.
- Improve local air quality and provide reductions in carbon emissions by supporting local renewable energy generation.
- Encourage the appropriate re-development of previously developed land to help meet housing need and encourage housing development to cater for all ages and abilities within the community. In particular, creating innovative and affordable housing opportunities.
- Protect and encourage the development of retail and leisure spaces which meet identified local need and encourage an evening/nighttime economy for all ages and abilities to use.
- Encourage flexible and high technological working spaces to attract new business development and expansion within the local area.

The Neighbourhood Development Plan is looking to provide sustainable development for future generations that will allow residents to feel proud of the identity of their area. To increase access to local services, local employment and local housing and in doing so, improve inclusivity of its community.

Meeting the Vision

The 20-Minute Neighbourhood

Peacehaven and Telscombe are neighbouring urban areas that geographically are quite flat. However, one of the largest subjects of concern raised by local residents, was poor accessibility to local services, such as doctors, dentists and nursery care. Through adopting the concept of a '20-Minute Neighbourhood', the Town Councils are hoping to raise awareness of the current closeness of local service provision and work towards increasing the amount of local service provision so that accessibility becomes easier for all.



The 20-Minute Neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home, to the destinations that they visit and the services they need to use day to day. Destinations and services such as shopping, school, community and healthcare facilities, places of work, green spaces, and more. These places need to be easily accessible on foot, by cycle or by public transport as well as car, and accessible to everyone, whatever their budget or physical ability, so that people can make an informed choice about their journeys and not be solely reliant on a car. The 20-Minute Neighbourhood idea is also about strengthening local economies by keeping jobs and money local and facilitating local food production to create jobs and supply affordable, healthy food for all; about empowering communities to have a direct say in how their neighbourhoods change, and about doing all this in ways that create places that meet the needs of the least healthy and the least well-off.

The importance of creating better connected communities, is supported by Sport England's "Uniting the Movement Strategy"⁴ as well as draft National Model Design Code (updated January 2021)⁵, which contains useful guidance on delivering 20-Minute Neighbourhoods.

⁴ Sport England - Uniting the Movement
⁵ National Model Design Code - GOV.UK



AGENDA ITEM	11
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 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-26-100	03.05.2026	03.06.2026	Telscombe Cliffs	Potholes	CIlr 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-26-110	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-26-113	27.05.2026	15.07.2026	Telscombe Cliffs	Planning	Resident asked for advice on neighbours scaffolding, which has been up for over 1 year and is partially on their property.	Completed
TTC-26-114	27.05.2026	15.07.2026	Saltdean	Benches	Bench outside Crowborough Road residential care home is damaged.	Completed
TTC-26-115	27.05.2026	15.07.2026	Saltdean	Non TTC	Business enquiry on placing an ice cream trolley on Saltdean beach and adding posters.	Completed
TTC-26-116	28.05.2026	15.07.2026	Telscombe Cliffs	Parking	Resident reported cars parking on the verges on their road.	Completed
TTC-26-118	29.05.2026	15.07.2026	Telscombe Cliffs	Anti-social behaviour	A group of youths were playing football on the Telscombe Playing fields and lit a fire.	Completed
TTC-26-122	01.06.2026	15.07.2026	Saltdean	Benches	Bench outside Crowborough Road residential care home is damaged.	Completed
TTC-26-123	30.05.2026	15.07.2026	Telscombe Cliffs	Vegetation	There is overgrown vegetation on a public right of way path.	Completed
TTC-26-124	01.06.2026	15.07.2026	Telscombe Cliffs	Anti-social behaviour	There is an abandoned car in Telscombe Cliffs that needs removing.	Completed
TTC-26-129	01.06.2026	15.07.2026	Telscombe Cliffs	Vegetation	Resident requested that a tree and vegetation is cut back on the verge next to their property.	Completed
TTC-26-130	03.06.2026	15.07.2026	Telscombe	Non TTC	Resident emailed County Councillor with concerns re street lights, graffiti and street signs on A259 between Telscombe Cliffs and Saltdean. They provided photos.	Ongoing
TTC-26-141	15.06.2026	15.07.2026	Telscombe Cliffs	Animals	Dead badger on Kirby Drive, near the Martins.	Completed
TTC-26-142	18.06.2026	15.07.2026	Telscombe Cliffs	Road conditions	Resident reported subsidence around a drain outside their property.	Completed
TTC-26-143	19.06.2026	15.07.2026	Telscombe Cliffs	Grass verges	A stone has hit a residents car when LDC grass cutters have carried out grass cutting on the Esplanade.	Completed
TTC-26-146	22.06.2026	15.07.2026	Telscombe	Speedwatch	Speedwatch representative has informed all interested parties that the speedwatch mapping system has some incorrect and/or missing details, and asked for this to be amended.	Completed
TTC-26-148	22.06.2026	15.07.2026	Saltdean	Missing street sign	The playground sign on a street column on Bannings Vale is missing.	Completed

TTC-26-149	24.06.2026	15.07.2026	Telscombe Cliffs	Vegetation	Cllr Watts reported at P&H on 24/06 that ground vegetation is encroaching the bus shelter on A259, opposite Broomfield Avenue.	Ongoing
TTC-26-153	30.06.2026	15.07.2026	Peacehaven	Potholes	Resident reported a large pothole in the road outside their property.	Completed
TTC-26-156	30.06.2026	15.07.2026	Saltdean	Grass verges	Grass verge outside their property has not been cut.	Completed
TTC-26-158	01.07.2026	15.07.2026	Telscombe Cliffs	Fly tipping	Tree cuttings fly tipped on grass verge.	Completed



AGENDA ITEM	12
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 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/ .

3. RECOMMENDATION

To note any new paperwork and/or minutes as specified on PTC's website.

4. ENVIRONMENTAL IMPACT

N/A.

5. FINANCIAL IMPLICATIONS

None.



AGENDA ITEM	13
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To consider responding 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.

2. INFORMATION

The SCI sets out how LDC will engage with residents, businesses and other stakeholders in the planning process, including the preparation of local plans and the determination of planning applications. 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 will run for a period of 6 weeks, from 0800 on 25th June 2026 until 1700 on 6th August 2026.

The document is structured around:

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

The easiest way to provide comments is via the online questionnaire: https://planningpolicyconsult.lewes-eastbourne.gov.uk/LDC_SCI2026

Alternatively, we can email our comments to LocalPlan@lewes-eastbourne.gov.uk or write to: Planning Policy Team, Lewes District Council, 6 High Street, Lewes, BN7 2AD

We will need to ensure that we clearly identify the section of the document our comments relate to where applicable. All representations will be published on LDC's website and anonymous submissions cannot be accepted.

3. RECOMMENDATION

To consider commenting on LDC's consultation on its revised SCI.

4. ENVIRONMENTAL IMPACT

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. It provides a transparent framework for how residents can have a say on proposed developments in their area.

5. FINANCIAL IMPLICATIONS

None.



AGENDA ITEM	14
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To discuss report from GW Shelter Solutions on Town Council owned bus shelters and agree any further actions

1. INTRODUCTION

I have recently carried out inspections to the 13 Town Council owned bus shelters. Corrosion was present on over half of the shelters, several had graffiti/stickers on, and a screw was missing to one of the seats. I therefore contacted GW Shelter Solutions for an estimate to survey the shelters and provide a report on their condition.

A report was last carried out by GW Shelter Solutions in December 2023 and we subsequently agreed to replace 3 shelters and have repairs undertaken to 4 shelters. It should be noted that GW Shelter Solutions advised us at their survey undertaken in 2023 that some of the bus shelters were coming towards the end of their life and it may be the last time some of the older ones could be repaired.

2. INFORMATION

GW Shelter Solutions kindly agreed to undertake the relevant checks free of charge. This was carried out in June and their findings, recommendations and costs are provided on the attached spreadsheet (quotation GW2921b). Bus shelter number 8 was installed in June 2021 by GW Shelter Solutions and they have advised they will rub down and repaint the affected areas free of charge if we place an order, as they are not happy with the results of their last painting work.

8 bus shelters require repairing, as follows:

Bus Shelter 13 (1st on report) on Kirby Drive, next to the junction with The Martins

GW Shelter Solutions have quoted **£1,702.50 plus VAT** to rub down and repaint the gantry arms and vertical dividers.

Bus Shelter 10 (3rd on report) on Telscombe Cliffs Way, near to the junction with St. Peters Avenue

GW Shelter Solutions have quoted **£1,876.22 plus VAT** to rub down and repaint gantries and top rails, replace the bottom clamps and repaint the roof.

Bus Shelter 5 (5th on report) on the A259 South Coast Road, in front of Fairhurst Flats and opposite the Telscombe Tavern

GW Shelter Solutions have quoted **£852.50 plus VAT** to rub down and repaint small areas of corrosion.

Bus Shelter 6 (6th on report) on the A259 South Coast Road, opposite the junction with Broomfield Avenue

GW Shelter Solutions have quoted **£852.50 plus VAT** to rub down and repaint small areas of corrosion and replace the seat legs.

Bus Shelter 11 (7th on report) on Ambleside Avenue, opposite Pigs Hill and Chatsworth Park

GW Shelter Solutions have quoted **£125.73 plus VAT** to replace one polycarbonate sheet which has graffiti on it.

Bus Shelter 12 (8th on report) on Ambleside Avenue, next to the junction with Carey Down

GW Shelter Solutions have quoted **£978.23 plus VAT** to rub down and paint the gantry cross members and replace one polycarbonate sheet which has graffiti on it. They have advised that they will reduce the cost by £125.73 if decided we do not want the one polycarbonate sheet to be replaced.

Bus Shelter 4 (10th on report) on Longridge Avenue/Crowborough Road junction

GW Shelter Solutions have quoted **£280.56 plus VAT** to replace the seat brackets.

Bus Shelter 3 (12th on report) at the top of Bannings Vale, near to the junction with Ifield Close

GW Shelter Solutions have quoted **£852.50 plus VAT** to rub down and repaint areas of corrosion to gantry.

Bus Shelter 1 (13th on report) at the bottom of Bannings Vale, in front of Martlet House

GW Shelter Solutions have quoted **£852.50 plus VAT** to rub down and repaint areas of corrosion to gantry.

GW Shelter Solutions have also advised us that 1 bus shelter requires replacement, as follows:

Bus Shelter 9 (4th on report) on Telscombe Cliffs Way, near to the South Coast Road and next to Texaco Garage

GW Shelter Solutions have quoted **£5,724 plus VAT** to supply and fit a new shelter and remove/dispose of the old one. This price does not include the Section 171 application (licence to make an excavation on the Highway) to East Sussex Highways (ESH) nor the Section 115 licence to place a structure on the highway. According to ESH's website, these costs are currently £447 and £68 respectively.

I have queried the licences and their costs with ESH, as the licence to place a structure on the highway is now no longer valid. GW Shelter Solutions have also advised they will not need to obtain a traffic management licence as they can park the lorry on the wide verge directly after the shelter and will therefore not be on the carriageway. I have also asked ESH if this is agreeable and am awaiting their response.

3. RECOMMENDATION

As repairs to shelters will prolong their life, I recommend that:-

- Repairs are carried out, excluding replacement of the polycarbonate where there is graffiti, as this may be carried out again. If we exclude the polycarbonate replacement from the costs (£251.46), the total will be £8,121.78 plus VAT.
- We replace the bus shelter at the bottom of Telscombe Cliffs Way (which is approximately 20 years old), at a cost of £5,724 plus VAT plus the relevant licence fees from ESH.
- We use the funds as recommended by the Town Clerk/RFO under the Financial Implications section.
- If it is agreed to proceed, a recommendation will need to be taken to Full Council for ultimate approval in view of the amount involved, which is more than the limit for Committee approval.

As some of the other bus shelters are coming towards their end of life, I recommend when the next budget is due that additional funds be added to the bus shelter replacement budget.

4. ENVIRONMENTAL IMPACT

Bus shelters encourage public transport usage, which decreases per-capita carbon emissions from private vehicles.

5. FINANCIAL IMPLICATIONS

Information provided by the Town Clerk/RFO:- We have a budget of £2,500 for bus shelter replacement under nominal code 4349-401, however, this amount is usually transferred to an earmarked reserve at year end towards future shelter replacements.

We also have £1,600 for bus shelter maintenance under nominal code 4350-401, and £9,500 in an earmarked reserve for bus shelters under nominal code 9028-910.

The total works amount to £13,846 net of VAT, excluding the licences required from ESCC to carry out the works. If we take into account all available budget/ER's for bus shelters, we only have £13,600 available and this would also leave no available funds for the licences or the remainder of the financial year.

We do have CIL monies, earmarked reserve 9037-910, of £18,625 which can be used towards bus shelters. However, it has been provisionally agreed to use £15,000 towards replacement of a piece of playground equipment in Chatsworth Park South, leaving £3,625 available which could be used towards the bus shelter repairs & replacement.

As Town Clerk/RFO, I therefore recommend use of funds as follows:-

Use £3,500 from CIL ER 9037-910 (leaving a balance of £125)
 Use £8,000 from ER 9028-910 for bus shelters (leaving a balance of £1,500)
 Use £2,000 from bus shelter replacement budget 4349-401 (leaving a balance of £500)
 Use £346 from bus shelter maintenance budget 4350-410 (leaving a balance of £1,254)

This will therefore leave funds in the bus shelter maintenance budget towards the licences and for any potential work needed for the remainder of the financial year.

Authorising the use of funds as detailed above will leave us with minimal funds for future bus shelter replacements, so at year end we need to look carefully at how we can increase the earmarked reserve.

GWQ2921b											COSTS									
Survey No	Location	Shelter Type	Configuration (FOP - front of path, BOP - back of path)	Colour	Reinstatement Type	Glazing type	Glazing Condition	Glazing sizes	Paint condition	Recommendations	Poly	Fixings	Top rail clamps - Warwick	Bottom rail clamps - Warwick	Single glass rail support	Glass rail support angle	Dropper	Seat brackets	Labour	New shelter
13	Kirby Drive before The Martins, BN10 7JL	3 bay Warwick cantilever shelter no end panels but with aluminium free standing seat	FOP	Blue RAL 5012	Concrete	Poly	ok but part cloudy	3 off 1825 x 1030	Steel posts are ok but some corrosion to the gantry arms and vertical dividers.	Rub down and repaint gantry arms, vertical dividers.	0.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	1700.00	0.00
7	A259 South Coast Rd near South Coast Glazing, BN10 7HR	2 bay cantilever HEP's	BOP	Dark Blue / RAL 5012 mid rails	Tarmac	Poly	Good	unknown	New shelter, no issues	No action required	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	Telscombe Cliffs outside No 31 adj St Peters Avenue, BN10 7DX	3 Bay Warwick cantilever with 1 x half end panel at departure end and free standing aluminium seat.	FOP	Blue RAL 5012	Tarmac	Glass	Good	3 off 1829 x 1067	Steel posts are ok but some corrosion to the gantry arms and top kick plates. Underside of roof is corroding again	Rub down and repaint gentries and top rails. Replace bottom clamps. Repaint roof.	0.00	2.50	0.00	158.72	0.00	5.00	10.00	0.00	1700.00	0.00
4	Telscombe Cliffs Way outside No 2, near A259 South Coast Road, BN10 7ET	2 Bay Durham enclosed single rear right entry and 2m free standing steel seat	BOP	Blue RAL 5012	Concrete base	Glass	Good	5 off 1829 x 1067	Cross members are corroded, top rails are corroded, some bottom clamps corroded. Difficult to now repair and repaint this shelter	Shelter has reached its life end and requires replacing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5724.00
5	A259 North side opposite Tavern, BN10 7AE	2 Bay Arun flat roof enclosed single front right entrance	BOP	Blue RAL 5012	Concrete base	Poly	Good	5 off 1210 x 1143 & 1210 x 710	Some minor surface corrosion to upper joint	Rub down and repaint small areas of corrosion	0.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00
6	A259 South side opp Broomfield Avenue, BN10 7BE	2 Bay Arun flat roof enclosed single front left entrance	BOP	Blue RAL 5012	Concrete base	Glass	Good	5 off 1210 x 1143 & 1210 x 710	Some minor surface corrosion to upper joint and seat base plates	Rub down and repaint small areas of corrosion. Replace seat legs	0.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00
11	Ambleside adj Balcombe Rd, BN10 7LE	2 Bay Arun flat roof enclosed single front right entrance	FOP	Blue RAL 5012	Concrete base	Poly	1 upper sheet damaged	5 off 1210 x 1143 & 1210 x 710	No issues	Replace one poly with graffiti	125.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	Ambleside adj Carey Down, BN10 7LH	3 bay Ely cantilever with half end panels and free standing aluminium seat	FOP	Blue RAL 5012	Tarmac	Poly	2 upper sheet damaged	3 off 1143 x 1210, 3 off 1210 x 710, 2 off 1143 x 489, 2 off 710 x 489	Some corrosion to gantry arms and end panel posts	Rub down and repaint gantry crossmembers, replace 1 poly	125.73	2.50	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00
8	A259 Coast Rd outside Aqua House, BN10 7ES	2 bay Arun flat roof enclosed open front with 2m free standing old steel seat	BOP	Blue RAL 5012	Concrete base	Poly	1 upper sheet damaged	4 off 1143 x 1210, 4 off 1210 x 710	Shelter steelwork is corroding and needs repainting.	Rub down and repaint all steelwork. FOC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Longbridge Avenue/Crowborough Road, BN2 8RQ	3 bay Ely enclosed double front entrance with integral steel perch	BOP	Blue RAL 5012	Concrete base	Poly	Good	6 off 1143 x 1210, 6 off 1210 x 710	Seat brackets are corroded	Replace seat brackets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.56	250.00	0.00
2	Bannings Vale near Bevendean Ave (leads to Ashurst Avenue), BN2 8DQ	2 bay enclosed front left/rear right entrances with 1 bay stainless seat	FOP	Stainless	Concrete base	Poly	Good	2 off 1170 x 1000, 2 off 1370 x 1000, 2 off 1170 x 800, 2 off 1370 x 800	Some discoloration of the stainless frame but generally in good order. The blue mid rail panels are badly chipped	No action required	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Bannings Vale outside No 192, BN2 8DJ	2 bay Arun flat roof cantilever with half end panels with 2 bay ally seat (GWS0548)	BOP	Blue RAL 5012	Tarmac	Poly	Good	3 off 1143 x 1210, 3 off 1210 x 710, 2 off 1143 x 489, 2 off 710 x 489	Some corrosion to gantry arms and mid post	Rub down and repaint areas of corrosion to gantry	0.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00
1	Bannings Vale before Ardingley Rd, BN2 8DB	3 bay Arun flat roof cantilever with full end panels with 2 bay old free standing ally seat (GWS0380)	BOP	Blue RAL 5012	Concrete base	Poly	1 upper sheet damaged	3 off 1143 x 1210, 3 off 1210 x 710, 2 off 1143 x 1210, 2 off 710 x 1210	Some surface corrosion to lower gantry legs and arms	Rub down and repaint areas of corrosion to gantry	0.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00

TOTAL
251.46 17.50 0.00 158.72 0.00 5.00 10.00 30.56 7900.00 5724.00 14097.24



AGENDA ITEM	15
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To note updates to bus services in Lewes District

1. INTRODUCTION

East Sussex County Council (ESCC) previously informed us of changes to some bus services in East Sussex this spring. They also advised that some improvements would be introduced in June 2026 and that they would announce details of these once confirmed.

2. INFORMATION

There are several changes to our local services on the attached document. These are as follows:

- 12, 12A and N12: This route will now run a 24 hour service, 7 days a week. Frequencies have changed as per the attached document.
- 12X: This route will not run on Sundays as it will be taken over by the 13X bus route. Frequencies have changed as per the attached document.
- 13X: This has an improved frequency over the summer, with details as per the attached document.
- 14 and N14: This route will now run a 24 hour service, 7 days a week. Frequencies have changed as per the attached document.
- 14A, 14B and 14C: These routes have been removed and is being replaced by a standard 14 route and an extended route 23 (Woodingdean – Sussex University – County Hospital – Brighton Marina – Peacehaven)
- 23: This existing service is being extended from Brighton Marina to Peacehaven. Frequencies have changed as per the attached document.

There are no changes to the school 76A service to Longhill School from Peacehaven, 123 service to Lewes from East Saltdean or the 494 service to Seahaven Academy from Saltdean. There are also no changes to the 47 route from East Saltdean to Hove.

Brighton & Hove buses have placed information and timetables on their website at www.buses.co.uk.

3. RECOMMENDATION

That the Committee notes the changes.

4. ENVIRONMENTAL IMPACT

By taking the bus, fewer cars are on the road, leading to reduced traffic congestion. This not only makes travel more efficient but also reduces the overall emissions from cars that would otherwise be idling in traffic. It also reduces individual carbon footprints as, overall demand for fossil fuels decreases, leading to a smaller carbon footprint for each person.

5. FINANCIAL IMPLICATIONS

N/A.

Changes to services in Lewes District: June 2026

Service number	Route	Changes to current service	Service provided by	Date of change
12, 12A, 12X, N12	Brighton-Saltdean- Peacehaven- Newhaven- Paradise Park-Seaford- Chyngton- Seven Sisters Park- Eastbourne	Route and timetable changes. The service will now run 24 hours a day, 7 days a week, with the N12 operating hourly between Eastbourne and Brighton. Departures from Eastbourne town centre will be at 00:50, 02:00, 03:00 and 04:00, following on from a new later service 12 departure at 23:50. In the opposite direction, N12 journeys will depart Brighton Station hourly from 00:45 to 03:45. The 12 and 12A are revised to run as a single route between Eastbourne and Brighton, numbered 12, serving Chyngton in Seaford and Paradise Park in Newhaven. Peak time journeys will no longer run along Avis Way in Newhaven. The Monday to Saturday frequency will be 15 minutes between Chyngton and Brighton, every 30 minutes to/from Eastbourne, and on Sunday every 20 minutes. The 12X has a frequency uplift up to every 12 minutes, Monday to Saturday. Earlier trips in the morning and later evening trips have been added. The 12X will stop additionally at Slindon Avenue in Peacehaven and Beacon Road in Seaford. The 12X does not run on Sundays, so the 13X (see below) will be the service for those who use the Seaford bus stops at Seaford War Memorial, on Sutton Road and on Eastbourne Road west of Chyngton Gardens. The Monday - Friday early morning journey that starts at Telscombe Cliffs and operates via North Peacehaven will start 4 minutes later than at present and terminate at Chyngton Estate rather than continue beyond Seaford to Eastbourne.	Commercial service provided by Brighton & Hove Buses.	19 July 2026
13X	Brighton-Saltdean- Peacehaven- Newhaven-Seaford- East Dean- Birling Gap-Beachy Head-Eastbourne	Improved frequency for the Summer period. On Mondays to Fridays there will be 5 journeys in each direction and an hourly service on Saturdays. On Sundays the service runs every 15 minutes for the main part of the day. The first Sunday journey from the Seaford War Memorial bus stop to Eastbourne will be at 09:34, and the first journey from the Chyngton Gardens bus stop (on the A259) to Brighton at 09:04.	Commercial service provided by Brighton & Hove Buses.	19 July 2026

Service number	Route	Changes to current service	Service provided by	Date of change
14, 14A, 14B, 14C, N14	Brighton-Saltdean-Peacehaven-Newhaven	Route and timetable changes. The service will now run 24 hours a day, 7 days a week, with the N14 operating hourly between Peacehaven and Brighton, with the route matching service 14 in both directions. N14 departures from Brighton Station for Peacehaven are at 01:15 hourly to 04:15 with the last journey extending to Newhaven. N14 journeys to Brighton start with a journey from Newhaven Station at 00:56 (calling at Meridian Centre at 01:07) and then departures from Meridian Centre at 02:02, 03:02 and 04:02. The extensions to hours of operation of the 14 route (see below) combine with these N14 journeys to create the 24 hour a day service. Routes 14A, 14B and 14C are to be removed and replaced by a standard route 14 and an extended route 23 (Woodingdean-Sussex University-County Hospital-Brighton Marina-Peacehaven) - see below. The Monday to Saturday daytime service 14 frequency will be every 15 minutes between Peacehaven and Brighton, with a drop in frequency to every 20 minutes on Monday to Friday afternoons. There will be additional early morning and late evening journeys and off-peak hourly extensions to/from Newhaven Sainsbury's similar to the current timetable. The evening frequency will be 30 minutes (Brighton-Peacehaven) with several (mainly early) evening journeys extended beyond Peacehaven to Newhaven. The two school day morning journeys running beyond Brighton Station to Cardinal Newman School, Hove, continue with minor changes. The Sunday daytime frequency will be improved to every 20 minutes, with alternate journeys extended beyond Peacehaven to/from Newhaven Sainsbury's. Morning journeys commence about 3 hours earlier than at present from Brighton and 2 hours earlier from Newhaven and Peacehaven whilst there are also late evening journeys around 40 - 50 minutes later than at present.	Commercial service provided by Brighton & Hove Bus Company.	19 July 2026

Service number	Route	Changes to current service	Service provided by	Date of change
21 (Sunday)	Lewes-Offham-Cooksbridge-Chailey-Newick-Sheffield Park Gardens-Sheffield Park Station (Bluebell Railway)	No change. Compass Travel provide the Monday to Saturday service, numbered 121 (see below).	Provided by Cuckmere Buses without funding from ESCC	
23	Woodingdean-Sussex University-County Hospital-Brighton Marina-Peacehaven	Existing Brighton service 23 is being extended from Brighton Marina to Peacehaven. It will run every hour over this section of route, including up to early/mid-evening on Mondays to Saturdays and Sundays. Service 23 replaces the withdrawn services 14B and 14C (see above), maintaining the link between Peacehaven, Saltdean, Rottingdean and the Royal Sussex County Hospital, as well as introducing an hourly service between Peacehaven and Brighton Marina on 7 days a week (currently served by the 14B on Sundays only).	Commercial service provided by Brighton & Hove Bus Company.	19 July 2026
23 (Sunday)	Newhaven-Piddinghoe-Rodmell-Kingston-Lewes	No change. Compass Travel provide the Monday to Saturday service, numbered 123 (see below).	Provided by Cuckmere Buses without funding from ESCC	
25 (Tue,Thu, Sat)	Lewes-Glynde-Firle-Charleston in Firle-Wilmington-Polegate-Wannock-Willingdon village-District General Hospital-Eastbourne	No change.	Provided by Cuckmere Buses without funding from ESCC.	
25X (Sun)	Berwick-Lewes	No change.	Provided by Cuckmere Buses without funding from ESCC.	
26 (Sundays and Bank Holidays)	Seaford-Alfriston-Drusillas Zoo - Wilmington-Polegate-Wannock-Willingdon-District General Hospital-Eastbourne	Usual seasonal timetable adjustments (16:50 from Seaford to run to Eastbourne, and 18:00 from Eastbourne to Alfriston) reinstated for Summer period until 25 October.	Provided by Cuckmere Buses without funding from ESCC.	

Service number	Route	Changes to current service	Service provided by	Date of change
39 (Friday, Saturday, Sunday and Bank Holiday Mondays only)	Eastbourne Towner- East Dean- Seven Sisters Country Park-Litlington- Alfriston- Charleston in Firle- Charleston in Lewes	No change.	Provided by Cuckmere Buses with funding from a consortium of local arts organisations led by Charleston.	
39	Ridgeway (one journey) -Princess Royal Hospital- America Lane- Haywards Heath- Bolnore	No change.	Run by Compass Travel with a development contribution for the Ridgeway extension.	
40 (Tuesdays and Fridays)	Berwick-Wilmington- Litlington-Charleston Manor-Exceat-Seaford	No change.	Provided by Cuckmere Buses with funding from ESCC and the help of bus support grant from UK Government.	
47	East Saltdean-Brighton- Hove	No change.	Run by Compass Travel. Funded by Brighton & Hove City Council with a financial contribution from ESCC.	
47 (Saturday, Sunday & Bank Holiday Seasonal Service)	Berwick-Alfriston- Seaford-Litlington- Wilmington-Berwick (circular service)	No change.	Service run by Cuckmere Buses without funding from ESCC.	
76A (Schooldays)	Peacehaven-East Saltdean-Brighton Longhill School	No change.	Run by Brighton & Hove Bus Company and funded by Brighton & Hove City Council.	

Service number	Route	Changes to current service	Service provided by	Date of change
129	Lewes-Spences Lane-Malling-Tesco-town centre-Wallands Park-Winterbourne-Lewes	No change.	Run by CTLA (Community Transport for the Lewes Area) with funding from ESCC with the help of bus support grant from UK Government.	
132 (Sundays)	Lewes-Malling-Landport-Nevill-Winterbourne	No change.	Run by Community Transport for the Lewes Area (CTLA) with funding from Lewes Town Council	
145	Newhaven local service	No change.	Run by Compass Travel with funding from ESCC with the help of bus support grant from UK Government.	
149 (Schooldays)	Scaynes Hill-Princess Royal Hospital-Haywards Heath-Lindfield-Fox Hill-Wivelsfield Green-Chailey School	No change.	Run by The Big Lemon with funding from ESCC with the help of bus support grant from UK Government.	
150 (Schooldays)	Withyham-Hartfield-Forest Row-Chelwood Gate- Danehill-Chailey School	No change.	Run by The Big Lemon with funding from ESCC with the help of bus support grant from UK Government.	

Service number	Route	Changes to current service	Service provided by	Date of change
318 (Schooldays)	Whitesmith-Chiddingly-Muddles Green-East Hoathly-Halland-Shortgate-Ringmer King's Academy	No change.	Run by Compass Travel with funding from ESCC with the help of bus support grant from UK Government.	
468 (Schooldays)	Ditchling-Westmeston-Plumpton-Chailey School	No change.	Run by Compass Travel with funding from ESCC with the help of bus support grant from UK Government.	
492, 494 (Schooldays)	Seahaven Academy services	No change.	Run by Brighton & Hove Bus Company with funding from ESCC with the help of bus support grant from UK Government.	



AGENDA ITEM	16
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To agree way forward with grass verge cutting for 2027

1. INTRODUCTION

East Sussex County Council (ESCC) provide us annually with options regarding urban grass verge cutting in our area and ask which option we would like to proceed with for the following year. We are usually contacted by them around November.

2. INFORMATION

ESCC usually provide us with the following options:

Option 1 - Standard: Two cuts over the course of a year to be carried out by ESCC at no cost to the Town Council. Urban grass will be managed for safety purposes only.

Option 2 – Extra cuts: Town Councils may fund an additional four cuts to be carried out by ESCC, totalling six cuts (two standard and four extra) over the course of the year. This would be at an extra cost to the Town Council.

Option 3 – Self delivery: Town Councils take on responsibility to deliver all urban grass cutting in their area. This must include a minimum of two cuts over the course of the year. ESCC will not carry out any urban grass cutting in the area and would pay the Town Council.

Any contractor employed must be suitably competent and qualified to work safely on the highway. ESCC have also previously requested an agreement to be signed between them and the Parish/Town Council if we opt to self-deliver.

For this year we have opted to self-deliver grass verge cutting and have a contract with Grasstex to undertake 4 cuts a year, which ends in October 2026. If we decide to self-deliver for 2027, we will need to put it out to tender as soon as possible so we can notify ESCC before their deadline.

3. RECOMMENDATION

It is recommended to decide 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 it is recommended to self-deliver, we will need to decide how many cuts we would like undertaken. If this option is agreed it is recommended to obtain estimates for one year only, due to the uncertainty regarding Local Government Re-organisation which is due to go live in April 2028.

4. ENVIRONMENTAL IMPACT

Verge cutting can reduce the habitat to wildflowers and pollinators. However, many residents like the verges to be cut uniformly.

5. FINANCIAL IMPLICATIONS

Not known at this stage. If we decide to self-deliver for 2027, the cost may be higher than the current price and we may therefore need a budget increase.

ESCC's contribution to us for undertaking the cutting this financial year was £7,314 and the actual cost to us will be £15,100, a difference of £7,786 which we had to budget for.



AGENDA ITEM	17
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	15 th July 2026
SUBJECT	To consider commenting on proposed upgrade to telecoms base station at Telscombe Cliffs Service Station

1. INTRODUCTION

We have received prior 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.

2. INFORMATION

They have advised that the site is needed to provide enhanced 2G, 3G, 4G coverage and capacity for H3G as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The upgrade will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies. Telscombe Parish Council enquiries@telscombetowncouncil.gov.uk 9th July 2026 Freshwave Facilities Limited 50 Cowcross St London EC1M 3HP 987860, LAND AT TELCOMBE CLIFFS SSTN, 376 SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX, BN10 7ET (NGR: E539937, N101326) The proposed upgrade of a telecommunications base station comprising the removal of the existing 15m pole to be replaced by 20m pole supporting 9 no antennas and 1 no relocated 300mm dish, together with 1 no existing cabinet to be removed and ancillary development thereto.

At this stage they are seeking our views on the proposal prior to works proceeding.

3. RECOMMENDATION

To consider commenting on the proposals before the required date of 23rd July 2026.

4. FINANCIAL IMPLICATIONS

None.

Our ref: 987860

9th July 2026

Telscombe Parish Council

enquiries@telscombetowncouncil.gov.uk

Freshwave Facilities Limited
50 Cowcross St
London
EC1M 3HP

Dear Parish Clerk,

PROPOSED BASE STATION UPGRADE AT 987860, LAND AT TELCOMBE CLIFFS SSTN, 376 SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX, BN10 7ET (NGR: E539937, N101326)

Freshwave are in the process of progressing suitable sites in the Peacehaven area for radio base stations that will improve service provision and this site has been identified as suitable for an equipment upgrade for EE/H3G. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Freshwave and EE/H3G are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of EE/H3G's network improvement program, there is a specific requirement for a radio base station upgrade at this location to provide enhanced 4G as well as new 5G services.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

Our technical network requirement is as follows:

987860, LAND AT TELCOMBE CLIFFS SSTN, 376 SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX, BN10 7ET (NGR: E539937, N101326)

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity for H3G as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The upgrade will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

987860, LAND AT TELCOMBE CLIFFS SSTN, 376 SOUTH COAST ROAD, PEACEHAVEN, EAST SUSSEX, BN10 7ET (NGR: E539937, N101326)

The proposed upgrade of a telecommunications base station comprising the removal of the existing 15m pole to be replaced by 20m pole supporting 9 no antennas and 1 no relocated 300mm dish, together with 1 no existing cabinet to be removed and ancillary development thereto.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Freshwave installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting site name 987860)

Yours sincerely



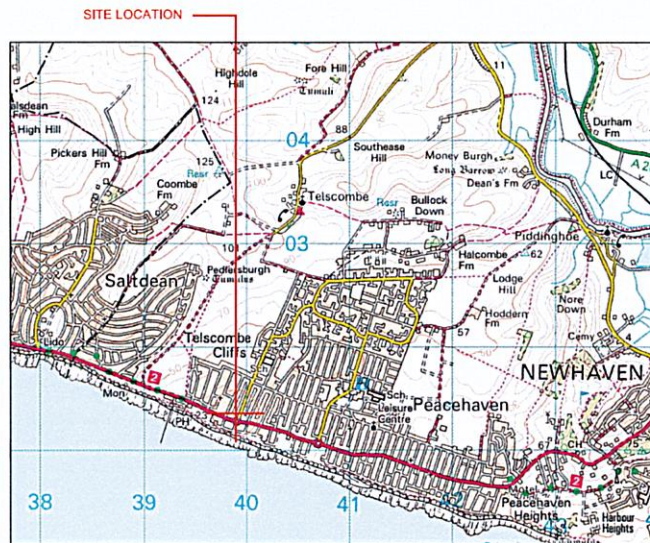
Phoebe Birney

Assistant Planner: Perry Williams

Tel: +44 (0) 7377090932

Email: pbirney@perrywilliams.co.uk

(for and on behalf of Freshwave)

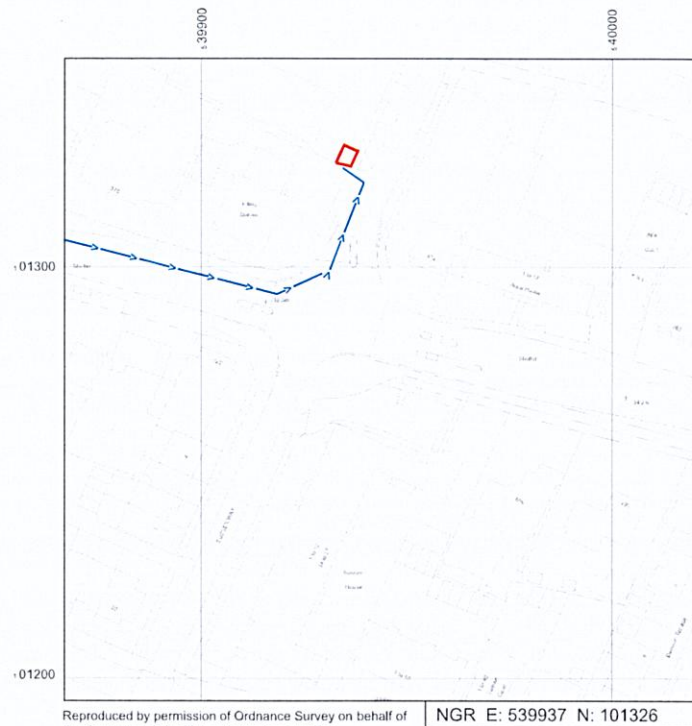


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SITE AREA PLAN



SITE PHOTOGRAPH



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NGR E: 539937 N: 101326

SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - HYPERLINK

GOOGLE STREET VIEW - HYPERLINK

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
- DIRECTIONS TO SITE**
CONTINUE ON A23. TAKE A27 AND B2123 TO A259 IN TELSCOMBE CLIFFS. CONTINUE ONTO A23. USE THE 2nd FROM THE LEFT LANE TO TURN SLIGHTLY LEFT. AT PATCHAM INTERCHANGE, TAKE THE 2nd EXIT. AT PATCHAM INTERCHANGE, TAKE THE 1st EXIT. AT PATCHAM INTERCHANGE, TAKE THE 1st EXIT ONTO THE A27 SLIP ROAD TO LEVES/NEWHAVEN. MERGE ONTO A27. TAKE THE B2123 EXIT TOWARDS ROTTINGDEAN/FALMER. AT THE ROUNDABOUT, TAKE THE 3rd EXIT ONTO B2123. TURN LEFT ONTO HIGH ST/112/123. TURN LEFT ONTO MARINE DRIVE/A259. CONTINUE TO FOLLOW A259 SITE WILL BE ON THE LEFT.

Demise:



Access Route To Site:



Access Route:



Master	MBNL / EE / LWS	Project	Purpose of Issue	Issue
M001	MBNL	Vendor Swap	Planning	A
Date	05.05.2026	Revision / Upgrade Description	First Issue	
Drawn	W. Jackson			
Checked	W. Jackson			
Approved	W. Jackson			



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
Fax: 01707 319001



Site Name: TELSCOMBE CLIFFS SSTN

Site ID: 987860

Address: TELSCOMBE CLIFFS SSTN
376 SOUTH COAST ROAD
PEACEHAVEN
EAST SUSSEX
BN10 7ET

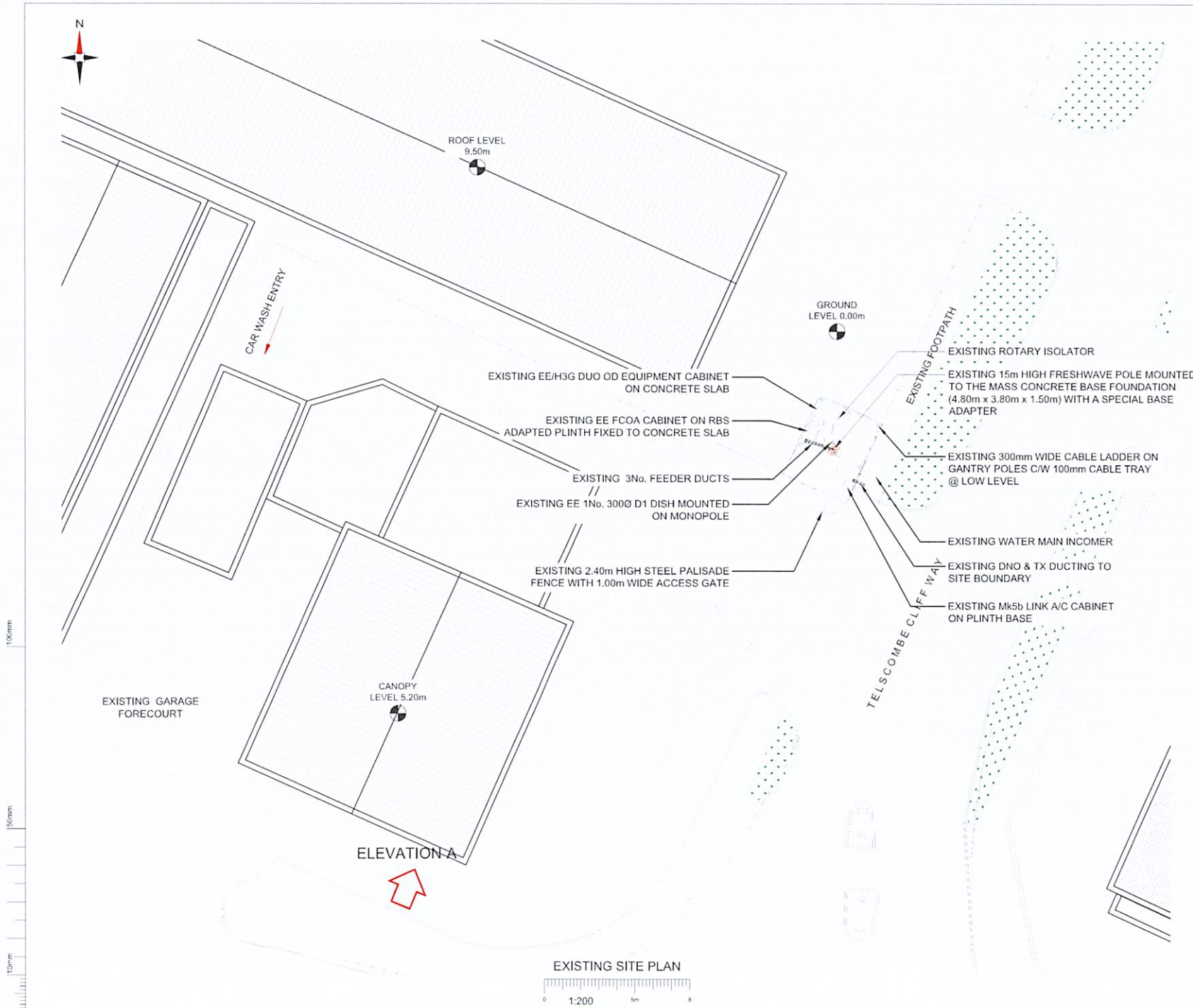
Title: 002 SITE LOCATION PLAN

Project: VENDOR SWAP

Purpose of Issue: GENERAL ARRANGEMENT

EE Call ID: 75147 MBNL Call ID: LWS006 LWS Call ID: BN0259

Master Drawing No: 987860_LWS006_75147_BN0259_M001 Issue: A



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	Vendor Swap	Planning	A
Date	05.05.2026	Revision / Upgrade Description	First Issue	
Drawn	J. Miah	Checked	W. Jackson	Approved
Approved	W. Jackson			



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
Fax: 01707 319001



Site Name: TELSCOMBE CLIFFS SSTN

Site ID: 987860

Address: TELSCOMBE CLIFFS SSTN
376 SOUTH COAST ROAD
PEACEHAVEN
EAST SUSSEX
BN10 7ET

Title: 100 EXISTING SITE PLAN

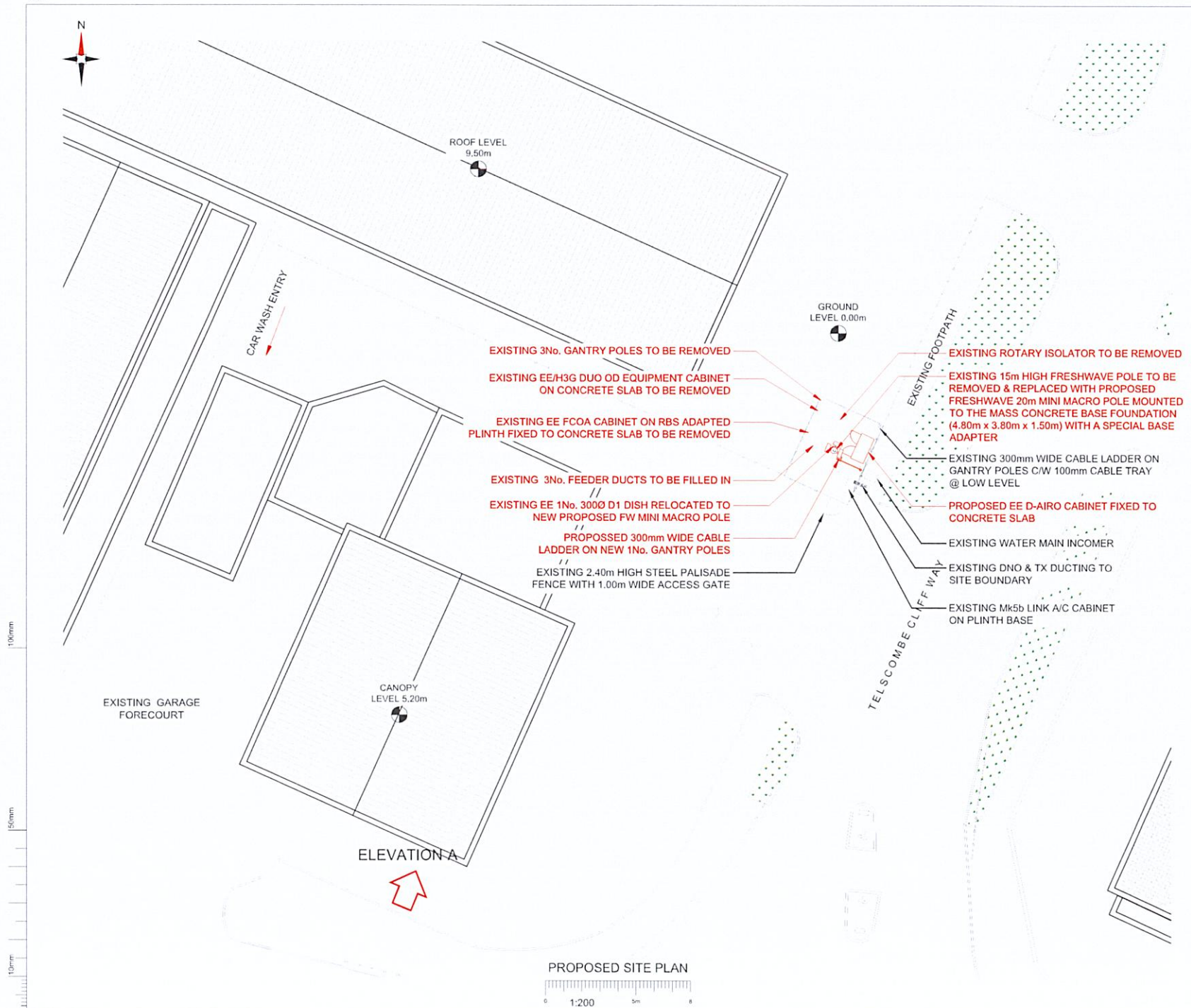
Project: VENDOR SWAP

Purpose of Issue: GENERAL ARRANGEMENT

EE: Cdr ID 75147	MBNL: Cdr ID LWS006	3UK: Cdr ID BN0259
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Master Drawing No: 987860_LWS006_75147_BN0259_M001

A



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	Vendor Swap	Planning	A
Date	05.05.2026	Revision / Upgrade Description: First Issue		
Drawn	J. Mah			
Checked	W. Jackson			
Approved	W. Jackson			



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
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Site Name: TELSCOMBE CLIFFS SSTN

Site ID: 987860

Address: TELSCOMBE CLIFFS SSTN
376 SOUTH COAST ROAD
PEACEHAVEN
EAST SUSSEX
BN10 7ET

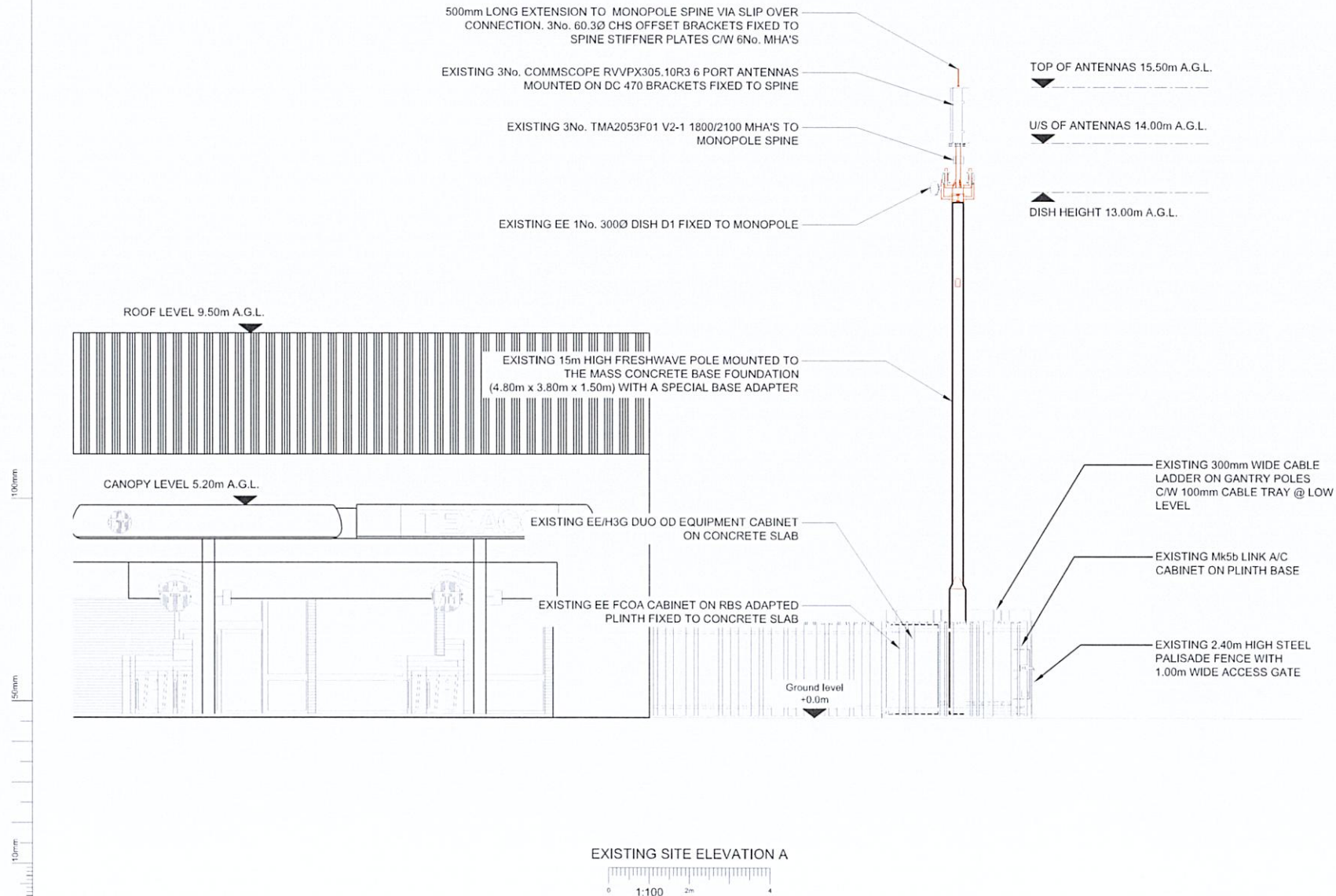
Title: 150 PROPOSED SITE PLAN

Project: VENDOR SWAP

Purpose of Issue: GENERAL ARRANGEMENT

EE Call ID: 75147	MBNL Call ID: LWS006	3UK Call ID: BN0259
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Master Drawing No: 987860_LWS006_75147_BN0259_M001	Issue: A
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NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M001	MBNL	Vendor Swap	Planning	A
Date	05.05.2026	Revision / Upgrade Description		
Drawn	J. Mah	First Issue		
Checked	W. Jackson			
Approved	W. Jackson			



Hatfield Business Park
Hatfield
Hertfordshire
AL10 9BW

Tel: 01707 315000
Fax: 01707 319001



Site Name: TELSCOMBE CLIFFS SSTN

Site ID: 987860

Address: TELSCOMBE CLIFFS SSTN
376 SOUTH COAST ROAD
PEACEHAVEN
EAST SUSSEX
BN10 7ET

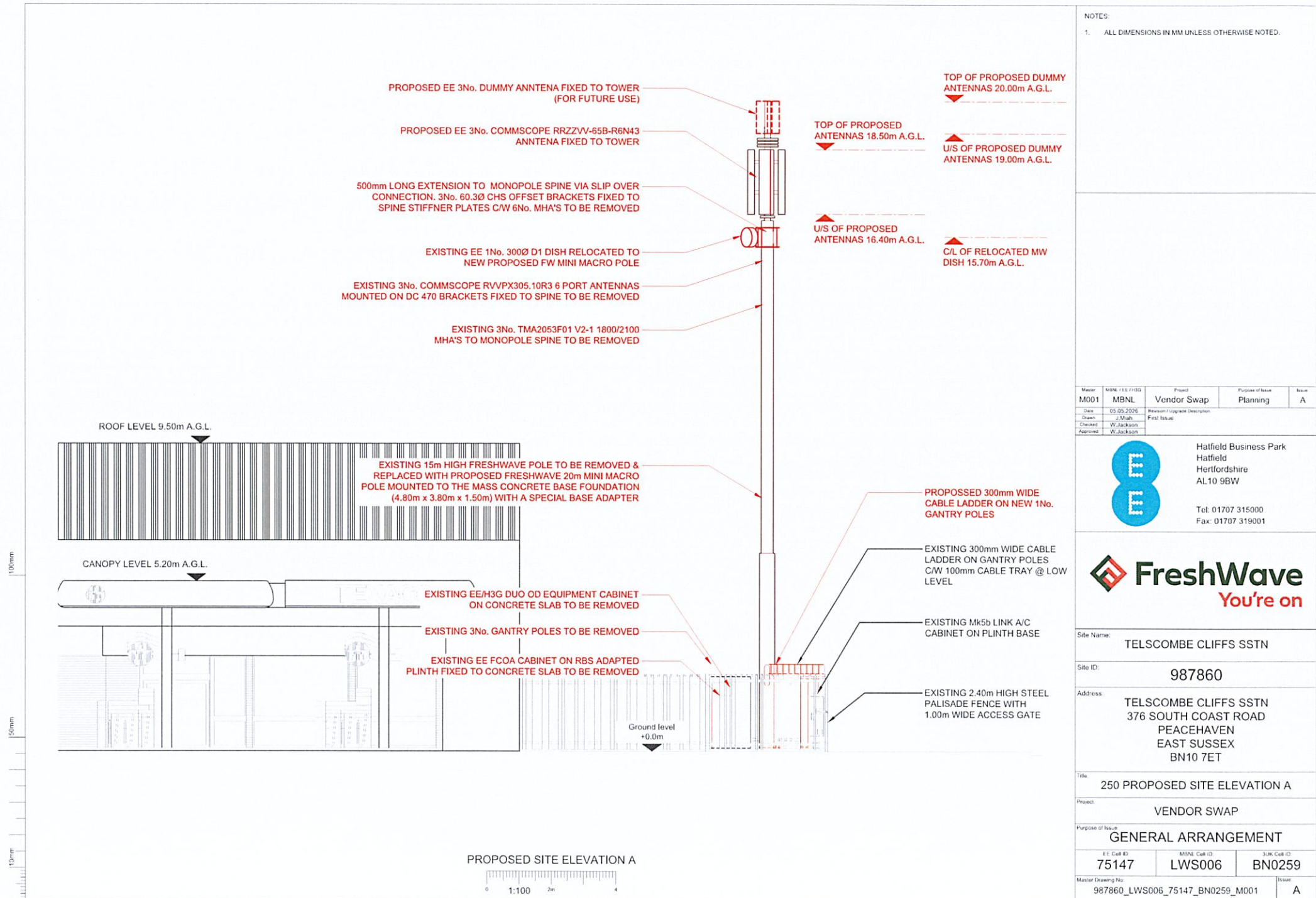
Title: 200 EXISTING SITE ELEVATION A

Project: VENDOR SWAP

Purpose of Issue: GENERAL ARRANGEMENT

EE: Crib ID	MBNL: Crib ID	3/UK: Crib ID
75147	LWS006	BN0259

Master Drawing No:	Issue
987860_LWS006_75147_BN0259_M001	A



**General Background
Information for
Telecommunications
Development.**

England

Introduction.

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- Promote shared infrastructure;
- Maximise opportunities to consolidate the number of base stations;
- Significantly reduce the environmental impact of network development.

This document is designed to provide general background information on the development of UK mobile telecommunications networks.

It has been prepared for inclusion with planning applications and supports network development proposals with general information.

Background

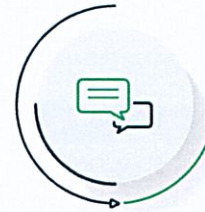
Over 30 years ago under the Telecommunications Act 1984, a licence was granted to mobile network operators. The licence was to provide wireless (or mobile) phone services utilising unused radio frequencies adjacent to those transmitted for over 50 years by the television industry.

With the wireless technology being new and the number of potential customers unknown, several tall masts were used to provide basic radio coverage to the main populated areas.

As the way we use our phones and other technologies have changed over the past 30 years, where we locate masts is crucial.

Due to the increased data transfer necessary for the latest telecommunication services, locations of base stations must be where the local demand exists.

Digital networks.



2G

2G digital networks developed in the early 1990s.

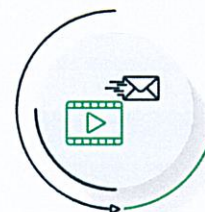
This digital technology is also known as GSM (Global System for Mobile Communications), which is the common European operating standard. This technology enabled phones to interconnect to other networks throughout Europe and internationally.



3G

In 2000, the 'Third Generation' mobile telecommunications service was launched, known as 3G or UMTS.

In addition to voice services, this allowed broadband access to the internet for mobile phones and laptop computer data card users.



4G

2013 saw the launch of 4G services on the network.

This technology allows for ultra-fast speeds when browsing the internet, streaming videos or sending emails. It also enables faster downloads.

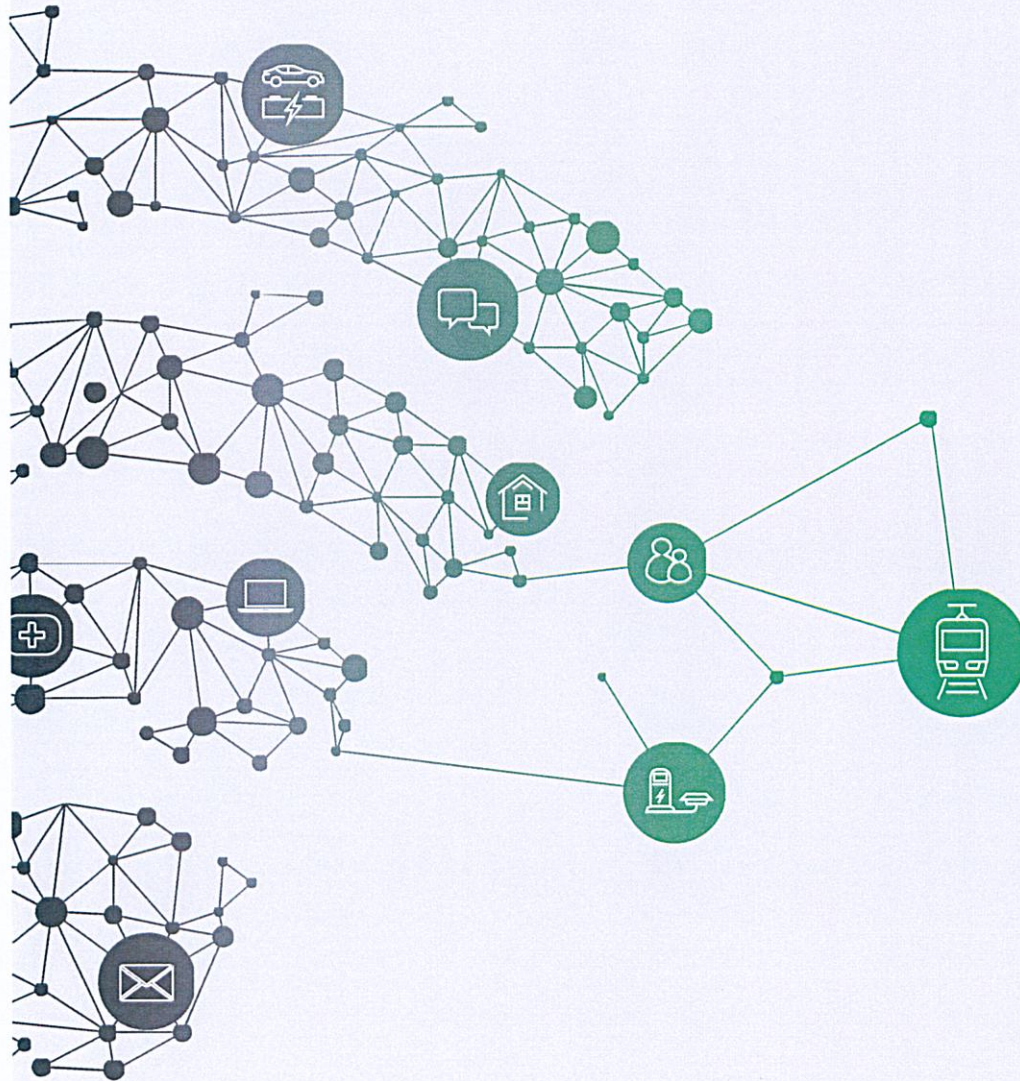


5G

2019 saw the introduction of 5G services, with the Government's ambition for the UK to become a world leader in this technology.

5G Connectivity will ensure that everyone benefits from early advantages of its potential and that the UK creates a world-leading digital economy that works for all.

What is 5G?



5G is the new generation of wireless technology that will deliver reliable and faster networks of the future, changing how we understand wireless connectivity.

The technology will see us all move from something we experience through personal devices to an integrated infrastructure across buildings, transport and utilities. The new technology will provide enormous benefits for citizens, businesses and urban regions alike.

5G will also offer a new level of underlying connectivity to transform services and create new digital ecosystems.

The economic benefit

- Businesses offering online services can extend their products to a broader audience
- Local areas and businesses can benefit from tourists and visitors as hotels, attractions, and restaurants can be booked online from anywhere in the world
- Business owners and services like doctors can provide a faster and more cost effective service by offering both online appointments and ordering
- Digital connectivity facilitates economic growth, something which the Government is keen to progress and promote

The social benefit

- Mobile communications can help people to stay in touch wherever and whenever, which can help improve social well-being
- Contacting emergency services is easier, especially in remote areas
- Using a mobile wherever you go can provide better personal security
- Having access to social networking sites and applications can keep people entertained with their lifestyles and interests

- Mobile connectivity helps promote smarter and productive ways of working. For example, working from home can help minimise commuting which can provide better work and home life balance

- Access to personal information 24/7, e.g. bank accounts, can offer efficiency and convenience

5G is the next generation of mobile connectivity, providing us with a new level of experience. It will offer immense opportunities, given the faster and more reliable connectivity that it will provide.

We will experience new technologies that will help us become more efficient and save costs as an individual or business.

What can we expect from 5G?

- Driverless vehicles – this will give drivers autonomy to do other things while driving
- Advanced healthcare facilities – performing surgeries remotely will be made possible, along with freeing up more GP time through better online facilities
- Enhanced Virtual and Augmented reality (AR) – used in gaming and entertainment already, with 5G, live interactions will be taken to the next level
- Greater Internet of Things (IoT) transformation – with better connected devices, the IoT will enable us to control devices more independently
- Cutting-edge agricultural operations – operating farming machinery and tools remotely will promote smart agriculture, saving time and increasing productivity for farmers

We need to continue to work together to enable the opportunities that mobile technology brings to all of us.

Planning policies.

Planning policy guidance on telecommunications

The revised National Planning Policy Framework (NPPF), published in December 2024, supports high-quality communications infrastructure and recognises it as a strategic priority.

Within paragraph 119 it states that:

"Advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next-generation mobile technology (such as 5G) and full-fibre broadband connections."

The NPPF goes on to state within Paragraph 123 that:

"Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure."

Section 6 of the revised NPPF relates to:

"Building a Strong, Competitive Economy' and refers specifically to 'Digital Infrastructure.'"

Paragraph 85 states:

"Significant weight should be placed on the need to support economic growth and productivity. This is particularly important where Britain can be a global leader in driving innovation."

Paragraph 86 highlights that Local Development Plans should include policies that facilitate development to meet the needs of a modern economy, including identifying suitable locations for uses such as digital infrastructure. It goes on to confirm that Planning Policies should:

"Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration."

And that they should:

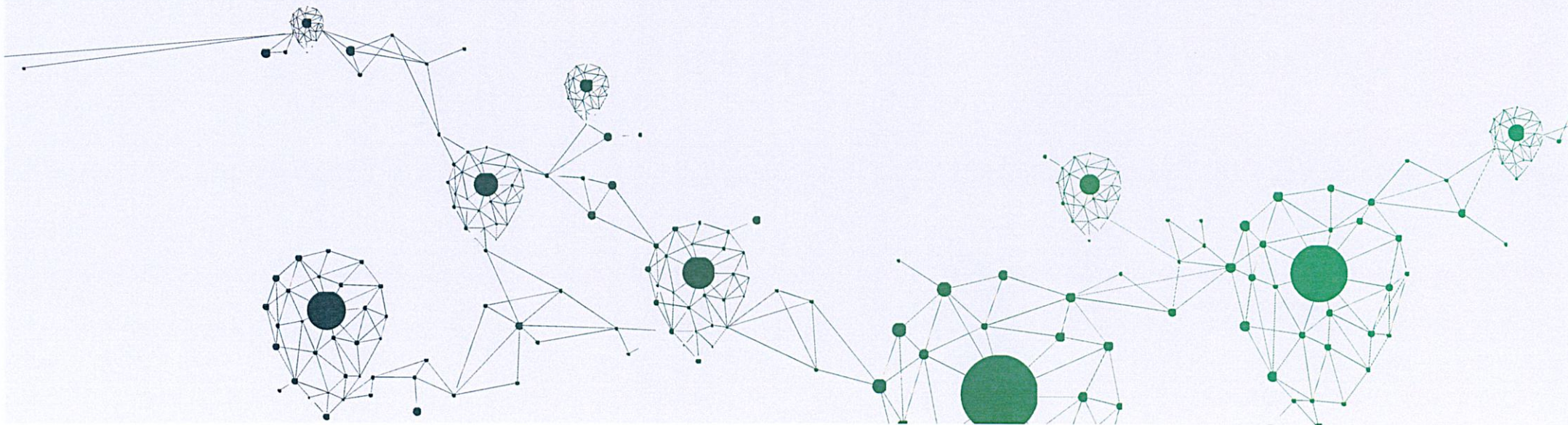
"Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment."

Paragraph 87 states:

"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for: (a) clusters or networks of knowledge and data-driven, creative or high technology industries, and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries." And (c) "The expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience."

Site/Mast sharing

Cornerstone actively encourages and supports site-sharing for both commercial and environmental reasons. All operators are required to explore site-sharing opportunities under the terms of their licences. Cornerstone has implemented many measures to identify and maximise site-sharing opportunities.



Consultation & legal case.

Consultation

Cornerstone is committed to carrying out appropriate consultations with Local Planning Authorities, stakeholders and the public.

The Code of Practice for Wireless Network Development in England (March 2022) gives guidance on the factors that operators should consider when determining what consultation is required, as each development is different.

These factors are equally applicable for Local Planning Authorities who carry out their own consultation once the application has been submitted.

Legal case

The following legal case may be helpful:

Harrogate case November 2004

The Court of Appeal gave a judgement that Government Planning Guidance in PPG8 (now replaced by the NPPF) is perfectly clear in relation to compliance with the Health and Safety standards for mobile phone base stations.

The Court of Appeal and the High Court both upheld Government policy in response to a planning inspector's decision that departed from that policy and failed to give adequate reasons for doing so.

Bardsey case January 2005

The Court of Appeal confirmed that the permitted development regime for mobile phone base stations is compliant with the Human Rights Act. This was a case in which a local planning authority failed to comply with its obligations to act within the 56 day period provided under the permitted development regulations.

Further information.

We trust that this document answers your main queries regarding our planned installation.

The enclosed site-specific details will identify any alternative discounted options and reasons why they were rejected and how the proposed site complies with national and local planning policies.

The Local Government Ombudsman's Special Report on Telecommunication Masts gives some positive recommendations and advice to Local Planning Authorities in determining prior approval applications.

The Digital Connectivity Portal provides guidance for local authorities and network providers on improving connectivity across the UK. Produced by DCMS, it promotes closer co-operation between network providers and local authorities, and offers guidance on effective policies and processes to facilitate deployment of digital networks.