

TELSCOMBE TOWN COUNCIL



To Chairman and Members of the Planning & Highways Committee:-

Cllr C Clarkson, Cllr C Gallagher *Chair & Mayor*,
Cllr M Lawrie, Cllr L O'Connor, Cllr C Robinson,
Cllr N Watts *Vice Chair & Deputy Mayor* & Cllr T Williamson

Telscombe Civic Centre
360 South Coast Road
Telscombe Cliffs
BN10 7ES

Tel: 01273 589777
www.telscombetowncouncil.gov.uk

21st October 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 28th October 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 7th October 2026
– *attached*
5. To consider a planning application received from the South Downs National Park Authority:-

SNDP-26-03889-LIS The Old Rectory , Gorham's Lane, Telscombe Village, East Sussex, BN7 3HY

Case Officer: Abbie Sharland

Refurbishment of existing kitchen , utility and dining area spaces with recovering of small area of asphalt roof with lead roof

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

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

Lewes District Council REFUSED permission

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

Lewes District Council GRANTED permission

LW/26/0382 – 40 Tyedean Road, Telscombe Cliffs, East Sussex BN10 7AU

Case officer: Danielle Durham

Extension to existing detached garage to create a granny annexe and replacement of existing rear conservatory with single-storey extension

Lewes District Council GRANTED permission

TELSCOMBE TOWN COUNCIL



LW/26/0399 – 32 Brambletyne Avenue, Saltdean, East Sussex BN2 8EJ

Case Officer: Danielle Durham

Demolition of existing rear conservatory and deck, replacement with single storey rear extension and raised deck

Lewes District Council GRANTED permission

LW/26/0402 – 51 Fairlight Avenue, Telscombe Cliffs, East Sussex BN10 7BS

Case officer: Danielle Durham

Hip to gable roof conversion, addition of 1 no. rear dormer and extension at first floor level, addition of 4 no. roof lights at front, removal of existing dormer at front side and associated internal modifications

Lewes District Council GRANTED permission

7. To note actions carried out or required from previous meetings and agree any further measures required – *see attached*
8. To review/update the Business Plan – *see attached*
9. To note Peacehaven Town Council's Planning Committee meeting paperwork and minutes – *see attached*
10. To approve invoice regarding producing digital images of maps for the Neighbourhood Plan – *see attached*
11. To note request for a bus shelter on Ambleside Avenue and consider way forward – *see attached*
12. To note damage to street light column A at Homebush Avenue and decide what action to take – *see attached*
13. To note update on request to submit parking restrictions in Telscombe Cliffs during Southern Gas Network upgrades on the A259 South Coast Road – *see attached*
14. To consider whether to participate in Lewes and Eastbourne Planning Policy Consultations' Eastbourne Local Plan - Proposed Submission (Regulation 19) – *see attached*
15. To consider draft response to East Sussex County Council concerning Peacehaven library provision and building retention – *see attached*
16. To note Order made by the Planning Inspectorate for public footpaths 18, 19 and 20 – *see attached*
17. Urgent matters at the discretion of the Chairman for noting or adding on a future agenda

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

Next Committee meeting - Wednesday 18th November 2026

TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the Planning & Highways Committee held in Room 1 at Telscombe Civic Centre on Wednesday 7th October 2026 at 7.30 pm.

COMMITTEE MEMBERS PRESENT: Cllrs C Gallagher *Chair & Mayor*, L O'Connor, C Robinson and T Williamson

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

4059. PUBLIC QUESTION TIME

There were no members of the public present.

4060. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllrs Clarkson and Watts who were working, and Cllr Lawrie who was away. These reasons were accepted by the Committee.

4061. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

None.

4062. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 16th SEPTEMBER 2026

It was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RESOLVED** that the minutes of the meeting held on 16th September 2026 were a true record of the proceedings and were signed as correct by Cllr Gallagher.

4063. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS FROM LEWES DISTRICT COUNCIL

LW/26/0398 – 72 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DE

Case Officer: James Emery

Erection of 1no. detached single-storey dwelling at the rear of the existing houses with 2no. car parking spaces and associated soft/hard landscaping

Following consideration of the application, it was proposed by Cllr O'Connor, seconded by Cllr Robinson and unanimously **RECOMMENDED** to make **NO COMMENT** on the application.

LW/26/0399 – 32 Brambletyne Avenue, Saltdean, East Sussex BN2 8EJ

Case Officer: Danielle Durham

Demolition of existing rear conservatory and deck, replacement with single storey rear extension and raised deck

Following consideration of the application, it was proposed by Cllr Williamson, seconded by Cllr Robinson and unanimously **RECOMMENDED** to **SUPPORT** the application.

LW/26/0423 – 47 Broomfield Avenue, Telscombe Cliffs, East Sussex BN10 7AL

Case Officer: Danielle Durham

Replacement of existing conservatory with single-storey rear/side extension, addition of front porch and alterations to fenestration

Following consideration of the application, it was proposed by Cllr Robinson, seconded by Cllr O'Connor and unanimously **RECOMMENDED** to **SUPPORT** the application.

TELSCOMBE TOWN COUNCIL



4063. To consider the following planning applications from Lewes District Council (Contd)

LW/26/0424 – Tye Chalet, Tye Close, Saltdean, East Sussex BN2 8DY

Case Officer: Danielle Durham

Erection of single storey front and side extensions and the addition of a first floor to the existing dwelling, including the modifications to roof, alterations to the fenestration of the existing dwelling, and the application of slatted cladding to the proposed extensions and existing dwelling

Following consideration of the application, it was proposed by Cllr Robinson, seconded by Cllr Williamson and unanimously **RECOMMENDED** to **OBJECT** to the application for reasons of it being not in keeping with the area and overbearing. The Committee also noted that the property is not in line with the general vernacular of the local area and asked if approved by the District Council, that the cladding is light, in congruent with the landscape and the close proximity to the National Park.

LW/26/0434 – 96 Bevendean Avenue, Saltdean, East Sussex BN2 8PE

Case Officer: Danielle Durham

Erection of a single-storey wraparound rear extension with an additional 1.0m rear projection, front porch, and loft conversion with hip-to-gable extensions, rear dormer, and raised ridge height

Following consideration of the application, it was proposed by Cllr O'Connor, seconded by Cllr Robinson and unanimously **RECOMMENDED** to **SUPPORT** the application.

LW/26/0496 – 2 Ambleside Avenue, Telscombe Cliffs, East Sussex BN10 7LS

Case officer: Danielle Durham

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

Following consideration of the application, it was proposed by Cllr Robinson, seconded by Cllr O'Connor and unanimously **RECOMMENDED** to raise **NO OBJECTIONS** to the application.

4064. TO NOTE THE PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL

The following planning decisions were noted:-

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

Case officer: James Emery

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

Lewes District Council **GRANTED** permission

Telscombe Town council **SUBMITTED CONCERNS** about the application

LW/26/0348 – 132 Bevendean Avenue, Saltdean, East Sussex BN2 8DQ

Case officer: Danielle Durham

Erection of two-storey side extension, single-storey front extension; demolition of the existing rear porch and erection of a new front porch; associated internal & external alterations

Lewes District Council **GRANTED** permission

Telscombe Town council **SUPPORTED** the application

4065. TO NOTE THE TREE WORK DECISION MADE BY LEWES DISTRICT COUNCIL

The following planning decision was noted:-

TELSCOMBE TOWN COUNCIL



4605. To note the tree work decision made by Lewes District Council (Contd)

TW/26/0059/TPO – 70b Telscombe Road, Peacehaven, East Sussex BN10 7UH

Case Officer: Arboricultural Team

T1 – Ash – Reduction in height by 3.5m. Reduction of lateral branches by approx. 2.5m – To reduce leaf fall and minimise light obstruction

Lewes District Council GRANTED permission

Telscombe Town Council made NO OBJECTION to the application

4066. TO NOTE ACTIONS CARRIED OUT OR REQUIRED FROM PREVIOUS MEETINGS AND AGREE ANY FURTHER MEASURES REQUIRED

Meeting Date	Issue Detail	Action Owner	Update	Due Date
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 when the weather is cooler.</i>	Oct 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. This will need to be taken forward once ESCC respond to our queries. <i>Response now received.</i>	See new agenda item
		BB	A response has been received from ESCC's Traffic & Safety Manager, but not all questions have been answered. This has been chased again, and we are awaiting their reply. <i>Response now received.</i>	See new agenda item
15.7.26	Min 4008, p 4637-38 – To discuss report from GW Shelter Solutions on Town Council owned bus shelters and agree any further actions	BB	ESCC were contacted for details of their contractor who could review the bus shelter at bottom of TCW.	See new agenda item
		BB	Re replacement of seat legs in bus shelter at A259 (opp Broomfield Av), GW Shelter Solutions advised they will replace the legs free of charge.	See new agenda item
5.8.26	Min 4013, p 4658 – Public Question Time - request for a new bus shelter	BB	ESH contacted for preliminary advice on resident's request for a bus shelter to be added on Ambleside Av south bound, near junction of Firle Rd <i>ESH conf they will respond in next 1-2 weeks.</i>	Oct 2026

TELSCOMBE TOWN COUNCIL



4066. 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
5.8.26	Min 4023, p 4663 – To note PTC's Planning Committee meeting paperwork & minutes	BB	A meeting was held with PTC on 23 rd September and minutes will be circulated once received.	Oct 2026
5.8.26	Min 4028, p 4664 – Urgent Matters – signs added to fences with unauthorised use of TTC logo	SN	The Town Clerk contacted ESCC for enforcement action. They will visit the area, talk to resident and ask them to take down the signs.	Oct 2026
26.8.26	Min 4033, p 4667 – To note gas network upgrades by SGN along the South Coast Road	SN	Town Clerk to contact ESCC requesting they consider closing Grassmere Avenue & imposing parking suspensions on TCW & Grassmere Avenue during the works.	Oct 2026
26.8.26	Min 4038, p 4671 – To review the Neighbourhood Plan	CG	Section no 3 of the NP – Area Wide Policies, to be taken to this meeting, concentrating on green spaces.	See new agenda item
16.9.26	Min 4053, p 4684-5 – To consider project proposals from the Neighbourhood Plan working group	SN	4 projects to be added to the Business Plan – 1) Promoting Sustainability, 2) Travel Planning 3) Renewable Energy and 4) A259 Public Realm possibly with further feasibility study.	Oct 2026
16.9.26	Min 4057, p 4685 – To consider whether to comment on the Lewes Parking Review 3 – formal consultation	BB	Response provided online to ESCC's consultation con-firming our support of both applications.	Completed
16.9.26	Min 4058, p 4685-6 – Urgent Matters – SGN works on A259 South Coast Road	BB	Contact has been made with B&H buses Commercial Director, but he is on leave until 5 th October. This will be progressed further with B&H buses and Cllr Chapman on his return.	Oct 2026

Minute 4023 – The Amenities Officer advised that Peacehaven Town Council (PTC) have sent the minutes of the meeting and they had been circulated to the Committee. An agenda item will be taken to the next Committee meeting to consider any further progression. The remainder of the action list was **noted**.

4067. TO NOTE INCOME AND EXPENDITURE FIGURES TO 31st JULY 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 July 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 actual year to date figures of £11,051 income and expenditure of £13,628.

TELSCOMBE TOWN COUNCIL



4068. TO REVIEW SECTION 3 OF THE NEIGHBOURHOOD PLAN

The Committee reviewed part of section 3 of the Neighbourhood Plan, relating to Design. Cllr Gallagher encouraged all Councillors to take a copy of the Plan and Design Codes. The Amenities Officer asked the Committee if they would like to further consider how to progress with the 'Promoting Sustainability' project listed under this section. Following consideration, it was **agreed** to re-visit this project at a later date.

4069. TO NOTE COMPLAINTS RELATING TO THIS COMMITTEE

The Committee **noted** the complaints. It was reported that complaint reference number TTC-26-173 is now completed. Cllr Robinson asked if an article could be added to the next Town Crier asking residents to report any environmental issues such as potholes and fly tipping, through the Love Clean Streets app.

4070. TO NOTE PEACEHAVEN TOWN COUNCIL'S PLANNING COMMITTEE MEETING PAPERWORK AND MINUTES

The Committee **noted** PTC's Planning Committee meeting paperwork and minutes.

4071. TO NOTE PLANNING APPLICATION RESULTS COMPARISON REPORT

The Committee **noted** the report, asked that it be produced again in April 2027 and thanked the Admin Assistant for her continuous work.

4072. TO CONSIDER WAY FORWARD REGARDING REPORT PREVIOUSLY RECEIVED FROM GW SHELTER SOLUTIONS ON TOWN COUNCIL OWNED BUS SHELTERS

The Amenities Officer's report was discussed by the Committee. GW Shelter Solutions had previously provided a report on the 13 Town Council bus shelters and recommended that 8 shelters were repaired and 1 shelter be replaced, alongside prices. This was taken to the Committee in July and a resident present at that meeting raised concerns with the recommendation to replace the bus shelter located at the bottom of Telscombe Cliffs Way as they felt it was not necessary. The Amenities Officer was asked to contact Lewes District Council (LDC) and East Sussex County Council (ESCC) for contact details of their contractors for a second opinion, but little progression had been made. Following consideration, it was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** to accept the estimate of £7,269.28 plus VAT to undertake repairs to the bus shelters (excluding the polycarbonate replacement), including replacement of the bus shelter at the bottom of Telscombe Cliffs Way at £5,724 plus VAT, plus the relevant licence fees from East Sussex Highways, and that consideration be given to increase the earmarked reserves for bus shelter replacement for the next financial year. As this cost is over the Committee limit, it will be taken to Full Council for approval.

4073. UPDATE ON REQUESTING TRAFFIC CALMING MEASURES IN TELSCOMBE TOWN

The Committee were informed in June that two members of the public had contacted the Town Council regarding speeding vehicles in the local area. One resident had requested that speed bumps be added to Bannings Vale and another resident asked if the speed limit at Grassmere Avenue and Broomfield Avenue could be reduced to 20mph. It was agreed that ESCC and our ESCC Councillor be contacted, for them to investigate traffic calming measures in these locations.

TELSCOMBE TOWN COUNCIL



4073. Update on requesting traffic calming measures in Telscombe Town (Contd)

Upon contacting our ESCC Councillor, he reported that the Secretary from the Telscombe Residents Association had proposed that Grassmere Avenue is stopped up at the junction with Telscombe Cliffs Way, to eliminate issues of speeding vehicles. A response was later provided by ESCC's Traffic & Safety Manager who advised that this request had been taken to their Infrastructure, Planning and Place team. They have confirmed that the request to close the road at Grassmere Avenue is being included within the brief for the detailed design phase of the Peacehaven and Telscombe Active Travel Project, which is due to commence within the next couple of months. The ESCC Traffic & Safety Manager also advised that inspections have been carried out regarding the residents' requests to add speed bumps and reduce the speed limit. Both locations have not been identified as a high enough priority to be considered for inclusion in their improvement programme. However, anyone may wish to progress with a Section 278 agreement in these areas, which would require funding to be secured to oversee the projects.

Taking all the above into consideration, it was proposed by Cllr Robinson, seconded by Cllr Williamson and unanimously **RECOMMENDED** to note ESCC's response and not progress with a Section 278 agreement, and to note that the request to close off Grassmere Avenue with the junction of Telscombe Cliffs Way is being included within the brief of the Peacehaven and Telscombe Active Travel Project. It was also agreed not to streamline a process concerning requests made by residents, due to it being under ESCC's remit.

4074. TO CONSIDER ASKING EAST SUSSEX COUNTY COUNCIL TO ENFORCE BANS ON PARKING ON PAVEMENTS UNDER THE ENGLISH DEVOLUTION AND COMMUNITY EMPOWERMENT BILL

A resident asked if Telscombe Town Council would consider asking ESCC to enforce bans on parking on pavements under the English Devolution and Community Empowerment Bill. It was proposed by Cllr Williamson, seconded by Cllr Gallagher and unanimously **RECOMMENDED** that the Town Clerk writes to ESCC's Director of Communities, Economy and Transport, to ask that they take up this power.

4075. TO NOTE ORDER MADE BY EAST SUSSEX COUNTY COUNCIL FOR PUBLIC FOOTPATHS BETWEEN NORTHWOOD AVENUE AND FINDON AVENUE IN EAST SALTDEAN

The Committee **noted** that ESCC have made a Definitive Map Modification Order for two public footpaths in East Saltdean; footpath named Telscombe 23 commencing at Northwood Avenue and terminating at Findon Avenue, and footpath named Telscombe 24, commencing at the southern side of the grassed area at Findon Avenue and terminating at the northern side of the grassed area at Findon Avenue.

4076. TO NOTE RESPONSE RECEIVED FROM EAST SUSSEX COUNTY COUNCIL CONCERNING PEACEHAVEN LIBRARY PROVISION AND BUILDING RETENTION AND AGREE ANY FURTHER ACTION

The Committee discussed ESCC's response to the Town Council's letter concerning Peacehaven's library provision and building retention. It was proposed by Cllr O'Connor, seconded by Cllr Robinson and unanimously **RECOMMENDED** for Cllr O'Connor to draft a response and it be considered at a future meeting. The Committee thanked the Town Clerk for her progression.

TELSCOMBE TOWN COUNCIL



4077. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr O'Connor reported that LDC had considered the Morrison's and Fairlight café concession applications at their Planning Applications Committee meeting held earlier that evening, and both had been approved.

Cllr Gallagher advised that a resident had made contact about a property in East Saltdean having tarmacked the grass verge in front of a property and added a white line to be able to park their vehicle. The resident asked if the relevant approvals had been acquired. It was **agreed** that Cllr Gallagher would provide the information to the Amenities Officer to investigate further,

As there was no further business, the meeting closed at 8.52pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 28th October 2026



AGENDA ITEM	5
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To consider a planning application received from the South Downs National Park Authority

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 sheets for the planning application received is attached as follows:-

- SDNP/26/03889/LIS The Old Rectory , Gorham's Lane, Telscombe Village, East Sussex, BN7 3HY

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

3. RECOMMENDATION

To discuss and agree a response to the planning applications.

4. ENVIRONMENTAL IMPACT

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

5. ACCESSIBILITY IMPACT

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

6. 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/26/03889/LIS
Contact Officer: Abbie Sharland
Tel. No.: 01730 819 378

22 October 2026

Dear Sir/Madam

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

Applicant: Fairhurst

Proposal: Refurbishment of existing kitchen , utility and dining area spaces with recovering of small area of asphalt roof with lead roof.

Location: The Old Rectory , Gorham's Lane, Telscombe Village, East Sussex, BN7 3HY

Grid Ref: Eastings: 540516, Northings: 103473

This proposal is within the South Downs National Park.

I am consulting you on the above application, received on 16th October 2026. 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 Officer comments

I would be grateful to receive any comments that you wish to make on this application by **19 November 2026**. If you are unable to provide any comments within the time period specified above, please email the support team on Planning@southdowns.gov.uk, as soon as possible, as after this period a decision may be taken.

Yours faithfully

Abbie Sharland
Development Management Officer
SDNPA (Lewes District area)
For and on behalf of South Downs National Park Authority



AGENDA ITEM	6
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To note the following planning application decisions made by Lewes District Council

The decisions received are as follows:-

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

Lewes District Council REFUSED permission

Telscombe Town Council made NO COMMENT on the application

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

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

LW/26/0382 – 40 Tyedean Road, Telscombe Cliffs, East Sussex BN10 7AU

Case officer: Danielle Durham

Extension to existing detached garage to create a granny annexe and replacement of existing rear conservatory with single-storey extension

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

LW/26/0399 – 32 Brambletyne Avenue, Saltdean, East Sussex BN2 8EJ

Case Officer: Danielle Durham

Demolition of existing rear conservatory and deck, replacement with single storey rear extension and raised deck

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

LW/26/0402 – 51 Fairlight Avenue, Telscombe Cliffs, East Sussex BN10 7BS

Case officer: Danielle Durham

Hip to gable roof conversion, addition of 1 no. rear dormer and extension at first floor level, addition of 4 no. roof lights at front, removal of existing dormer at front side and associated internal modifications

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

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

Planning & Highways Action List for 28th October 2026

Meeting Date	Issue Detail	Action Owner	Update	Due Date
13.5.26	Min 3962, p 4587 – Urgent Matters – potholes in Telscombe Cliffs	BB / CR	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 when the weather is cooler.</i>	Nov 2026
5.8.26	Min 4013, p 4658 – Public Question Time - request for a new bus shelter	BB	ESH contacted for preliminary advice on resident's request for a bus shelter to be added on Ambleside Av south bound, near junction of Firle Rd	See new agenda item
5.8.26	Min 4023, p 4663 – To note PTC's Planning Committee meeting paperwork and minutes	BB	A meeting was held with PTC on 23 rd September.	See new agenda item
5.8.26	Min 4028, p 4664 – Urgent Matters – signs added to fences with unauthorised use of TTC logo	SN	The Town Clerk contacted ESCC for enforcement action. They will visit the area, talk to the resident and ask them to take down the signs.	Complete
26.8.26	Min 4033, p 4667 – To note gas network upgrades by SGN along the South Coast Road	SN	Town Clerk has contacted ESCC requesting they consider closing Grassmere Ave & imposing parking suspensions on TCW & Grassmere Ave during works.	See new agenda item
16.9.26	Min 4053, p 4684-5 – To consider project proposals from the Neighbourhood Plan working group	SN	The agreed 4 projects have been added to the Business Plan, but this Committee need to define the objectives and activities so that they can be progressed	See new agenda item
16.9.26	Min 4058, p 4685-6 – Urgent Matters – SGN works on A259 South Coast Road	BB	B&H buses have confirmed they support the request made by the resident. Cllr Chapman has been asked to progress this forward & reply awaited.	See new agenda item
7.10.26	Min 4068, p 4711 – To review section 3 of the Neighbourhood Plan	BB	Promoting sustainability project to be re-visited later. <i>Objectives and activities need to be added to the Business Plan under this item.</i>	See new agenda item

Planning & Highways Action List for 28th October 2026 (Contd)

Meeting Date	Issue Detail	Action Owner	Update	Due Date
7.10.26	Min 4069, p 4711 – To note complaints relating to this Committee	DJO	An article is added to all Town Crier newsletters asking residents to report any environmental issues via Love Clean Streets app.	Complete
7.10.26	Min 4072, p 4711 – To consider way forward regarding report previously received from GW Shelter Solutions on Town Council owned bus shelters	BB	Committee agreed to progress with repairs to 8 shelters and replacement of 1 shelter. This will be taken to Full Council in November for approval as the costs are over the P&H Committee's spending authority.	Dec 2026
7.10.26	Min 4074, p 4712 – To consider asking East Sussex County Council to enforce bans on parking on pavements under the English Devolution and Community Empowerment Bill	SN	SN written to ESCC's Director of Communities, Economy & Transport to ask that they take up this power & response awaited.	Nov 2026
7.10.26	Min 4076, p 4712 – To note response received from East Sussex County Council concerning Peacehaven library provision and building retention and agree any further action	LOC	Cllr O'Connor has drafted a response and it is being taken to this meeting.	See new agenda item
7.10.26	Min 4077, p 4713 – Urgent Matters – parking on pavement	CG / BB	ESH have advised that the necessary approvals were obtained for the dropped kerb and associated works. They believe there is sufficient space available for vehicles to park safely, but to provide them with photographic evidence if vehicles are blocking or obstructing the footway.	Complete



AGENDA ITEM	8
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To review/update the Business Plan

1. INTRODUCTION

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

2. INFORMATION

Attached is the updated Planning & Highways section III, version 3.1 dated 7th October 2026.

At the meeting on 16th September 2026, the Committee agreed to add the following projects to the Business Plan:- i) Promoting Sustainability; ii) Travel Planning; iii) Renewable Energy; and iv) the A259 Public Realm, potentially including a further feasibility study. These projects have been added, but objectives and activities must now be defined so that they can be progressed.

3. RECOMMENDATION

It is recommended to decide on the objectives and activities for the above projects to be added to the Business Plan and to review and update any other comments in the Business Plan as required.

4. ENVIRONMENTAL IMPACT

The Business Plan includes a climate emergency response.

5. FINANCIAL IMPLICATIONS

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

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

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

SECTION III – PLANNING & HIGHWAYS

	Project	Objective	Activity	Responsible Person	Key Review Dates	Committee	Projected Delivery Date
1	Develop a Neighbourhood Plan with PHTC	Produce a Neighbourhood Plan.	Undertake necessary activity to develop a consulted NDP for both Councils to agree and submit to LDC for adoption. Consultant employed & Steering Group continuing with progressing draft plan. Revised Steering Group Terms of Reference agreed at full Council in Dec 2023. Draft Plan submitted to LDC & they have put out for Reg 16 consultation. Revised plan submitted to LDC & has gone out for another Reg 16 consultation which ends Nov '23.	Members, officers & steering group	TBA	Planning & Highways & FC	Complete
						FC	Complete
							Complete
							Complete

2023-24	2024 - 2025	2025-26	2026-27
---------	-------------	---------	---------

Develop a Neighbourhood Plan (Contd)		Jan '24 – Plan awaiting examination. Examiner requested Habitat Regulation Assessment Report (HRA) & Aecom commissioned to undertake. HRA Report submitted to LDC & they have shared with the statutory consultees (EA, Historic England, etc) for 4 weeks during May. Results forwarded to examiner for perusal & her comments awaited. Examiner recommended minor amendments which have been carried out & were accepted at Extra-Ordinary Council meeting. LDC signed decision notice to take to referendum on 7 th May 2026. Referendum undertaken with positive outcome. Plan made by LDC. Steering Group dissolved.				Complete
						Complete
						Complete
						Complete
						Complete
						Complete
						Complete Complete Complete
			BUDGET IMPLICATIONS			

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

			recommended work necessary. To also have them cleaned every other month throughout the year (April, June, August, October, December, February).				
5	Promoting Sustainability			Councillors		P&H	Ongoing
6	Travel Planning			Councillors		P&H	Ongoing
7	Renewable Energy			Councillors		P&H	Ongoing
8	Public realm possibly with further feasibility study			Councillors		P&H	Ongoing

Abbreviations

- TC – Town Clerk
- AO – Amenities Officer
- LDC – Lewes District Council
- P&H – Planning & Highways Committee
- NDP - Neighbourhood Plan
- TTC - Telscombe Town Council
- PHTC - Peacehaven Town Council

2023-24	2024 - 2025	2025-26	2026-27
---------	-------------	---------	---------

AGENDA ITEM	9
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To note Peacehaven Town Council's Planning Committee meeting paperwork and minutes and meeting held between the two Town Councils

1. INTRODUCTION

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

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/ .

A liaison meeting was held at PTC's Offices on 23rd September to discuss planning matters. A copy of the minutes has been provided and circulated to this Committee, as well as being attached to this report.

There are two actions that we need to progress, as follows:

- Cllr O'Connor to provide the Community Infrastructure Levy (CIL) funding spreadsheet to both Town Councils
- This Committee to consider if we wish to develop a north to south cycle route in Telscombe Cliffs and if so, that this be progressed and taken back to a future liaison meeting with PTC for further progression

PTC have also informed me that future joint liaison meetings have been considered at their Full Council meeting. It was agreed that members to meet with us for further ad-hoc meetings would be Cllrs Alexander, Hart and Rosser. Their preferred meeting dates are Tuesdays, Thursdays and Fridays in the day.

3. RECOMMENDATION

It is recommended for the following actions to be undertaken:

- That Cllr O'Connor provides the CIL funding spreadsheet to both Town Councils
- To consider progression of a north to south cycle route in Telscombe Cliffs, and if agreed, this be taken to a future meeting with a report
- To note any new paperwork and/or minutes as specified on PTC's website



George Dyson
Town Clerk

(01273) 585493
TownClerk@peacehaventowncouncil.gov.uk



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

NOTES from Peacehaven Town Council and Telscombe Town Council Joint Planning Liaison Meeting

Community House
Wednesday 23rd September 2026
2pm – 3:18pm

Present from Peacehaven Town Council's Planning Committee: Cllrs Gordon-Garrett (Chair), Campbell, Rosser, and Meetings & Projects Officer (MPO).

Present from Telscombe Town Council: Cllrs O'Connor, Watts, and Amenities Officer.

Item	Topic	Discussion	Suggested Action	Completed Date
Formalities		Cllr O'Connor suggested future meetings be Chaired on a rotational basis. Members were reminded this was an informal meeting so there were no Terms of Reference and no decisions could be taken.	Rotate Chair at future meetings	
Cycle Route (ESCC's Cycle Route)	The MPO's Recent meeting with Principal Transport Planner at ESCC	- Project now recommencing due to the LGR bring put on pause - Next consultation being funded in October, for a November or January release - Being funded by the Active Travel England	MPO to get clarification on the consultation	
Cycle Route (ESCC's Cycle Route)	S106 and CIL monies	Cllr Campbell updated members on S106 and CIL monies:- S106 monies £155,109.74 and £139,326.63 allocations are both assigned to be spent on the A259 South Coast Study to provide cycle and pedestrian improvements in the Peacehaven area. The allocations are specific to: LW/2013/0644 – land North of Arundel Road and LW/2013/0686 – land North of Keymer Avenue. - Cllr Campbell raised there was no visible spend for the specified S106 monies. - The MPO commented that the RFO had confirmed that a report on the S106 monies would be brought to committee. CIL monies:- - Sent from LDC to ESCC, with no information on how it has been spent. Cllr O'Connor advised:-	Cllr O'Connor to share the CIL funding spreadsheet	

		• There was a publicly available spreadsheet showing all CIL monies received and spent for each area by LDC • £900,000 from Chalkers Rise was going to be used for additional #23 buses • LDC Cabinet meeting on 1st October would be considering keeping money aside for A259 improvements.		
Cycle Route (ESCC's Cycle Route)	Strategic funds for A259 improvements	CLlr O'Connor advised:- • DFT have asked for a 15% contribution from each area, but East Sussex had not contributed anything. • Cabinet paper will outline LDC does not want to pay towards Brighton & Hove's, Wealden's or Eastbourne's improvements. • It was only for improvements for the A259 (currently ESCC confidential), including safety, and not for the cycle loop.	None	
Cycle Route (PTC's Cycle Route)	The Joff to PCS section	CLlr Campbell expressed concern about a barrier to linking The Joff and PCS, and that, in relation to the Morrison's development, Planning Committee had put forward a suggested route.	None	
Cycle Route (PTC's Cycle Route)	<u>PTC's Planning July 21st Report (PH2631)</u>	CLlr Campbell outlined recommendations agreed at the PTC Planning:- • Agree proposals for progress on cycling routes across Peacehaven including to discuss with Telscombe Town Council:- a) Liaise with ESCC to ensure PTC input at the earliest stage of discussion of the expenditure of CWIS3 money. b) Further investigation by PTC officers on the parts of the routes within Peacehaven c) Co-ordinate with the Rights of Way Working Group d) Prioritise the east-west through route for implementation	None	
Cycle Route (PTC's Cycle Route)	East West Route	CLlr Campbell outlined the 2 potential routes across Centenary Park (south and north), and options to reach Centenary Park:- 1. South of PCS 2. Immediately north of PCS 3. Northwards at east end of The Joff Field, and eastwards along Southview Rd, and round the edge of Southern Water land. And added that at present it was dangerous from the end of Centenary Park to the alleyway which goes round the north side of Downlands Court. CLlr O'Connor expressed that the Headmaster & Chair of Governors of PCS did not like route 1 for safeguarding reasons due to the 'corridor' of the fence and wall.	PTC Officers to liaise with PCS	

Cycle Route	North South Route	Cllr Campbell advised that other routes were to be developed, with the aim to have input before, and save on consultants.	TTC to review and replicate the paper for TTC to complement the PTC work so far, and bring to joint meeting.	
Future meetings		Cllr O'Connor commented that on TTC's Planning agendas there was always an item to note PTC's Planning Committee's meeting paperwork and minutes. Cllr O'Connor was keen to meet again, and was looking to discuss additional items, which were outside of PTC's Planning committee's remit.	MPO to bring report to FC 6 th October to open up the joint meeting across committees.	September 2026
Lewes District Council Local Plan update – Cllr L O'Connor, LDC Planning Lead Member (put forward by TTC) See below				

Lewes Local Plan Update - Cllr Laurence O'Connor, LDC Planning Lead Member, updated councillors, as per the below bullet points, and the matter was discussed.

- The delivery of the Lewes Local Plan for the Lewes District area outside the South Downs National Park was in a tricky position which LDC had not caused.
- LDC's Regulation 18 Phase 2 consultation identified capacity for roughly 8,500 additional homes across Lewes District, against a Government identified housing need of 15,000 homes (excluding the National Park) which met only 57% of their target, and meant there was potential for the plan to be thrown out.
- The legal deadline date for submissions under the current NPPF 2024: 31st December 2026.
- Developer led development would continue if the plan did not go through.
- Since August 2026, the entire planning landscape had shifted fundamentally:-
 - First, on 17 August 2026, the revised National Planning Policy Framework became fully operative which affected planning applications now, and introduced brand-new national decision-making policies—specifically Policies S3, S4, S5.
 - Second: The structural governance of the district was in flux because Local Government Reorganisation (LGR) had been paused, which meant attempting to plan for a geography and population base that Government had placed on hold.
- Peacehaven & Telscombe & East Saltdean accounted for a quarter of the housing and population in the district. The Government's standard methodology for calculating housing need was to provide 0.8% of housing every year of your existing housing stock, plus a wrapped-up figure if housing was more expensive.
- Planning Officers had worked out the below 3 options: -
- **Option 1: Continue with the existing plan making process, and push through by the deadline.**
 - This option carried the risk of an inspector saying housing requirement numbers were not being achieved, and although LDC had a spatial strategy that said 'we can only build that many houses because of the transport issues', the new NPPF did not allow for this.
 - Planning applications would have to be considered under the newly adopted NPPF, irrespective of what the Local Plan said.
- **Option 2: Pause progression to Regulation 19**
 - Look at everything, options and the spatial strategy aspect
 - Seek clarification on LGR

- Return to Cabinet with a robust, defensible statutory plan.
 - Evidence (i.e. consultations) would be kept, essential evidence updated, and a housing requirement adjustment could be worked out for potential future geographies, and if needed, a date could be set to allow for this adjustment.
 - This option would cause a brief delay, and a pause would mean then continuing under the adopted NPPF 2026.
- **Option 3: Cease the legacy plan (NPPF 2024) and transition immediately to the Plan Making Process - 2026 NPPF.**
 - A 30-month process, much quicker.
 - Get the Plan to an inspector in December
 - This option would not lose a lot of time and could save some time as there was a 4-month lead in, and most of the work was completed, and by the time this came in it would be a new Unitary Council.
 - Option 2 was being recommended to LDC Full Cabinet on 1st October 2026 because Option 1 was unviable, and Option 3 premature.
 - Under Option 2 LDC would write to the Government about what to do, the situation with LGR, and then move forward with the new process.

Cllr Campbell raised this option would mean 30 further months without a Local Plan, and Cllr O'Connor explained that the Local Plan had to conform with the new NPPF 2026, which took precedence; that something like 60% of the provisions within the proposed Local Plan had been taken over by the new NPPF (the thematic policies, not the spatial strategy); and that the designated green Spaces by LDC were also part of this process.

[Subsequent note written on 5th October 2026: On October 1 2026, LDC Cabinet agreed to Option 2 as the way forward for LDC Local Plan.]

AGENDA ITEM	10
REPORT TO	Planning & Highways Committee
REPORT FROM	Stella Newman, Town Clerk & RFO
MEETING DATE	28 th October 2026
SUBJECT	To approve invoice regarding producing digital images of maps for the Neighbourhood Plan

1. INTRODUCTION

Lewes District Council's Planning Team requested a set of digital images from the Peacehaven and Telscombe Neighbourhood Plan.

2. INFORMATION

Mr G Mallia who had produced the digital version of the plan for the Councils was asked to provide the maps which he did. He has submitted an invoice of £150. Telscombe Town Council's third share will be £50.00.

3. RECOMMENDATION

It is recommended to approve payment of £50 as the Town Council's third share of the invoice.

4. ENVIRONMENTAL IMPACT

n/a

5. FINANCIAL IMPLICATIONS

We have a budget line 4355-401 for the neighbourhood plan which currently has £420 remaining.

AGENDA ITEM	11
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To note request for a bus shelter on Ambleside Avenue and consider way forward

1. INTRODUCTION

At the Committee meeting on 5th August, a member of the public made a formal request under public question time for a bus shelter to be provided on Ambleside Avenue, Telscombe Cliffs, located south bound opposite Cavendish Close.

2. INFORMATION

I contacted East Sussex Highways for preliminary advice. Their Licencing Officer, who previously assisted with us installing a bus shelter at the top of Bannings Vale, informed me that the costs to undertake ground works would be high. A recent bus shelter installed in Lewes cost approximately £25,000 to include the shelter, several permits, raising kerbs to allow wheelchair users to alight the buses and using their approved contractors to carry out the works. When we last had a new shelter installed at Bannings Vale at the beginning of 2022, the groundworks cost £6,750 net of VAT and the shelter £4,678 net of VAT, total £11,428, not including any licences.

3. RECOMMENDATION

It is recommended not to proceed with a new shelter as we do not have the funds available for this.

4. ENVIRONMENTAL IMPACT

The provision of a bus shelter will encourage the use of public transport, although there is a bus stop approximately 160 metres north of the requested site which has a shelter. The next bus stop opposite Chatsworth Park which is approximately 300 metres further south from the requested site also has a shelter.

5. FINANCIAL IMPLICATIONS

We have a budget of £2,500 for bus shelter replacement under nominal code 4349-401, however, this amount is to be transferred to an earmarked reserve for bus shelters, 9028-910, at year end. The current earmarked reserve for bus shelters is £9,500, but repairs and a shelter replacement have been recommended by this Committee which will use £8,000 of the earmarked reserve, leaving only £1,500.

We also have £1,600 for bus shelter maintenance under nominal code 4350-401.

We therefore do not have enough funds to cover the cost of a new shelter and need to keep the earmarked reserve to cover the cost of repairs/replacement to existing shelters.

AGENDA ITEM	12
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To note damage to streetlight column A at Homebush Avenue, East Saltdean and decide what action to take

1. INTRODUCTION

The Street Lighting Supervisor at Balfour Beatty (BB) recently contacted us to report that they had received an emergency call out to streetlight column A at Homebush Avenue, East Saltdean which is located on the junction with Longridge Avenue.

They reported that UK Power Network (UKPN) disconnected the supply and that BB's attending crew cut down the column to make the site safe and removed the debris. Please see photographs provided by BB below and the google map photograph of the location:





BB have asked us to advise who they should contact regarding recovery of the costs incurred for this attendance. There will be BB costs and an invoice from UKPN Power Networks for the emergency disconnection works.

2. INFORMATION

East Sussex Highways (ESH) have previously undertaken structural testing on the Town Council steel street columns every 2-5 years, depending on the condition of the column, at an additional charge. A report was produced following an inspection to this streetlight column and to streetlight column D at Findon Avenue in November 2020. We were informed that there was an amber warning to both columns. I asked for further clarification from the ESH Electrical Supervisor and they advised that there were no immediate actions required until the next recommended check date, which was due in November 2023. This was reported to this Committee in February 2021.

Having checked the current Memorandum of Agreement with East Sussex County Council (ESCC) it states under Schedule 1 Core Services, that Planned Maintenance (visual, structural and electrical inspections) is to be undertaken every 6 years. This is also reiterated under the Frequency of Planned electrical and structural inspections.

I have therefore contacted BB and ESCC to ask why we did not receive a report in 2023 from ESH and asked if they could either forward us the findings if it was undertaken, or if it was not, the reasons why. I also asked if they could confirm when the 6 year cycle of undertaking inspections will start from and when they will be carrying out inspections on our columns. I lastly asked if they could provide photos of the column prior to the works being carried out and if all debris has been removed from the site, as the photographs show that the debris was still present.

3. RECOMMENDATION

It is recommended to:-

- note the information provided to us from BB and our queries as listed above. Once these questions have been answered and invoices received, they will be taken to a future Committee meeting for further consideration.
- not to replace column A with a new streetlight in this location as there is a streetlight column on the highway in close proximity on Longridge Avenue.
- to ask BB and ESCC to provide a structural report on at least street lighting column D at Findon Avenue, following the previous report received from ESH in 2020 showing an Amber Warning (see attached).

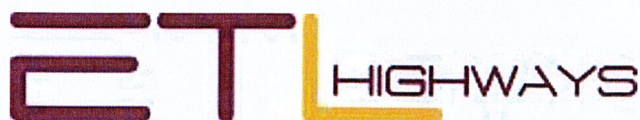
4. ENVIRONMENTAL IMPACT

The streetlight is next to a field, which will leave insects, birds and other animals vulnerable to issues relating to light pollution.

5. FINANCIAL IMPLICATIONS

We have an earmarked reserve, 9023-910, for street lighting of £29,790 and a budget line, 4300-401 for street lighting with the balance currently standing at £4,225. The budget covers the cost of energy supply and any balance remaining at year end is transferred into the earmarked reserve.

The cost to replace a street light column is estimated at approximately £4,000. The Town Council currently owns 26 street lighting columns, so an earmarked reserve of just under £30k only gives us funds to replace 7 street lighting columns, should they fail.



Highway Electrical Structural Installation Condition Report

Issued by
Electrical Testing Ltd

Client: Costain
Work Area: East Sussex

The purpose of this Report is to confirm, so far as reasonably practicable, whether the structural installation is in a satisfactory condition for continued service. The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

For safety reasons, the structural installation should be re-inspected at appropriate intervals. The recommended date by which the next inspection is due is stated in the Report under 'Next Date'.

Our risk modelling outlined in our internal process EPRC0062 will result in a final recommendation for action;

GREEN: We recommend that this unit has no structural defects that affect the columns continuing performance and we recommend the next inspection within 72 months or 36 months for a column that has received just a visual inspection.

AMBER: We recommend that this unit has a single or several structural defects that affect the units continuing performance and we recommend the next inspection within 36 months.

RED: We recommend that this unit has a single or several very significant structural defects that affect the units continuing performance and we recommend the unit is replaced as soon as is reasonably practicable

Inspection works are carried out in accordance with our internal process EPRC0059 and satisfy the requirements of ISO/IEC 17020:2012 – Conformity assessment: Requirements for the operation of various type of bodies performing inspection. The processes that support this compliance are independently audited and verified by UKAS for our accreditation as a Type C Inspection Body.

The schedule of inspection and test results included within this report are individually referenced with a unique report number that is traceable to the original inspection records, together with a detailed change history.

All results, evaluations and recommendations contained within this report are based on the information at the time of the inspection. An assumption has been made that any additional attachments to the unit (including the lantern and bracket) where fit for purpose upon installation or have been subject to a separate structural design calculation.



Highway Electrical Structural Installation Condition Report

Issued by
Electrical Testing Ltd

ETL Job Numbers: 10273 : 162 x SIT Parish Lighting

Results: Last Results Only

Zones: TELSCOMBE

This report contains 2 structural inspection records

Eq No.	46802	Unit ID	02i2000000RoIGA		Status	Amber
Zone	TELSCOMBE					
Street	FINDON AVENUE					
Unit No.	D	Unit Type	STREET LIGHT			
Location	OUTSIDE 45					
Insp/Test	17/11/2020	Next Insp/Test	17/11/2023	Inspector: LIAM WATTS		
ERL	11-15	Commission Date	01/01/1990			

Risk Chart

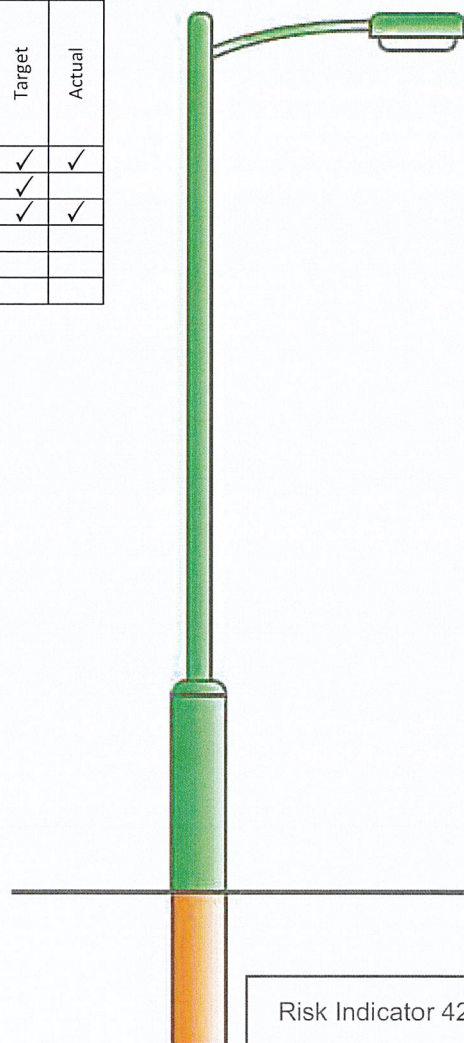
Defect Assessment - Following a thorough visual examination of this unit, complete with a comprehensive test utilising our Patented Dipstik Technology system and/or supplementary methods we determine the base risk to be Amber.

Height - The nominal height of 5M for this unit means the overall unit risk assessment stays at Amber.

Road Speed - The road speed of 10 for this unit means the overall unit risk assessment stays at Amber.

Final Outcome - The final risk assessment is Amber and our recommendation is shown below.

	Target	Actual
Root	✓	✓
Swage	✓	
Visual	✓	✓
US		
MP		
GN22		



Recommendations

We recommend that this unit has a single or several structural defects that affect the units continuing performance and we recommend the next inspection within 36 months.

Status **Amber**

Maintenance Observations

Low Priority: S19 : STRUCTURAL - LEANING, S33 : STRUCTURAL - LOOSE

Eq No.	46840	Unit ID	02i2000000RokjU	Status	Amber
Zone	TELSCOMBE				
Street	HOMEBUSH AVENUE				
Unit No.	A	Unit Type	STREET LIGHT		
Location	JUNCTION LANGRIDGE AVENUE				
Insp/Test	17/11/2020	Next Insp/Test	17/11/2023	Inspector: LIAM WATTS	
ERL	11-15	Commission Date	01/01/1990		

Risk Chart

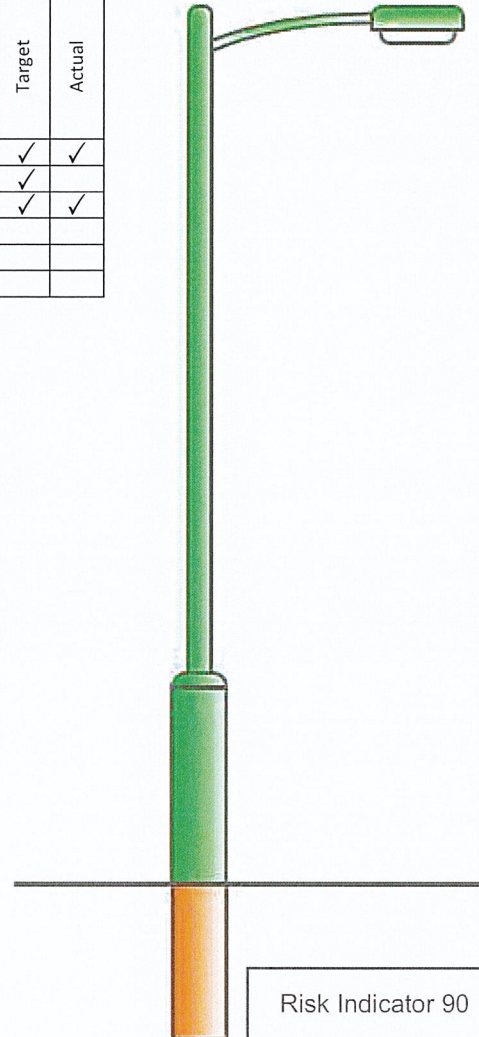
Defect Assessment - Following a thorough visual examination of this unit, complete with a comprehensive test utilising our Patented Dipstik Technology system and/or supplementary methods we determine the base risk to be Amber.

Height - The nominal height of 5M for this unit means the overall unit risk assessment stays at Amber.

Road Speed - The road speed of 10 for this unit means the overall unit risk assessment stays at Amber.

Final Outcome - The final risk assessment is Amber and our recommendation is shown below.

	Target	Actual
Root	✓	✓
Swage	✓	
Visual	✓	✓
US		
MP		
GN22		



Recommendations

We recommend that this unit has a single or several structural defects that affect the units continuing performance and we recommend the next inspection within 36 months.

Status **Amber**

Maintenance Observations

Low Priority: S11 : STRUCTURAL - BRACKET, S19 : STRUCTURAL - LEANING



AGENDA ITEM	13
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To note update on request to submit parking restrictions in Telscombe Cliffs during Southern Gas Network upgrades on the A259 South Coast Road

1. INTRODUCTION

At the Committee meeting on 26th August, it was agreed that the Town Clerk would write to Caroline Wells from Balfour Beatty (BB), our East Sussex County Councillor, Cllr Stephen Chapman, and Cllr Peter Griffiths, the East Sussex County Councillor for Transport and Environment, requesting that they consider closing Grassmere Avenue and imposing parking suspensions on Telscombe Cliffs Way and possibly Grassmere Avenue during the works.

Subsequently, at the Committee meeting on 16th September, it was noted under Urgent Matters that a member of the public had contacted East Sussex County Council's (ESCC) Director of Communities, Economy & Transport with concerns of the above disruption. A response had been received advising that they would make further contact with Southern Gas Network (SGN), but that any restrictions may generate objections from other residents. The resident asked if temporary Traffic Regulation Orders could be put in place to close Grassmere Avenue and the surrounding streets, and parking restrictions for Telscombe Cliffs Way. Although this was not under the Town Council's remit, it was felt that we should try to support the request where we can and it was therefore agreed that I would contact Brighton & Hove (B&H) buses for their comments and County Cllr Chapman to see if the requests could be progressed by ESCC.

2. INFORMATION

To avoid duplicating work, the Town Clerk contacted Caroline Wells from BB and ESCC Cllr Peter Griffiths, whilst I contacted B&H buses and ESCC Cllr Chapman.

Caroline Wells from BB has responded with the following comments:

'We have previously discussed the points below with the councillors.

As previously explained, we do not support the proposed closure of Grassmere Avenue. Closing the road would introduce an additional and unnecessary restriction to the local network, further limiting residents' ability to travel and adding to the disruption already anticipated from the A259 works.

We also do not support imposing additional parking suspensions unless there is a clear operational or safety requirement. Such restrictions would remove on-street parking for local residents and are likely to generate further inconvenience and concern. If the Town Council wishes these additional measures to be pursued, the resulting impact on residents, including any concerns or complaints arising from the restrictions, will need to be fully recognised and considered.

Should parking suspensions be demonstrated as necessary for the safe delivery of the works, SGN will be required to submit the appropriate application to the Highway Authority for formal consideration. Any request will be assessed on its merits and should not be regarded as automatically approved.'

Cllr Griffiths has provided a holding response to advise that they are currently looking into the matters raised.

The Service Performance Manager at B&H buses has also responded with their below comments:

'We share the concerns that have been raised regarding the significant traffic congestion likely to result from these arrangements. Whilst we recognise the necessity of the gas network improvements, the proposed traffic management presents a substantial risk to the reliability of our bus services and the passengers who depend upon them.

The introduction of the four-way temporary traffic signals at the junction of the A259 and Telscombe Cliffs Way for a six-week period is likely to result in significant increases in journey times. This will have a detrimental impact on bus service reliability and punctuality, potentially leading to missed connections for passengers travelling onward by bus and other transport modes.

Reduced reliability and extended journey times could make public transport less attractive to customers, encouraging greater car use and further exacerbating congestion in the area.

Delays at this location will propagate across the whole route too, making it difficult to maintain consistent service frequencies throughout the day and affecting passengers well beyond the immediate works area.

Of particular concern is the potential for queues on Telscombe Cliffs Way to extend beyond the signal-controlled junction, restricting movement for buses and other vehicles accessing or exiting the A259. Without appropriate mitigation measures, peak-period delays could become severe, unpredictable and self-perpetuating.

In this context, the proposal to temporarily close side roads and introduce parking restrictions would assist in maintaining traffic flow on Telscombe Cliffs Way, reducing the likelihood of junction blockage and helping to minimise the impact on bus services and the wider highway network.'

I forwarded these comments onto ESCC Cllr Chapman. I asked if he could progress the requests made by the resident and support provided by B&H buses and I await his response.

3. RECOMMENDATION

It is recommended to note the comments provided to date from Caroline Wells from BB and the Service & Performance Manager at B&H buses, and that we are awaiting responses from ESCC Cllrs Chapman and Griffiths.

4. ENVIRONMENTAL IMPACT

Replacing ageing metal gas mains and service pipes ensure long term safety and reliability for local homes and businesses, although traffic congestion will increase greenhouse emissions.

5. FINANCIAL IMPLICATIONS

None.



AGENDA ITEM	14
REPORT TO	Planning & Highways Committee
REPORT FROM	Diana Joel, Admin Assistant
MEETING DATE	28 th October 2026
SUBJECT	To consider whether to participate in Lewes and Eastbourne Planning Policy Consultations' Eastbourne Local Plan Proposed Submission (Regulation 19)

1. INTRODUCTION

We have been invited to participate in the Eastbourne Local Plan - Proposed Submission (Regulation 19) consultation by the consultation manager, Lewes and Eastbourne Councils (Mr Matthew Hitchen).

2. INFORMATION

Eastbourne Local Plan - Proposed Submission (Regulation 19)

Eastbourne Borough Council is preparing a new Local Plan that will guide the type, amount and location of development in the Borough. The new Local Plan sets out a vision, objectives and development strategy for Eastbourne, alongside a range of policies that will guide development and infrastructure requirements to ensure that it helps to deliver that vision and strategy. It covers the period 2025-2042 and applies to the area of Eastbourne Borough outside the South Downs National Park.

Eastbourne Borough Council has now published the Proposed Submission Eastbourne Local Plan for representations under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

They are now inviting representations on the Council's final version of the Local Plan before it is submitted to the Secretary of State for independent examination. Representations at this stage should focus on whether the Plan is legally compliant and whether it meets the tests of soundness set out in national planning policy.

The Eastbourne Local Plan (Proposed Submission) and its supporting documentation can be accessed on-line at <https://www.lewes-eastbourne.gov.uk/eastbourne-local-plan>. The Consultation Portal can be accessed directly by clicking on the 'Participate in this consultation' link below.

Alternatively, Eastbourne Local Plan (Proposed Submission) and its supporting documentation is available to view in paper copy at: Customer Contact Centre, 1 Grove Road, Eastbourne, BN21 4TW between 10am and 2pm Monday to Friday.

Any person may make representations on whether the Eastbourne Local Plan is legally compliant and is sound according to the tests as set out in paragraph 36 of the National Planning Policy Framework (2024). This includes whether the Plan is positively prepared, is justified by appropriate evidence, is effective and deliverable, and is consistent with national policy.

Unlike earlier stages of plan preparation, this is not a general consultation on the content of the Local Plan. Instead, representations should focus on whether the Local Plan satisfies the legal and procedural requirements and whether it is sound.

Representations may be made during the representation period commencing on **Friday 2nd October 2026** and ending at **5.00pm on Tuesday 1st December 2026**. Representations received after the closing date and time may not be accepted.

Representations can be made online via the Council's consultation portal (www.lewes-eastbourne.gov.uk/eastbourne-local-plan). Alternatively, representations can be made by returning a completed representation form via email (LocalPlan@lewes-eastbourne.gov.uk) or by post to Planning Policy, Eastbourne Borough Council, Eastbourne Town Hall, Grove Road, Eastbourne, BN21 4UG.

Representations should clearly identify:

- the section, policy, allocation or paragraph to which they relate
- whether the representation concerns legal compliance or soundness
- the reasons for the representation
- any changes sought, where applicable

Please note that:

- representations cannot be treated as confidential
- representations will be made publicly available
- the name and organisation of respondents will normally be published
- other personal information will be processed in accordance with the Council's Privacy Notice and applicable data protection legislation.

Representations will be submitted to the Secretary of State alongside the Local Plan and supporting documents for independent examination.

When making your representation, you may also request to be notified when we submit the plan for independent examination, when the Inspector's Report is published and/or when the Local Plan is adopted.

Guidance on making representations has been made available online (www.lewes-eastbourne.gov.uk/eastbourne-local-plan).

Following the consultation period, the Council will consider all duly made representations before submitting the Proposed Submission Eastbourne Local Plan, together with supporting documents, to the Secretary of State for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.

An independent Planning Inspector appointed by the Secretary of State will examine the Plan and consider whether it has been prepared in accordance with legal and procedural requirements and whether it is sound.

If you require any further information, please contact the Council's Planning Policy Team, via email at LocalPlan@lewes-eastbourne.gov.uk or by telephone on 01323 410000 quoting 'Eastbourne Local Plan'.

3. RECOMMENDATION

It is recommended to decide whether we wish to participate in the Eastbourne Local Plan - Proposed Submission (Regulation 19) consultation.

4. ENVIRONMENTAL IMPACT

The Local Plan seeks to balance the needs for housing with a sustainable approach for the environment.

5. FINANCIAL IMPLICATIONS

None.

AGENDA ITEM	15
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To consider draft response to East Sussex County Council concerning Peacehaven library provision and building retention

1. INTRODUCTION

At the last Committee meeting, Councillors were provided with East Sussex County Council's (ESCC) response to our letter concerning Peacehaven's library provision and building retention. It was agreed for Cllr O'Connor to draft a response letter to ESCC and it be considered at a future meeting.

2. INFORMATION

Cllr O'Connor has now drafted a response, which is attached.

3. RECOMMENDATION

It is recommended to consider Cllr O'Connor's attached letter and decide if we would like to send this to ESCC, addressed from this Committee.

4. ENVIRONMENTAL IMPACT

Libraries encourage resource sharing, reusability and provide community education.

5. FINANCIAL IMPLICATIONS

None.

Dear Mr Skelton,

Re: Meridian Centre Redevelopment – Peacehaven Library Provision & Ongoing Uncertainty

Thank you for your letter dated 14th September 2026 regarding the ongoing situation surrounding the Peacehaven Library and the Meridian Centre redevelopment.

Telscombe Town Council acknowledges your response and notes the statutory and financial considerations set out by East Sussex County Council (ESCC), including the need to ensure that any long-term library provision is fit for purpose, sustainable, and financially viable. We also recognise the background regarding ESCC's lack of a legal ownership interest in the current site and the ongoing necessity to secure future occupation terms.

However, Telscombe Town Council maintains its firm stance that we would far prefer the library to retain its present site and existing footprint. Retaining the full existing space provides crucial capacity to support essential social, educational, and economic functions—including digital inclusion, health and wellbeing, literacy, and potential shared community uses—which a scaled-down facility simply could not accommodate. For example, the facility could have space to accommodate another community facility. It is this sort of thinking that the Town Council would encourage before decisions are made.

Furthermore, in light of the decision by the Lewes District Council Planning Applications Committee on the 7th October to approve Morrisons revised planning application, this Council would ask further questions to obtain clarification.

In your letter, you indicated that an independent building survey and lifecycle cost assessment had been commissioned to evaluate the structural condition and viability of separating the library building from the wider Meridian Centre. Could you please share what the outcome of this surveyor's report was?

Following the planning decision which leaves the existing Library building in place, what action will ESCC now take? Have meaningful discussions with Morrisons regarding building handover conditions, maintenance liabilities, lease terms now commenced?

Can we mention once again that the community of Peacehaven and Telscombe has for far too long endured ongoing uncertainty regarding all matters related to the Meridian Centre site. Telscombe Town Council would now like to see a clear, unambiguous commitment from the East Sussex County Council Library & Information Service regarding the future of the library, guaranteeing that our residents retain access to the full-scale service and space they require.

We look forward to your response.

Yours sincerely

AGENDA ITEM	16
REPORT TO	Planning & Highways Committee
REPORT FROM	Bianca Buss, Amenities Officer
MEETING DATE	28 th October 2026
SUBJECT	To note Order made by the Planning Inspectorate for public footpaths 18, 19 and 20

1. INTRODUCTION

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

27th November 2023

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

4th September 2024

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

27th November 2024

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

18th February 2026

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

11th March 2026

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

5th August 2026

- The Committee were informed that the Planning Inspectorate confirmed the Order as modified. This modification includes public footpaths 18 – 22, as listed in this report under 27th November 2023. It also specifies the width of the five footpaths.

2. INFORMATION

We have now received the attached letter from the Planning Inspectorate advising that they have confirmed the Order as modified for public footpaths 18, 19 and 20. It was not clear if 21 and 22 had been included or not and we sought clarification from them. Their response is below:-

'I can confirm that public footpaths Telscombe 21 and 22 are confirmed by the Order.

The original Order and plan were modified and confirmed by the Planning Inspectorate. These are the red ink additions.

Unfortunately, the title was not modified to include FP 21 and 22 and the plan was not labelled. This does not affect the legality of the document.

The paths are now legally recognised as public rights of way but will not be added to the definitive map and statement until the 42-day High Court challenge deadline has passed.'

3. RECOMMENDATION

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

4. ENVIRONMENTAL IMPACT

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

5. FINANCIAL IMPLICATIONS

N/A.



Communities, Economy & Transport

Rupert Clubb
BEng (Hons) CEng FICE
Director

County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

Tel: 0345 60 80 190
Fax: 01273 479536
www.eastsussex.gov.uk



Via email:
To all Statutory Consultees and Interested Parties

Thursday 22nd October 2026

Council reference: **RWO/188**
Your reference:
Planning Inspectorate refence: **ROW/3367403M**

THE WILDLIFE AND COUNTRYSIDE ACT 1981

THE EAST SUSSEX COUNTY COUNCIL (LEWES DISTRICT) DEFINITIVE MAP AND STATEMENT

Dear Sir/Madam,

THE EAST SUSSEX (PUBLIC FOOTPATH TELSCOMBE 18, TELSCOMBE 19, TELSCOMBE 20) DEFINITIVE MAP MODIFICATION ORDER 2024

The above Order was made by East Sussex County Council on 8 November 2024. During the objection period 15 November 2024 to 10 January 2025, the Council received duly made objections to the Order. The opposed Order was forwarded to the Secretary of State for Environment, Food and Rural Affairs for determination.

The Order has now been confirmed with modifications by the Inspector appointed by the Secretary of State.

Please find attached a copy of the confirmed Order, Order Plan and Public Notice. The Public Notice will appear in the Sussex Express newspaper on Friday 23 October 2026 and a copy of the Notice and Plan will be placed on-site.

These documents can also be viewed on our website at: [Public Rights of Way - DMMO Register](#)

- From the drop-down filter you can select various search criteria such as the 'Case Reference' - in this instance **RWO 188** - and apply these filters.
- Once selected you can '**View Details**' for the claim where you will find all the relevant documentation.

If you have any problems finding or viewing this page online, please inform me.

Please note: The Order took effect from 22 July 2026 but any person aggrieved by the confirmed Order who wishes to question its validity on the grounds that it is not within the powers of section 53 of the Wildlife and Countryside Act 1981 or that any of the requirements of Schedule 15 to that Act have not been complied with in relation to the Order may within 42 days from the date of the Notice make an application to the High Court under paragraph 12 of Schedule 15 of the said Act.

Once this period of challenge is over, and if no challenge has been made, the Council will add the public footpath to its Definitive Map and Statement for the area.

Yours Faithfully

M. Walsh

Michael Walsh
Senior Definitive Map Officer
Rights of Way & Countryside Team
Communities Economy & Transport
Email: michael.walsh@eastsussex.gov.uk
Tel: 07563 377519 / 01273 337053
eastsussex.gov.uk/rightsofway

Rights of Way Map

An online Rights of Way Map showing footpaths and bridleways across the County is available on the East Sussex website at the following address:

<https://www.eastsussex.gov.uk/leisureandtourism/countryside/rightsofway/map/>

The map can be used to plan walks and rides on the Rights of Way network. It also provides the location and reference number of stiles, gates and bridges, as well as path numbers.

Privacy

Please visit our website for information on how we can manage personal information:

www.eastsussex.gov.uk/privacy/rights-of-way-and-countryside



WILDLIFE AND COUNTRYSIDE ACT 1981

THE EAST SUSSEX COUNTY COUNCIL (LEWES DISTRICT) DEFINITIVE MAP AND STATEMENT

THE EAST SUSSEX (PUBLIC FOOTPATH TELSCOMBE 18, TELSCOMBE 19, TELSCOMBE 20) DEFINITIVE MAP MODIFICATION ORDER 2024

Notice is hereby given that the above Order, made on 8 November 2024, was confirmed by the Inspector appointed by the Secretary of State for Environment, Food and Rural Affairs with modifications on 22 July 2026 and took effect from that date. The confirmed Order modifies the Definitive Map and Statement for the area by adding five public footpaths as follows:

A route comprising a series of five public footpaths in the civil parish of Telscombe, as detailed below, and as shown on the Order Plan between points A - B; C - D - E - F; G - H; I - J - K; L - M.

The public footpath Telscombe 18 commences at the extent of public highway Ambleside Avenue at point A, at TQ 4019 0129. From point A the public footpath continues in a generally west-north-west direction over an existing metalled access way for 108 metres, to terminate at the extent of public highway Central Avenue, at point B, at TQ 4008 0132. The width averaging 3 metres between points A and B.

The public footpath Telscombe 19 commences at the extent of public highway Central Avenue, at point C, at TQ 4007 0133, at the entrance to the car park of Dana Lodge residential unit. The public footpath continues in a generally west-north-west direction along an existing metalled access way and car park for 44 metres to point D, at TQ 4003 0135. At point D the public footpath turns south-south-west and continues for 16 metres passing between existing parking bays to point E, at TQ 4002 0133. From point E, the public footpath turns west-north-west and continues for 65 metres along an existing unmade track to terminate at the extent of public highway Telscombe Cliffs Way, at point F, at TQ 3996 0135. The width averaging 3 metres between points C and F save where the route follows the perimeter of the car park associated with Dana Lodge where the width is 3 metres.

The public footpath Telscombe 20 commences at the extent of public highway Telscombe Cliffs Way, at point G, at TQ 3995 0135. From point G the public footpath continues in a generally west-north-west direction over an existing track for 108 metres to terminate at the extent of public highway Fairlight Avenue, at point H, at TQ 3984 0138. The width averaging 3 metres between points G and H.

The public footpath Telscombe 21 commences at the extent of public highway Fairlight Avenue, at point I, at TQ 3983 0138. From point I the public footpath continues in a generally west-north-west direction for approximately 47 metres to point J, at TQ 3978 0140. From point J the public footpath turns in a north-north-east direction and continues for approximately 130 metres to terminate at the extent of public highway Cliff Gardens, at point K, at TQ 3983 0152. The width of public footpath Telscombe 21 varies from 3.9 metres to 3.1 metres between point I and point J; and varies from 3.1 metres to 3.9 metres between point J and point K.

The public footpath Telscombe 22 commences at the extent of public highway Cliff Gardens, at point L, at TQ 3984 0153. From point L the public footpath continues in a north-north-east direction over an existing track for approximately 230 metres to terminate at the extent of public highway Grassmere Avenue, at point M, at TQ 3993 0174. The width of public footpath Telscombe 22 averages 3 metres from point L at TQ 3984 0153 to TQ 3992 0171. From TQ 3992 0171 to point M at TQ 3993 0174, the width averages 2.4 metres.

A copy of the confirmed Order and the Order Plan may be inspected free of charge in Reception, East Sussex County Council, County Hall, St Anne's Crescent, Lewes, East Sussex BN7 1UE from 9am to 5pm Monday-Thursday and 9am-4.30pm on Fridays between 23 October 2026 and 4 December 2026. Copies of the Order and Order Plan can also be viewed at Lewes District Council, 6 High Street, Lewes, BN7 2AD between the hours of 9am and 5pm Monday to Friday. Copies of the Order and Order Plan can be requested by emailing: definitive.map@eastsussex.gov.uk quoting reference 'RWO 188' and viewed online at: row.eastsussex.gov.uk/standardmap.aspx.

Should you have any problems viewing these documents or require assistance, please email: definitive.map@eastsussex.gov.uk

The Order took effect from 22 July 2026 but any person aggrieved by the confirmed Order who wishes to question its validity on the grounds that it is not within the powers of section 53 of the Wildlife and Countryside Act 1981 or that any of the requirements of Schedule 15 to that Act have not been complied with in relation to the Order may within 42 days from the date of this Notice make an application to the High Court under paragraph 12 of Schedule 15 of the said Act.

Philip Baker, Deputy Chief Executive, East Sussex County Council, County Hall, Lewes, East Sussex BN7 1UE

23rd October 2026

WILDLIFE AND COUNTRYSIDE ACT 1981

**THE EAST SUSSEX COUNTY COUNCIL (LEWES DISTRICT)
DEFINITIVE MAP AND STATEMENT**

**THE EAST SUSSEX (PUBLIC FOOTPATH TELSCOMBE 18, TELSCOMBE 19, TELSCOMBE 20)
DEFINITIVE MAP MODIFICATION ORDER 2024**

This Order is made by East Sussex County Council ("the authority") under Section 53(2)(b) of the Wildlife and Countryside Act 1981 ("the Act") because it appears to the authority that the East Sussex County Council (Lewes District) Definitive Map and Statement require modification in consequence of an event specified in;

Section 53(3)(c)(i), namely the discovery by the authority of evidence which (when considered with all other relevant evidence available to them) shows that a right of way which is not shown in the map and statement subsists or is reasonably alleged to subsist over land in the area to which the map relates, being a right of way such that the land over which the right subsists is a public path.

The Authority has consulted with every local authority whose area includes the land to which the Order relates. Accordingly, the East Sussex County Council hereby orders that:

1. For the purposes of this Order the relevant date is 1 November 2024.
2. The East Sussex County Council (Lewes District) Definitive Map and Statement shall be modified as described in Part I and Part 2 of the Schedule and as shown on the map attached to the Order.
3. This Order shall take effect on the date it is confirmed and may be cited as 'The East Sussex (Public Footpath Telscombe 18, Telscombe 19, Telscombe 20) Definitive Map Modification Order 2024'.

WILDLIFE AND COUNTRYSIDE ACT 1981

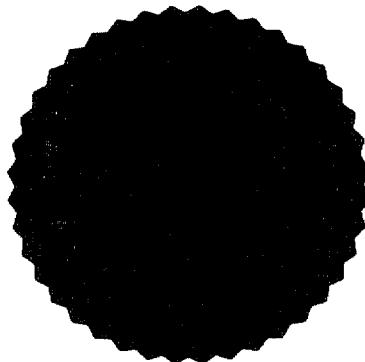
**THE EAST SUSSEX COUNTY COUNCIL (LEWES DISTRICT)
DEFINITIVE MAP AND STATEMENT**

**THE EAST SUSSEX (PUBLIC FOOTPATH TELSCOMBE 18, TELSCOMBE 19, TELSCOMBE 20)
DEFINITIVE MAP MODIFICATION ORDER 2024**

THE COMMON SEAL of the EAST SUSSEX
COUNTY COUNCIL was hereunto
affixed this 8th day of November
Two Thousand and Twenty-Four
in the presence of:-



Authorised Signatory



1030521

The foregoing order, subject to the red ink
modifications thereon, is hereby confirmed by the
Inspector appointed by the Secretary of State for
Environment, Food and Rural Affairs, as set out in
the associated decision letter.

22 JUL 2026

SCHEDULE

PART I

Modification of the East Sussex County Council (Lewes District) Definitive Map

Description of path to be added

A route comprising a series of three public footpaths in the civil Parish of Telscombe as detailed below, and as shown on the Order Plan between points A – B; C – D – E – F; G – H.

The public footpath Telscombe 18 commences at the extent of public highway Ambleside Avenue, at point A, at TQ 4019 0129. From point A the public footpath continues in a generally west-north-west direction over an existing metalled access way for 108 metres, to terminate at the extent of public highway Central Avenue, at point B, at TQ 4008 0132.

The public footpath Telscombe 19 commences at the extent of public highway Central Avenue, at point C, at TQ 4007 0133 at the entrance to the car park of Dana Lodge residential unit. The public footpath continues in a generally west-north-west direction along an existing metalled access way and car park for 44 metres to point D, at TQ 4003 0135. At point D the public footpath turns south-south-west and continues for 16 metres passing between existing parking bays to point E, at TQ 4002 0133. From point E, the public footpath turns west-north-west and continues for 65 metres along an existing unmade track to terminate at the extent of public highway Telscombe Cliffs Way, at point F, at TQ 3996 0135.

The public footpath Telscombe 20 commences at the extent of public highway Telscombe Cliffs Way, at point G, at TQ 3995 0135. From point G the public footpath continues in a generally west-north-west direction over an existing track for 108 metres to terminate at the extent of public highway Fairlight Avenue, at point H, at TQ 3984 0138.

The width of the public footpaths will be 1.5 metres throughout.

FP Telscombe 21

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

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

FP Telscombe 22

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

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

PART 2

Modification of Definitive Statement

Addition of the following particulars to the East Sussex County Council (Lewes District) Definitive Statement

<u>Civil Parish</u>	<u>Path No.</u>	<u>Path Name</u>	<u>Type</u>	<u>From</u>	<u>Commencement</u>	<u>To</u>	<u>Termination</u>	<u>Total Length (kms)</u>	<u>Total Length (miles)</u>	<u>Remarks</u>
Telscombe	18	Telscombe 18	Public Footpath	TQ 4019 0129	Ambleside Avenue	TQ 4008 0132	Central Avenue	0.108	0.067	The width averaging 3 metres between points A and B.
Telscombe	19	Telscombe 19	Public Footpath	TQ 4007 0133	Central Avenue	TQ 3996 0135	Telscombe Cliffs Way	0.125	0.077	The width averaging 3 metres between points C and F save where the route follows the perimeter of the car park associated with the residential building Dana Lodge where the width is 3 metres.
Telscombe	20	Telscombe 20	Public Footpath	TQ 3995 0135	Telscombe Cliffs Way	TQ 3984 0138	Fairlight Avenue	0.108	0.067	The width averaging 3 metres between points G and H.

Telscombe	21	Telscombe 21	Public Footpath	TQ 3983 0138	Fairlight Avenue	TQ 3983 0152	Cliff Gardens	0.177	0.109	A width varying between 3.1 and 3.9 metres.
Telscombe	22	Telscombe 22	Public Footpath	TQ 3984 0153	Cliff Gardens	TQ 3993 0174	Grassmere Avenue	0.230	0.142	A width varying between 3 and 2.4 metres.

PART 3
Limitations

None

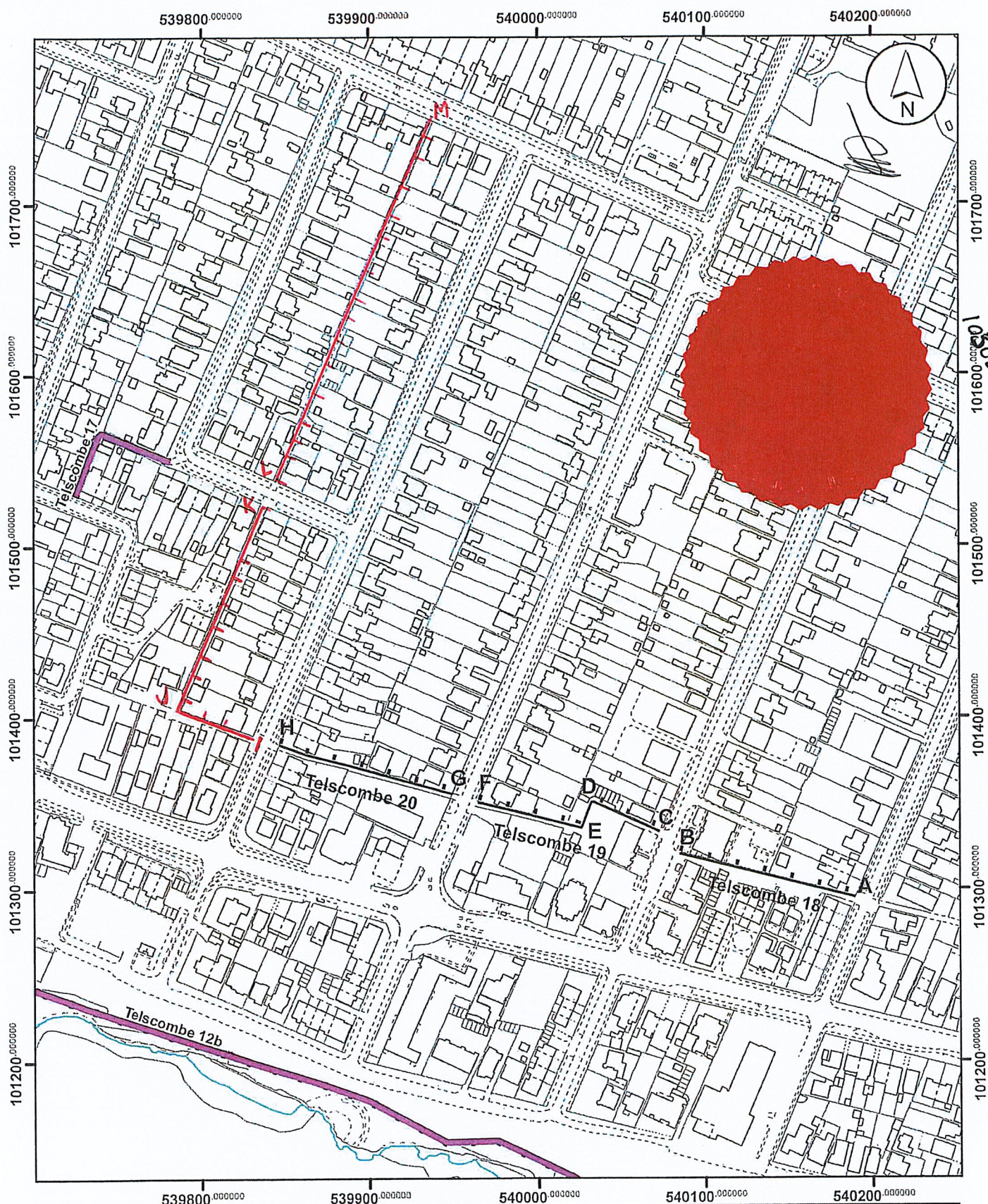
WILDLIFE AND COUNTRYSIDE ACT 1981

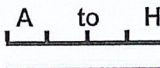
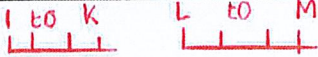
THE EAST SUSSEX COUNTY COUNCIL (LEWES DISTRICT)
DEFINITIVE MAP AND STATEMENT

THE EAST SUSSEX (PUBLIC FOOTPATH TELSCOMBE 18, TELSCOMBE 19, TELSCOMBE 20)
DEFINITIVE MAP MODIFICATION ORDER 2024

Made.....8 November 2024.

Confirmed.....22 July 2026



Title: THE EAST SUSSEX (PUBLIC FOOTPATH TELSCOMBE 18, TELSCOMBE 19, TELSCOMBE 20) DEFINITIVE MAP MODIFICATION ORDER 2024		East Sussex County Council County Hall St Annes Crescent Lewes	
Key: Order Route Existing Public Footpaths		 	
Date: November 2024	Map No: TEL/FP18/FP19/FP20/DMMO/2024/v1	© East Sussex County Council 2024. Aerial Photography © Getmapping.com 2024. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office & Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. AC90080855, 2024.	
Scale: 1:3,000	Author: MWa		