



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – 17th March 2022

To the Members of the Planning & Highways Committee

Councillors L Wallraven (Chair), L Boorman (Vice Chair), D Argent, J Edson, M Everden, R Honeyman, J Lord and B Payne.

A meeting of the **Planning & Highways Committee** will be held in **the Council Chambers, 37 Church St Seaford BN25 1HG** on **Thursday 17th March 2022** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

10th March 2022

- **Public attendance physically/in person at this meeting will be limited to 10 due to the size of the meeting space.**
- **The meeting will be video recorded and uploaded to the Town Council's YouTube channel after the meeting.**
- **See the end of the agenda for further details of public access and participation.**
- **All participants are encouraged to carry out a home Covid test before attending the meeting, wear a mask at the meeting (where able to do so) and ensure hands are sanitised upon entering.**

AGENDA

1. Apologies for Absence

To consider apologies for absence.

2. Disclosure of Interests

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

3. Public Participation

To deal with any questions, or brief representations, from members of the public in accordance with relevant legislation and Seaford Town Council Policy.

In accordance with Town Council policy, members of the public wishing to speak on individual planning applications may do so immediately before each planning application.

4. Planning Applications

LDC Planning Applications received in week commencing Monday 14th February 2022

[LW/21/0661 – Camberley 43 Firle Road](#) - Single-storey rear extension and front porch for M O'Neill.

N.B. This is an amended application. The original application was the subject of an objection at the Committee meeting on 9th September 2021

[LW/22/0102 – 18 Landsdown Road](#) - Rear/side wrap around extension for Mr A Tingley.

[LW/22/0096 – 21 Grosvenor Road](#) - Erection of single-storey rear extension and porch, new garage roof and a loft enlargement facilitated by hip to gable extension, 1no rear dormer and front dormer extension for V Waterman.

LDC Planning Applications received in week commencing Monday 21st February 2022

[LW/22/0107 – 82 Chichester Road](#) – Single storey rear extension for Anna Dilley.

[LW/22/0125 – 22 North Way](#) - Garage conversion to form bedroom with ensuite for Ms K White.

LDC Planning Applications received in week commencing Monday 28th February 2022

[LW/22/0109 – 6 Bishopstone Road](#) -Single-storey rear and part side extension, together with a new roof over the existing garage and reformed front dormer and loft conversion for Mr N Russell.

[LW/22/0127 – 2 Fairways Road](#) - Demolition of conservatory, erection of flat roof two-storey rear extension and installation of solar panels; resubmission of LW/21/0916 for Mr and Mrs Frankis.

[LW/22/0074 – 3 Chyngton Way](#) - Single-storey front porch extension, single-storey rear extension and alterations to roof to facilitate a loft conversion, including front, side and rear dormers. Resubmission of LW/21/0528 with amendments including change of hip to gable roof at rear and additional 300mm length of rear extension for Ms F Bryans.

[LW/22/0137 – 6 Pelham Place, Pelham Road](#) - Demolition of existing double garage and erection of 1no single-storey 1 bedroom dwelling for H Stone.

[LW/22/0135 – Hindover, Alfriston Road](#) - Semi-detached house (self-build) to existing house (Hindover) including two storey side extension and rebuild of front bay and 2no. garages, shared parking and repositioned crossover to both properties for Mrs C Smyth.

[LW/22/0128 – 53 Micklefield Way](#) – Single storey rear extension for Mr and Mrs Evans.

[LW/22/0133 – 38 St Andrews Drive, Bishopstone](#) – Single storey front/side extension for Mr R Wagstaff.

[LW/22/0080 – 30 High Street](#) - Erection of 2 awnings to the front of the property for Mr J Skinner.

LDC Planning Applications received week commencing Monday 7th March 2022

[LW/22/0146 – 11 Hamsey Lane](#) – Listed Building Consent Only -First floor internal alterations for Ms C Corkran.

Tree Works Application

[TW/22/0006/TCA – 4 The Crouch, Crouch Lane](#) - T1 and T2- Sycamores - To repollard both trees by approximately 3m back to old pollard heads for S Matthews.

[TW/22/0011/TPO – 28 Kedale Road](#) - Reduce Sycamore trees (2), Reduce overhanging to edge of hedge and light thinning of secondary branches and shape to growth points for Mrs K Fox-Harper.

5. 3 Homefield Road – Planning Appeals

To consider report 188/21 of the Planning Officer explaining the recent appeals submitted in respect of 3 Homefield Road and the action taken (pages 6 to 10).

6. Update on Meeting with Lewes District Council Planning Officers

To consider report 193/21 of the Planning Officer confirming the arrangements for the meeting with the District Council officers requested at the meeting on 10th February and request additional questions from members, on the 3 Homefield Road case and other relevant matters, to put to the Officers at the meeting (pages 11 to 16).

7. Seaford Community Partnership CARES Cycling Study

To consider report 192/21 providing the Committee Councillors with core information about the study to complement the presentation in the meeting (pages 17 to 43).

8. Glover Landscape Review

To consider report 189/21 of the Planning Officer on the consultation being carried out by DEFRA on this recently published Review of the protected landscapes of the UK's National Parks and AONBs (pages 44 to 45) – Deferred from the previous meeting on 24th February.

9. Proposed Road Closures for Queen's Platinum Jubilee Street Parties and French Market

To consider report 190/21 of the Planning Officer on applications for temporary road closures (pages 46 to 47).

10. Update Report

To consider report 191/21 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee (pages 48 to 50).

AGENDA NOTES

For further information about items on this Agenda please contact:

Adam Chugg, Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: admin@seafordtowncouncil.gov.uk

Telephone: 01323 894 870 *(please note that due to working from home, this phone line is not currently manned, so please leave a voice message and this will be picked up and forwarded to the relevant member of staff to deal with)*

Circulation:

All Town Councillors, Young Mayor, Deputy Young Mayor and registered email recipients.

Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

Due to health and safety restrictions, the number of public in attendance will be limited to 10. The Town Council therefore asks that you contact

admin@seafordtowncouncil.gov.uk or 01323 894 870 to register your interest in attending at least 24 hours before the meeting.

Spaces will be assigned on a first come, first served basis.

Please note that if you don't register and just attempt to turn up at the meeting, this could result in you not being able to attend if there is no space.

OR

2. Watching the recording of the meeting on the [Town Council's YouTube channel](#) , which will be uploaded after the meeting has taken place.

Public Access to the Venue:

If you are attending the meeting in person, please arrive for 6.55pm where you will be shown into the meeting for a 7.00pm start.

Public Participation:

Members of the public looking to participate in the public participation section of the meeting must do so in person, by making a verbal statement during the public participation section of the meeting.

Below are some key points for public participation in the meeting:

1. Your statement should be regarding business on the agenda for that meeting.
2. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is.
3. You do not have to state your name if you don't want to.

4. If you are unsure of when best to speak, either query this with an officer/councillor ahead of the meeting or raise your hand during the public participation item of the meeting and ask the Chair – they will always be happy to advise.
5. When the Chair has indicated that it is the part of the meeting that allows public participation, raise your hand and the Chair will invite you to speak in order.
6. Statements by members of the public are limited to four minutes and you don't automatically have the right to reply. The Chair may have to cut you short if you overrun on time or try to speak out of turn – this is just to ensure the meeting stays on track.
7. Where required, the Town Council will try to provide a response to your statement but if it is unable to do so at the meeting, may respond in writing following the meeting.
8. Members of the public should not speak at other points of the meeting.
9. A summarised version of your statement, but no personal details, will be recorded in the minutes of the meeting.

Public Comments

Members of the public looking to submit comments on any item of business on the agenda can do so in writing ahead of the meeting and this will be circulated to all committee members. Comments can be submitted by email to planning@seafordtowncouncil.gov.uk or by post to the Town Council offices.

Covid-safety Measures:

While Covid restrictions are no longer mandated the Town Council wishes to stay vigilant and mindful of the health and safety of its meeting participants by continuing to observe the following:

1. Do not attend the meeting if you are displaying any Covid-19 symptoms; a high temperature, a new continuous cough or a loss or change to your sense of smell or taste (source NHS website).
2. The Town Council would encourage anyone attending the meeting in person to have carried out a rapid lateral flow coronavirus test before attending. These are tests taken at home, giving you an instant result, and ordered for free from the Gov.uk website or by calling 119 (open 7am to 11pm, calls are free).
3. If you test positive, please do not attend the meeting; you are advised to self-isolate immediately for a minimum of five days.
4. You are encouraged to wear a mask at the meeting if you are comfortable doing so.



Seaford Town Council

Report No:	188/21
Agenda Item No:	5
Committee:	Planning & Highways
Date:	17th March 2022
Title:	3 Homefield Road – Planning Appeals
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To explain the recent appeals submitted in respect of 3 Homefield Road and the action taken.

Recommendations
The Committee is recommended:
1.To support the action taken by the Town Council in respect of the appeal.

1. Information

- 1.1 Members will recall that there were three applications submitted in 2021 for three different schemes for the extension of 3 Homefield Road.
- 1.2 All three applications were the subject of strong objections from the Committee and from a large group of local residents.
- 1.3 The three applications were:-
- 1.4 **LW/21/0278** – Lower ground floor, ground and first floor side extension (adjoining no 5) and a replacement garage and reinstatement of boundary wall (adjoining 'Star House' at no 1) – REFUSED on 10th September 2021
- 1.5 **LW/21/0705** – The same scheme slightly modified and omitting the garage/wall element - APPROVED subject to conditions at Lewes DC'S Planning Applications Committee on 12th January 2022
- 1.6 **LW/21/0712** – The same scheme as for /0705 with two turrets incorporated into the side extension – REFUSED on 6th January 2022

2. The Appeals

- 2.1** Appeals have been submitted by the applicant against the two refusals and against a condition attached to the consent. This condition relates to the removal of permitted development rights for any further extensions or additions to the property. Its purpose is to ensure that Lewes District Council (LDC) retains some control over future development at the property by requiring all proposals to be the subject of an application.
- 2.2** There was a lengthy delay between the receipt of the appeals by LDC and public notification via the website. This was initially down to the Planning Inspectorate sending the appeal documents to a redundant LDC email address. Subsequently there were delays internally at LDC.
- 2.3** By the time the submission of the appeals was public knowledge, the Planning Inspectorate had already decided to determine the two refusal appeals under the fast track 'Householder' procedure. Under this procedure neither the Local Authority nor the objectors have an opportunity to submit any fresh representations. The appeals are determined on the basis of the plans, reports, consultations and representations submitted up to the date of refusal.
- 2.4** This fast track streamlined appeal procedure is normally applied to 'householder applications' i.e applications for residential extensions, additions and outbuildings . The 3 Homefield Road proposals technically fall within this category but are far more sensitive and complex than the standard domestic extension. These arguments were put to the Inspectorate to try and persuade it to revert to a procedure which would give third parties a further chance to submit representations in response to the Grounds of Appeal.
- 2.5** The request was refused; however although the Inspector has already made a site visit in respect of the two refusal appeals, it has now been agreed by the Inspectorate that a further visit will be made to view the appeal property from the rear garden of no. 5 Homefield Road
- 2.6** The appeal against the condition attached to LW/21/0705 is not subject to the fast-track procedure. Third parties were given the deadline of 10th March to submit further representations. As the details of the appeals were not available to the Town Council in time to report them to the meeting on

24th February but the deadline fell before this meeting, a submission was drafted, agreed by the Committee Chair and Vice-Chair and sent off to the Inspectorate prior to the deadline. It is attached to this report as Appendix A.

2.7 Since that submission was sent on 3rd March, officers have learnt that the procedure for an appeal against a condition means that the Inspector not only has the power to remove the condition but also to remove other conditions and to overturn the consent if considered appropriate on planning grounds. Officers have therefore sent a further message drawing the Inspector's attention to the strong objections which the Town Council submitted to all three applications

2.8 The Committee is requested to support the actions taken by officers in respect of the appeal.

3. Financial Appraisal

3.1 There are no direct financial implications as a result of this report.

4. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	

Report 188/21 Appendix A

Ref : APP/P1425/W/22/3290795

APPEAL BY MR J PALMER RE CONDITION 7 ATTACHED BY LEWES DISTRICT COUNCIL TO CONSENT REF LW/21/0705

RE: 3 HOMEFIELD ROAD SEAFORD

APPEAL REPRESENTATIONS ON BEHALF OF SEAFORD TOWN COUNCIL

- 1.Consent was granted on application LW/21/0705 at Lewes DC's Planning Applications Committee on 12th January 2022.
- 2.It was one of a pair of applications for a large side extension at 3 Homefield Road. The other application, for a very similar scheme incorporating two turrets, was refused on 8th January 2022.
- 3.3 Homefield Road, also known as 'Easemore House', is a large imposing Edwardian property built in 1903. It is not listed but it is a notable local landmark property and makes a significant impact on the street scene in this part of Homefield Road.
- 4.Two previous applications for more extensive extensions and additions to the property had been submitted in 2021. The first, LW/21/0052, was withdrawn in March 2021; the other LW/21/0278 was refused on 10th September 2021. These applications had drawn strong criticism from the District Council's Design and Conservation Consultant who likened the proposals to a large country house in a semi-urban setting.
- 5.All four applications had been the subject of strong objections from neighbouring and other local residents as well as from the Town Council.
- 6.As far as the scheme on the eastern side of the property was concerned those objections related to a first floor, ground and lower ground floor extension.
- 7.The refused application LW/21/0278 had also included proposals on the western side namely the demolition and replacement of a garage and reinstatement of the boundary wall.
- 8.The refusal reason relating to these proposals refers to the boundary wall and relocated garage as 'visually dominant' and to their likely detrimental impact on the street scene, the neighbouring Grade II listed building 'Star House', 1 Homefield Road, and the adjacent East Blatchington Conservation Area.

Report 188/21 Appendix A

9. Given the size of the plot, the setting of the house within the plot and the extensive side elevation on the eastern side granted under LW/21/0705 it is likely that any plans of the appellant for permitted development under Classes A to E would be concentrated on this sensitive western side of the property. The Conservation Area and neighbouring Listed Building are obvious constraints on any further proposals to build in this area.

10. Throughout the whole year long process and in relation to all four applications submitted the appellant has failed to supply any meaningful information in the submitted Heritage Statements. To the question 'What Heritage Assets are Affected by the Proposals?' he has failed to mention or acknowledge the relationship of the property to the neighbouring Listed Building and Conservation Area supplying a meaningless 'nil return' with responses such as 'No Impact' and 'Nothing to Conserve.'

11. The brief appeal statement, surprisingly, also fails to give any mention of the sensitive relationship of the property to the Listed Building and Conservation Area.

12. The appellant in his appeal statement appears to have fallen into the common trap of assuming that the Lewes DC has, through the condition, imposed a moratorium on the carrying out of any further development. The condition under appeal is a significant restriction but all it does is to impose an appropriate level of control by requiring any proposals to be the subject of a full application.

13. The reason given by the District Council for the imposition of the condition i.e 'that a more intensive development of the site would be likely to adversely affect the appearance and character of the area' is appropriate given the quality of the building, the size of the plot and its sensitive location.

14. The level of control, in these exceptional circumstances of this case, is entirely justified and is within the guidance in paras 87-8 of Circular 11/95 and is also supported by the guidance in Section 13 of the National Planning Policy Framework

15. Given the appellant's obvious intention to continue to develop the property, the past concerns and criticism from Design and Conservation advisers, and the minimal weight the appellant has placed on the relationship of the property to the neighbouring Listed Building and Conservation Area it is essential that this condition is upheld and the appeal is dismissed.

Geoff Johnson

Planning Officer

Seaford Town Council

3rd March 2022



Seaford Town Council

Report No:	193/21
Agenda Item No:	6
Committee:	Planning & Highways
Date:	17th March 2022
Title:	Update on Meeting with Lewes District Council Planning Officers
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To confirm the arrangements for the meeting with the District Council officers requested at the meeting on 10th February and request additional questions from members, on the 3 Homefield Road case and other relevant matters, to put to the Officers at the meeting.

Recommendations
The Committee is recommended:
1. To put forward additional questions on the handling of the 3 Homefield Road applications and connected matters for discussion at the meeting with Lewes District Council Officers on 30 th March.

1. Information

- 1.1 Arrangements have now been confirmed for the meeting with LDC officers requested following the debate at the Committee meeting on 10th February
- 1.2 The meeting will take place on Wednesday 30th March with Ian Fitzpatrick , Director of Planning and Regeneration, and Leigh Palmer, Head of Planning, attending on behalf of LDC. The Chief Executive has declined as he may have to be involved in the next stage of any formal complaint process pursued by the Town Council.

1.3 The invite sent to LDC's Chief Executive read as follows:

'This letter requests that arrangements are made as soon as possible for a meeting between yourself and the Head of Planning and Cllrs from Seaford Town Council.

BACKGROUND

There has been a lot of concern and anger from local residents and Town Councillors recently regarding the handling by LDC of a series of applications for a substantial three-level side extension at 3 Homefield Road

The scheme was originally put forward in January 2021 and subsequently modified following a wave of objections. The first application LW/21/0052 was withdrawn in March 2021 and a second application LW/21/0278 submitted in April 2021 was refused in September 2021.

A pair of applications (LW/21/0705 and 0712) were then submitted in October for slightly different versions of the same basic scheme. One application (0712) was refused under delegated powers; the other (0705) was reported to the Planning Applications Committee on 12th January 2022 with a recommendation to grant consent.

All the above applications had been the subject of strong objections both from the Town Council and a large number of local residents. The objections were based mainly on the adverse impact of the proposals on the character of the existing street scene in Homefield Road and the specific impact of the large side extension on the amenities of the neighbouring property, no 5 Homefield Road.

The concerns of the Town Council are centred on the way in which the final application was processed, reported and finally determined at the Committee meeting on 12th January. They cover several different issues namely: -

THE DESIGN AND CONSERVATION OFFICER'S COMMENTS

For the early applications the District Council commissioned reports from a Conservation Consultant who was extremely critical of the proposals likening them to a large country house in a semi-urban setting.

Subsequently, for the final application, the current Design and Conservation Officer was consulted. Her initial views coincided with the Consultant's but were not disclosed to the public until after the January meeting. What was disclosed was a submission from the applicant with detailed criticism of the Officer's views followed closely, the next day, by a brief response from the Officer stating that the proposals would have a 'neutral impact'

The input from the Conservation Officer was a vital element in the processing of the application and the interested parties deserved full disclosure and an explanation for the Officer's sudden 'U-turn'. The only explanation given at the January meeting was that she had simply changed her mind.

THE CLAIM OF 'PERMITTED DEVELOPMENT'

There was a claim in support of the scheme from the applicant that the first-floor element of the extension was within 'permitted development' limits. Although this claim was irrelevant and not material to the consideration of the overall scheme it was adopted by the Case Officer in his report as being a factor in support of the granting of consent. It was also allowed to remain in the report, uncorrected, from 22nd December 2021 when the agenda was published to the morning of the Committee meeting, 12th January 2022, when it was deleted via a Supplementary Report. As well as influencing the Case Officer's report and recommendation the claim also must have influenced the Conservation Officer's change of mind. In view of the lack of transparency on LDC's part, i.e., the fact that the Officer's reasoning has never been disclosed either through a written report or by the Officer presenting the application at Committee, the Town Council and objectors are still completely in the dark on this issue.

DEFERRAL AND THE CHAIR'S COMMENTS

When the Town Council's Planning Officer addressed the Committee on behalf of the Town Council, he referred to these issues and requested a deferral to give time for the disclosure of all the relevant information on the Conservation Officer's views given that they were vital to the proper consideration of the application. This request was never considered although, unusually, the Chair took time before the vote was taken, to criticise the officers for failing to provide members with all the relevant information. From such an experienced Chair this was a highly significant criticism, and it was surprising therefore that she didn't follow up with a proposal for deferral. Her exact words were: - 'I found it very uncomfortable that we didn't receive all this historical information. I am a person who believes that we should have everything in front of us. This I find a little awkward.'

PRIVATE BRIEFINGS and TRANSPARENCY

There have been references during the discussions of the Committee's decision to the 'call-over' held a few days prior to the meeting where members are briefed on the agenda items and, presumably, can ask questions of the officers. I'm aware that these meetings are part of the routine pre meeting procedure; an opportunity to brief members on the applications, highlight the controversial and more complex issues, update members on issues arising since the publication of the agenda and warn members which applications were likely to attract speakers at the meeting

The objectors were understandably concerned that members could be briefed by officers in private. An application has been made from one of the objectors for disclosure of what was said at the briefing. The response was simply that no notes are taken so there was nothing to disclose.

This may have been standard practice prior to the implementation of the FOI/EIR rules but it is no longer acceptable. None of the 'exemptions' to the disclosure requirement in the EIR can justify it. It is bad administrative practice and contrary to LDC's stated 'commitment' on transparency i.e.: -

Lewes District Council and Eastbourne Borough Council are committed to being open and transparent about how we work and aim to provide information about how we manage our business and finances. We have brought all this information together in one place on the Open Data page.

The failure to list member briefings in the Council's Publication Scheme does not excuse this.

APPEALS

The recent processes followed regarding the applicant's recent appeals have also raised a number of concerns that we would like to discuss in the meeting.

CONCLUSION

The errors that have been made in the processing of this application and the lack of transparency in the decision-making procedure risks seriously undermining the faith of Town Council members in how the planning department is considering and determining application and therefore in the integrity of the planning system. Consultation on planning applications with Town and Parish Councils and residents is a vitally important function but this episode has left many members questioning its worth.

It is also worth making the point that we have had some concerns on previous applications and how they were handled by LDC Planning Officers.

When this was discussed at the Planning and Highways Committee on 10th February with 18 objectors present it was RESOLVED that the Town Council should raise these concerns with LDC in strongest way possible and request a meeting with you and the Head of Planning to discuss them. This meeting will be with the Chair and other representatives from our Planning and Highways Committee as well as our Town Clerk and Planning Officer. Hopefully this would serve to resolve the transparency and administrative issues which caused the major grievances over the handling of this application and help to restore our faith in the system.

1.4 The Committee is requested to suggest any additional questions which need to be put to the LDC Officers at the meeting. The questions can relate to LDC's handling of the 3 Homefield Road applications and any related matter and also the handling of other recent applications and general issues.'

2. Financial Appraisal

2.1 There are no direct financial implications as a result of this report.

3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	



Seaford Town Council

Report No:	192/21
Agenda Item No:	7
Committee:	Planning & Highways Committee
Date:	17th March 2022
Title:	Seaford Community Partnership CARES Cycling Study
By:	Adam Chugg, Town Clerk
Purpose of Report:	To provide the Committee Councillors with core information about the study to complement the presentation in the meeting

Recommendations
The Planning & Highways Committee is recommended:
1.To note the report and presentation and provide feedback to Seaford Community Partnership attendees

1. Introduction

- 1.1 Seaford Community Partnership is working with the South Downs National Park Authority and other stakeholders to study and identify possible improvements to cycling routes and provision in the town.
- 1.2 Ahead of a public meeting on the 29th of March, representatives from the study will be attending the meeting to update councillors and to seek their comments.
- 1.3 To help inform councillors, three documents are attached to this report as appendices.
- 1.4 These are:
Appendix One – Long List of Interventions for the Whole Town (February 2022).

Appendix Two – Project Status Update report on Cycle Parking (Mar 2022).

Appendix Three – Long List of Interventions North (March 2022).

- 1.5** Given the importance of improvements to cycling routes and facilities in the town, councillors are encouraged to engage with this work and provide their expert input to help produce the best outcomes for our town.

2. Financial Appraisal

- 2.1** There are no direct financial implications as a result of this report.

3. Contact Officer

The Contact Officer for this report is Adam Chugg, Town Clerk.

Town Clerk	
------------	---

Report 192-21 Appendix 1

Seaford Better Cycling – Long list of interventions

1 Feb 2022



Ref	Street	Limits	Suggested intervention
N08/2b	A259 The Drove	Between McKinley Way & Avis Rd roundabouts	Where the current cycletrack is right against the carriageway, investigate new cycletrack in field.
N08/2c	A259/McKinley Road roundabout		Either: a. Narrow entry and exit at roundabout to one lane in each direction. Increase deflection and widen splitter island to 2.5m. Install double parallel crossing. Or: b. Narrow McKinley Road entry to two lanes, widen splitter island to 2.5m and install double toucan crossing. Widen approach paths so that cyclists can turn perpendicularly to the crossings.
N10/2a	A259 Seaford Road	Mill Drove to Bishopstone Road	Define and protect route through Tide Mills car park. Check whether route can be run around the edge of the car park. Install raised table or parallel crossing over Mill Drove.
N10/2b	A259 Newhaven Road	Bishopstone Road to Marine Parade	1. Construct a crossing linking the path to Marine Drive using the hatching in the centre of Newhaven Road just north of Bishopstone Road to construct a 2.5m wide island. Implement either a double toucan or a double parallel crossing. 2. Purchase a strip of land behind the footway and rebuild as a 3.0m (minimum) wide shared use path. Ideally behind the existing lighting columns with the existing path converted to a hedge or verge. 3. Either: a. Construct refuge island in centre of Marine Parade with possible parallel crossings. Or: b. Implement parallel crossing over Marine Parade. 4. Construct path link to the Hawth Hill / Station Road junction to provide link into housing area without using Marine Drive.
N10/3	A259 Buckle By Pass	Marine Parade to north east end of Hawth Drive	1. Widen existing footway along the Buckle Bypass to at least 3.0m and convert to shared use. Take land from rear of footway rather than narrowing the verge. 2. Improve link between Buckle Bypass path and Hill Rise. This could be converted to a pair of parallel crossings. 3. Construct shared use link to Hawth Place. 4. Use space occupied by central hatching at north west end of Kings Way to initially provide a 2.5m refuge

Report 192-21 Appendix 1

Ref	Street	Limits	Suggested intervention
			island and later a double parallel crossing to link route to Kings Way. Check footpath to Dukes Close to assess potential for converting to shared use. 5. Connect cycle path to Hawth Way rather than continue to Claremont Road.
N10/4a	Hawth Way	Cul-de-sac end to Claremont Road	1. Parallel Crossing, possibly with refuge, between A259 and Surrey Road. Exact position depends on proposals east along A259 Claremont Road. 2. Improve existing refuge crossing over A259 Buckle Bypass to link to Beacon Road with either: a. a double parallel crossing or: b. a double toucan crossing.
N10/8	A259 Eastbourne Road	Sutton Avenue to Chyngton Lane	1. Narrow carriageway and widen northern footway to create shared use cycle path, ideally 3.0m wide but this width may not be possible due to physical constraints. 2. Implement new crossing at Chyngton Lane with a toucan crossing
N10/9	A259 Eastbourne Road	Chyngton Lane to Cuckmere River	1. Construct shared cycle/pedestrian path on northern verge or in field to north 2. ESCC proposals for new river bridge should be revised to permit cycling
N13/1	Central area including Church Street, Church Lane, Place Lane, Broad Street, High Street, Saxon Lane, etc.		Pending fuller study of town centre: 1. Make whole area a 20mph zone 2. Permit two way cycling on all one way streets 3. Review parking arrangements to allow localised footway widening 4. Install raised tables and/or wider refuges at pedestrian crossing points and at church entrance. 5. Consider closing some sections of main shopping street to general traffic (allowing servicing & Blue Badge access) possibly at weekends only.
N13/1a	Church Street / Dane Road junction plus A259 Station Approach / Church Street / Clinton Place / Claremont Road junction		1. Narrow Church Street between A259 and Dane Road. 2. Provide zebra crossing across Church Street. 3. Ideally filter Claremont Road between Clinton Lane and the A259 4. With above, provide a parallel pedestrian/cycle crossing over the east side of the roundabout
N13/2	Steyne Road	High Street to Chyngton Road	Whole length should be made 20mph. Add traffic calming measures to enforce speed limit.
N13/3	Sutton Avenue	Chyngton Road to Arundel Road	Convert part of carriageway and part of verges to hybrid cycle tracks with continuous treatments across side roads. Extend 20mph limit to start at Chyngton Road.

Report 192-21 Appendix 1

Ref	Street	Limits	Suggested intervention
N13/4	Sutton Avenue	Arundel Road to Eastbourne Road	1. Convert part of carriageway and part of verges to hybrid cycle tracks with continuous treatments across side roads.
N13/6	Sutton Avenue schools		1. Consider School Street approach by Annecy Primary 2. Review of arrangements at both Seaford Head school campuses (plus sixth form centre)
N14/2	Marine Parade / Bonningstedt Promenade	Sailing club to Edinburgh Road	No change proposed to main route. 1. Provide zebra crossing at bend (gated access to Sailing Club) park. 2. Provide formal crossing to Claremont Road with parallel crossing on table on desire line to east of existing refuge, which should be removed 3. Provide parallel crossing to Edinburgh Road 4. Redesign parking area opposite Edinburgh area to widen shared southern footway (e.g. by moving end-on parking towards road)
N14/3	Marine Parade	Edinburgh Road to Dane Road	No change proposed to main route. 1. Provide formal crossing at access to The Salts. Initially this could consist of built out footways and an advisory crossing on a raised table, but in longer term should be a parallel crossing. 2. Convert northern footway between The Salts and Dane Road to shared use with raised table in Dane Road north of junction to allow access by cycles
N14/4	Esplanade	Dane Road to Martello Tower	No change proposed to main route. 1. Provide formal crossing to The Causeway, either Zebra or parallel crossing on a table. Will require attention to sea defence wall.
N14/5	Esplanade East	Martello Tower to Cliff Gardens	1. Provide a formal crossing near to the Martello Tower 2. Take land from rear of parking or open space to provide separated cycle route to Cliff Gardens
N14/6	Cliff Gardens	Esplanade to Corsica Road	Close to general traffic. Construct separated cycle / pedestrian paths or wide shared use path and return some land to open space.
N14/7a	Corsica Road		Make this whole area a 20mph zone and consider minor changes at junctions.
N14/7b	Southdown Road	Chyngton Road to cul de sac end	Include in 20mph zone. Consider constructing cycle / pedestrian path on diagonal path over open space at corner of golf course to Chyngton Road.
N14/7c	Chyngton Road		Preference is for a cycle track on the south side of the road (ample space without affecting golf course). Otherwise 20mph with traffic calming. Consider filter(s).
N14/8	Chyngton Way		20mph. Any parking should be on one side of the road only in bays defined by extending the verges. Convert

Report 192-21 Appendix 1

Ref	Street	Limits	Suggested intervention
			rest of street into a cycle street using cycle lanes and a narrow central two way lane.
N14/9-12	Chyngton Lane & Chyngton Farm		<ol style="list-style-type: none"> 1. Improve surface to allow all-year round use (possibly Flexipave across Chyngton Farm itself). 2. Increase gaps to 1.5m to allow use by wider adapted cycles etc or alternatively replace gates with alternative access and stock control system such as bollards for access control and cattle grids for stock.
S01/1&2	Beach Path	Sailing Club - Tide Mills - McKinley Road	Widen to 3.0m (min) and surface – needs to be suitable to withstand seasonal shingle cover
S01/3	Mill Drove		Negotiate with Network Rail about crossing. Make level crossing Equality Act compliant.
S02/1	Ouse Estuary Path		Widen to 3.0m (min) and surface
S02/2	McKinley Way	A259 to Ouse Estuary Path	<ol style="list-style-type: none"> 1. Construct new route away from the carriageway along the eastern side of the road. 2. Improve crossings over side roads by moving refuges island (if any) away from McKinley Way, make refuge islands 2.5m, provide direct paths to them from the cycletrack alongside McKinley Way rather than following the kerb around. 3. Improve crossing over McKinley Way at the point where the Ouse Estuary Path joins the road by narrowing carriageway to one lane in each direction, ensuring the splitter island is 2.5m wide (minimum) and making provision for later installation of parallel crossings.
S03/1&2	The Salts		<ol style="list-style-type: none"> 1. Make paths in The Salts shared use. Check widths and summer use as may need to widen. 2. Ensure controls at entrances are EA compliant by replacing the existing gates with a line of bollards at 1.5m centres. 3. See N14/2 (crossing over Marine Parade)
S03/3	Edinburgh Road		<ol style="list-style-type: none"> 1. Check potential route using the disused railway bridge. 2. Make connection to proposed crossing (N14/2) over Claremont Road. 3. Make appropriate link between crossing and Edinburgh Road
S03/4	Park Road		No changes needed.

Better Cycling Options - Seaford

Status update 3 v2 – 8 March 2022

(all mapping © Crown Copyright & database rights 2022 Ordnance Survey 100019275)

Cycle Parking

1. Existing parking

Transport Initiatives surveyed all existing cycle parking locations in Seaford. We found 19 locations in the town and surrounding area, shown on the plans below. These comprise 52 units with a total of 126 spaces.



Existing cycle parking, Seaford west



Existing cycle parking, Seaford east (town centre inset)

The full list of existing cycle parking locations is:

Ref	Location	Type	No. of		Condition	Access	Position	Security	Expansion potential	Shelter
			Units	Spaces						
SCP01	Seaford station car park	Two-tier	1	0	Good	Good	Good	Good	Yes	Yes
SCP02	Seaford station platform west	Camden M	5	8	Poor	Good	Good	Good	Yes	Yes
SCP03	Seaford station platform east	Two-tier	2	20	Adequate	Adequate	Good	Good	No	Yes
SCP04	Morrisons Dane Rd	Wheel-bender rack	1	10	Replace	Good	Good	Good	Yes	Yes
SCP05	Seaford Health Centre	Sheffield	2	2	Poor	Good	Good	Good	Yes	No
SCP06	Church St, outside Post Office	Sheffield toastrack	1	6	Good	Good	Good	Good	Yes	No
SCP07	Place Lane outside toilets	Penny farthing	3	6	Adequate	Good	Adequate	Poor	Yes	No
SCP08	Broad St just north of High St	Sheffield toastrack	1	5	Replace	Good	Good	Good	Yes	No
SCP09	Seaford Library, Warwick Rd	Hoop	6	12	Good	Adequate	Adequate	Adequate	Yes	Yes
SCP10	Seaford Head sixth form centre, Steyne Rd	Hoop	4	5	Adequate	Poor	Good	Good	Yes	No
SCP11	Downs Leisure Centre	Sheffield	8	16	Adequate	Good	Adequate	Adequate	No	Yes
SCP12	Downs Leisure Centre car park, by over 60s club	Penny farthing	0	0	Adequate	Poor	Poor	Adequate	Yes	No
SCP13	Esplanade, just west of Museum	Wheel-bender rack	1	5	Replace	Good	Good	Adequate	Yes	No
SCP14	Esplanade, opposite West View	Wheel-bender rack	1	5	Replace	Good	Good	Adequate	Yes	No
SCP15	Sailing Club cafe, off Marine Parade	Hoop A	6	9	Adequate	Good	Good	Adequate	Yes	No
SCP16	Bishopstone station	Sheffield	5	8	Good	Adequate	Good	Good	Yes	No
SCP17	Tide Mills car park south	Sheffield	1	2	Adequate	Good	Adequate	Poor	Yes	No
SCP18	Tide Mills car park north	Sheffield	2	3	Adequate	Good	Good	Adequate	Yes	No
SCP19	Off port access road	Sheffield	2	4	Unknown				Yes	No

There were eight types of parking, shown in the table below. These include 12 locations with shelters with 56 spaces, around 45% of all capacity.

Type	No of units	No of spaces
Camden M	5	8
Hoop	10	17
Hoop A	6	9
Penny farthing	3	6
Sheffield	20	35
Sheffield toastrack	2	11
Two-tier	3	20
Wheelbender rack	3	20
Grand Total	52	126

Around 10% of the locations (excluding SCP19) were below standard on condition, access, position, or security. Those recommended for replacement were either in poor condition or of an out-dated or sub-standard design (e.g. wheelbenders at Morrisons).

Note that in Section 2 below some parking which was in good or adequate condition was also recommended for replacement or repair for other reasons (e.g. overgrown vegetation).

Type	Good	Adequate	Poor	Replace
Condition	4	8	2	4
Access	13	3	2	
Position	13	4	1	
Security	9	7	2	

Finally, all but two of the locations had the potential for more cycle parking

Photos of the parking are shown below, with comments.

Ref	Location	Type	Comment
SCP01	Seaford station car park	Two-tier	New provision, could have been installed at 90° to minimise impact on disabled car parking bay. Shelter gives no protection from sides or back.
			
SCP02	Seaford station platform west	Camden M	On platform. End stands too near uprights for shelter which gives no protection from sides or back.
			
SCP03	Seaford station platform east	Two-tier	At end of platform under canopy. Slightly awkward access to avoid risk of top tier obstructing platform when pulled out. Bins aren't great!
			

Ref	Location	Type	Comment
SCP04	Morrisons Dane Rd	Wheelbender rack	Very out-dated design so should be replaced. Under building overhang.
			
SCP05	Seaford Health Centre	Sheffield	Unclear if actually intended as cycle parking! Bikes locked on car park side at risk. Also 3 old wall-mounted wheelgrabbers & concrete block.
			
SCP06	Church St, outside Post Office	Sheffield toastrack	Good location but stands too close together (0.75m), so should be replaced
			

Ref	Location	Type	Comment
SCP07	Place Lane outside toilets	Penny farthing	Odd design. Good for toilets but not that convenient for rest of town centre!
			
SCP08	Broad St just north of High St	Sheffield toastrack	In good location but end stand bent over (hit by lorry?). Stands also too close together so should be replaced
			
SCP09	Seaford Library, Warwick Rd	Hoop	Under overhang but hidden round corner from main entrance - needs signing
			

Ref	Location	Type	Comment
SCP10	Seaford Head sixth form centre, Steyne Rd	Hoop	Up steps from road, so not usable even if parking was good but hoops too close together anyway
			
SCP11	Downs Leisure Centre	Sheffield	Hidden round corner from main entrance
			
SCP12	Downs Leisure Centre car park, by over 60s club	Penny farthing	On gravel, not clear who these are for. Not ideal but not worth changing.
			

Ref	Location	Type	Comment
SCP13	Esplanade, just west of Museum	Wheelbender rack	Hidden by wall. Should be Sheffield stands.
			
SCP14	Esplanade, opposite West View	Wheelbender rack	Should be Sheffield stands
			
SCP15	Sailing Club cafe, off Marine Parade	Hoop A	Next to cafe but too close to each other & concrete blocks
			

Ref	Location	Type	Comment
SCP16	Bishopstone station	Sheffield	CCTV present. Partially sheltered by building overhang but end stands obstructed by vegetation & cones
			
SCP17	Tide Mills car park south	Sheffield	Next to picnic bench but set in grass
			
SCP18	Tide Mills car park north	Sheffield	Next to cycle path but area not looked after - rubbish & overgrown vegetation
			

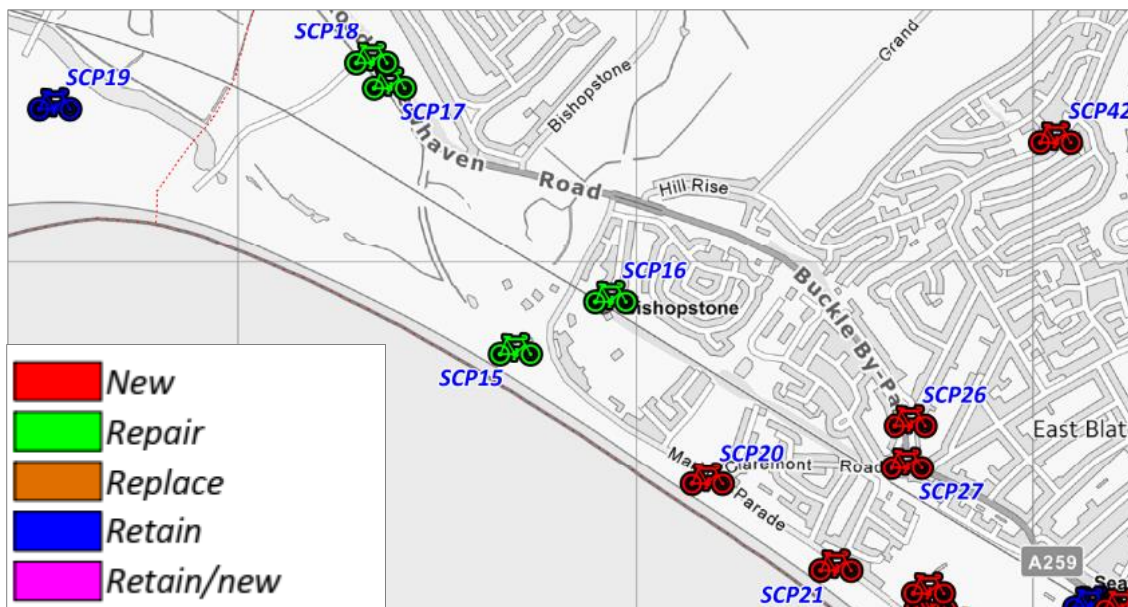
2. New/replacement parking

In addition to the 19 existing locations, we assessed 23 further locations for potential new cycle parking. The table below shows how these are combined with the existing parking to provide a total of 42 locations.

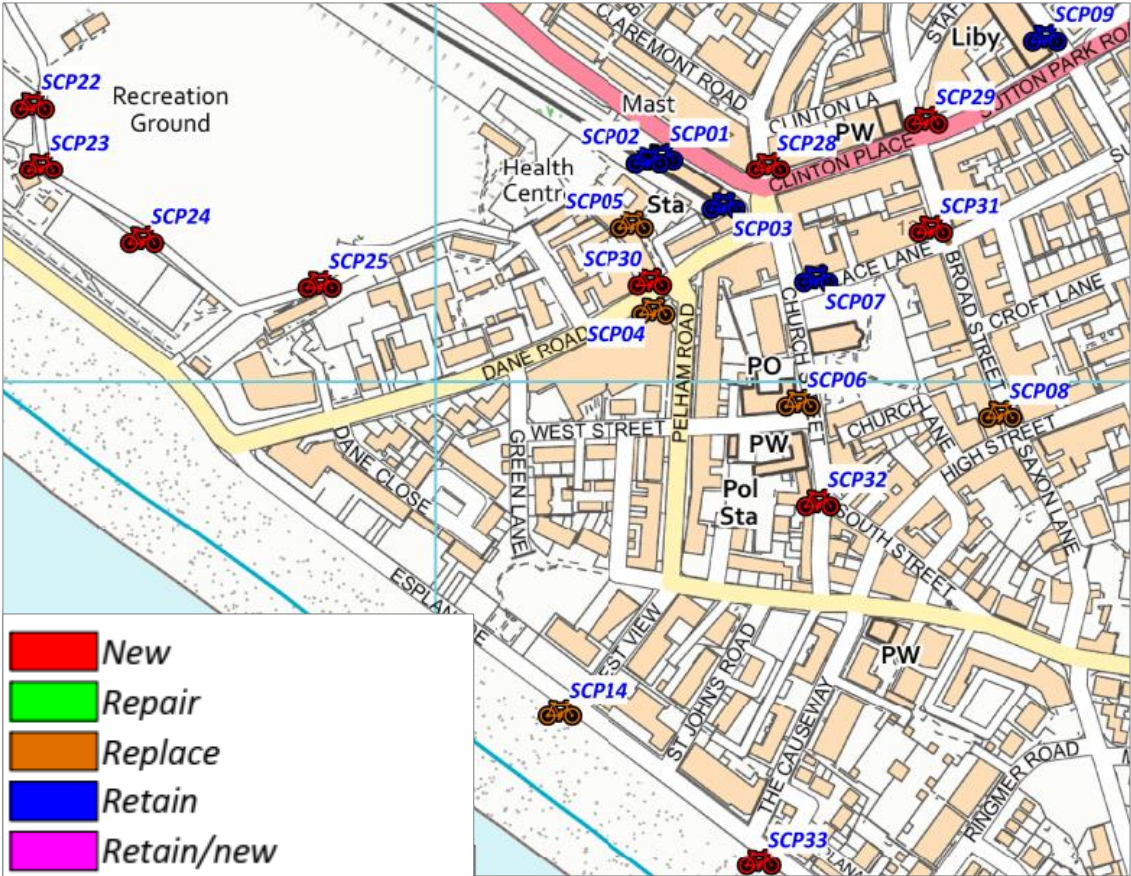
This would increase the available cycle parking from 52 to 139 units and more than double the number of spaces from 126 to 304.

Status	Locations	Units	Spaces
Existing – retain without change	6	18	50
Existing – retain and add new parking	1	8	16
Existing – repair parking or surrounding area	5	15	36
Existing – replace with new parking	7	30	60
New	23	68	142
Total	42	139	304

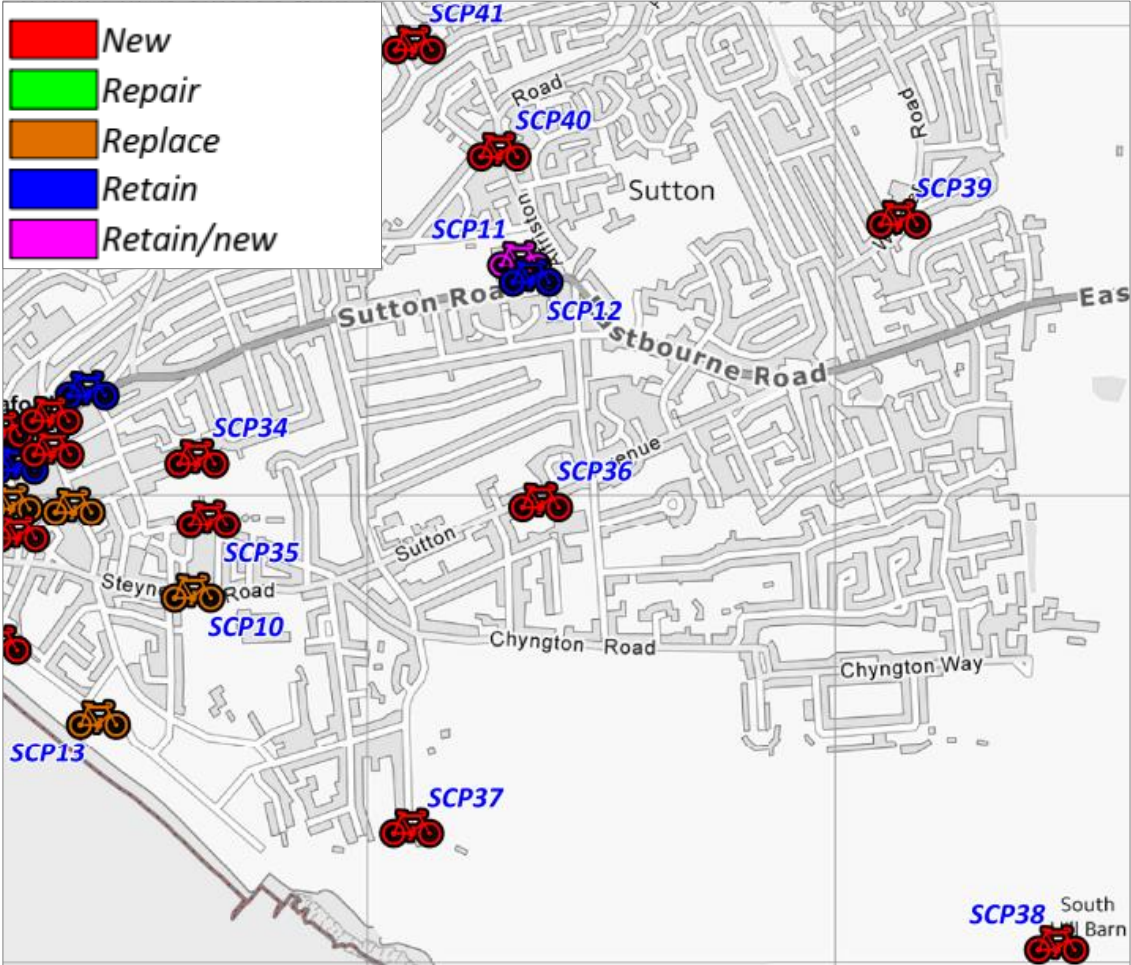
The locations of new, replaced and retained parking are shown in the following plans.



New & existing cycle parking, Seaford west



New & existing cycle parking, Seaford town centre



New & existing cycle parking, Seaford east

The full list of locations with the number of new and existing/ revised parking units and spaces is:

Ref	Location	Recommendation	Type (new/replacement)	No. of	
				Units	Spaces
SCP01	Seaford station car park	Repair	Two-tier	1	10
SCP02	Seaford station platform west	Retain	Camden M	5	8
SCP03	Seaford station platform east	Retain	Two-tier	2	20
SCP04	Morrisons Dane Rd	Replace	Sheffield	5	10
SCP05	Seaford Health Centre	Replace	Sheffield	2	4
SCP06	Church St, outside Post Office	Replace	Sheffield	5	10
SCP07	Place Lane outside toilets	Retain	Penny farthing	3	6
SCP08	Broad St just north of High St	Replace	Sheffield	5	10
SCP09	Seaford Library, Warwick Rd	Retain	Hoop	6	12
SCP10	Seaford Head sixth form centre, Steyne Rd	Replace	Sheffield	5	10
SCP11	Downs Leisure Centre	Retain/new	Sheffield	8	16
SCP12	Downs Leisure Centre car park, by over 60s club	Retain	Penny farthing	0	0
SCP13	Esplanade, just west of Seaford Museum	Replace	Sheffield	5	10
SCP14	Esplanade, opposite West View	Replace	Sheffield	3	6
SCP15	Sailing Club cafe, off Marine Parade	Repair	Hoop A	6	12
SCP16	Bishopstone station	Repair	Sheffield	5	8
SCP17	Tide Mills car park south	Repair	Sheffield	1	2
SCP18	Tide Mills car park north	Repair	Sheffield	2	4
SCP19	Off port access road	Retain	Sheffield	2	4
SCP20	Marine Parade opposite Claremont Road	New	Sheffield	2	4
SCP21	Marine Parade opposite Edinburgh Road	New	Sheffield	2	4
SCP22	The Salts - playground	New	Wheelbender rack	1	5
SCP23	The Salts - cafe	New	Sheffield	4	8
SCP24	The Salts - BMX area	New	Wheelbender rack	1	5
SCP25	The Salts - Rugby Club	New	Sheffield	5	10
SCP26	A259/Beacon Rd	New	Sheffield	2	4
SCP27	Claremont Road	New	Sheffield	4	8
SCP28	Claremont Road by Mr Cycles	New	Sheffield	3	6
SCP29	Tesco Express, corner of Broad St N/Sutton Park Rd	New	Sheffield	4	8
SCP30	Dane Rd	New	Sheffield	3	6
SCP31	Broad St by Superdrug	New	Sheffield	5	10
SCP32	Church St at junction with South Street	New	Sheffield	2	4
SCP33	Esplanade, opp The Causeway	New	Sheffield	2	4
SCP34	Mercread Youth Centre, Mercread Rd	New	Sheffield	2	4
SCP35	The Crouch / Seaford Town FC	New	Sheffield	5	10
SCP36	Seaford Head Pool, Sutton Avenue	New	Sheffield	4	8
SCP37	The View	New	Sheffield	4	8
SCP38	South Hill Barn	New	Sheffield	3	6
SCP39	Premier Store, Walmer Road	New	Sheffield	2	4
SCP40	Fourseasons, Alfriston Road	New	Sheffield	2	4
SCP41	Lexden Road shopping parade	New	Sheffield	3	6
SCP42	The Co-op, Princess Drive	New	Sheffield	3	6

Detailed proposals for all sites are set out below, including those where new or replacement parking is proposed, or repairs are needed.

We have provisionally allocated responsibility for each site based on land ownership and other factors. These falls into the following categories:

- ESCC – sites on highway or other ESCC land
- LDC – sites on LDC land eg The Salts
- LDC/STC – sites on land which might come under either council’s control
- ESCC/LDC/STC – sites where responsibility might be missed or where funding might be provided by a different body to the landowner
- SDNPA – sites on land owned or managed by the National Park
- Southern Rail – sites at Seaford and Bishopstone stations

We have also classified sites as High, Medium or Low priority based on the extent of the proposal and the importance of the location.

Ref	Location	Status	Proposal	Responsibility	Priority	Est cost
SCP01	Seaford station car park	Repair	Replace shelter with one that has sides & full cover	Southern	M	£3,000
SCP02	Seaford station platform west	Retain	NO CHANGE	Southern		£0
SCP03	Seaford station platform east	Retain	NO CHANGE	Southern		£0
SCP04	Morrisons Dane Rd	Replace	Replace with Sheffield stands at 1m intervals & possibly additional ones on other side of trolley store	LDC/STC	M	£1,500
SCP05	Seaford Health Centre	Replace	Install 2 new Sheffield stands at 90° to right of entrance plus 2 fold-down posts, remove existing stands & wall-mounted units	LDC/STC	H	£1000
SCP06	Church St, outside Post Office	Replace	Replace with individual stands at 1m intervals, further from wall	ESCC/ LDC/STC	M	£1,500
SCP07	Place Lane outside toilets	Retain	Ideally would be replaced with Sheffield stands but not priority	LDC/STC		£0
SCP08	Broad St just north of High St	Replace	Replace with 5 individual Sheffield stands at 1m spacing on carriageway, with kerb buildout & bollard for protection	ESCC/ LDC/STC	H	£4,000
SCP09	Seaford Library, Warwick Rd	Retain	Add signing at main entrance	ESCC	M	£250
SCP10	Seaford Head sixth form centre, Steyne Rd	Replace	Remove & replace with stands on road in cycle parking place (as in Brighton). Bench in place of existing parking?	ESCC/ LDC/STC	H	£5,000
SCP11	Downs Leisure Centre	Retain/ new	In first instance signing from entrance & install CCTV. In longer term add 5 stands in shelter nearer entrance	LDC	M/L	£5,250
SCP12	Downs Leisure Centre car park, by over 60s club	Retain	Not ideal but not worth changing	LDC		£0

Ref	Location	Status	Proposal	Responsibility	Priority	Est cost
SCP13	Esplanade, just west of Seaford Museum	Replace	Replace with Sheffield stands in triangular area by road. Move wheelbender rack to The Salts.	LDC/STC	H	£1,750
SCP14	Esplanade, opposite West View	Replace	Replace with Sheffield stands at 1m spacing at 45° to wall (also repair tools). Move wheelbender rack to The Salts.	LDC/STC	H	£1,150
SCP15	Sailing Club cafe, off Marine Parade	Repair	Ideally remove concrete blocks & re-install existing stands at 1m spacing but initially move stand nearest cafe to easternmost gap between blocks	LDC/STC	M	£500
SCP16	Bishopstone station	Repair	Cut back vegetation & remove cones	Southern	L	£250
SCP17	Tide Mills car park south	Repair	Provide new sealed surface around stand	SDNPA	L	£500
SCP18	Tide Mills car park north	Repair	Tidy area	SDNPA	L	£250
SCP19	Off port access road	Retain	NO CHANGE	ESCC		£0
SCP20	Marine Parade opp Claremont Road	New	Sheffield stands at 1m spacing	LDC/STC	H	£600
SCP21	Marine Parade opp Edinburgh Road	New	Sheffield stands at 1m spacing as part of rearranged area of parking	LDC/STC	H	£600
SCP22	The Salts - playground	New	Re-use blue wheelbender rack from Esplanade - also useful for scooter parking	LDC	M	£250
SCP23	The Salts - cafe	New	Sheffield stands at 1m spacing	LDC	H	£1,200
SCP24	The Salts - BMX area	New	Re-use blue wheelbender rack from Esplanade	LDC	M	£250
SCP25	The Salts - Rugby Club	New	Sheffield stands at 1m spacing	LDC	M	£1,500
SCP26	A259/Beacon Rd	New	Sheffield stands at 1m spacing, by bus stop	ESCC/ LDC/STC	L	£600
SCP27	Claremont Road	New	Sheffield stands at 1m spacing, on triangle of land by shops	ESCC/ LDC/STC	H	£1,200
SCP28	Claremont Road by Mr Cycles	New	Sheffield stands at 1m spacing on carriageway, with kerb buildout & bollard for protection	ESCC/ LDC/STC	H	£4,400
SCP29	Tesco Express, corner of Broad St N/Sutton Park Rd	New	Sheffield stands at 1m spacing by shopfront	ESCC/ LDC/STC	M	£1,200
SCP30	Dane Rd	New	Sheffield stands at 1m spacing on wide footway - rearrange benches & bin	ESCC/ LDC/STC	M	£900
SCP31	Broad St by Superdrug	New	Sheffield stands at 1m spacing on carriageway, with kerb buildout & bollard for protection	ESCC/ LDC/STC	H	£5,000
SCP32	Church St at junction with South Street	New	Sheffield stands at 1m spacing on footway buildout (move bench forward?)	ESCC/ LDC/STC	L	£600
SCP33	Esplanade, opp The Causeway	New	Sheffield stands at 1m spacing	LDC/STC	H	£600

Ref	Location	Status	Proposal	Respon- sibility	Priority	Est cost
SCP34	Mercread Youth Centre, Mercread Rd	New	Sheffield stands at 1m spacing	LDC/STC	M	£600
SCP35	The Crouch / Seaford Town FC	New	Sheffield stands at 1m spacing - next to clubhouse. Ideally with shelter.	LDC/STC	H	£5,000
SCP36	Seaford Head Pool, Sutton Avenue	New	Sheffield stands at 1m spacing - exact location to be agreed with school. Ideally with shelter.	LDC/STC	H	£5,000
SCP37	The View	New	Sheffield stands at 1m spacing	LDC/STC	M	£1,200
SCP38	South Hill Barn	New	Sheffield stands at 1m spacing	LDC/STC	H	£900
SCP39	Premier Store, Walmer Road	New	Sheffield stands at 1m spacing	LDC/STC	M	£600
SCP40	Fourseasons, Alfriston Road	New	Sheffield stands at 1m spacing	LDC/STC	M	£600
SCP41	Lexden Road shopping parade	New	Sheffield stands at 1m spacing	LDC/STC	M	£900
SCP42	The Co-op, Princess Drive	New	Sheffield stands at 1m spacing	LDC/STC	M	£900

Two examples of suggested locations for new parking are shown below.



SCP23 Salts café – new parking needed possibly on area to left. Could split with some by tennis courts.



SCP29 Tesco Express, corner of Broad St N/Sutton Park Rd – ample space for stands on footway without obstructing pedestrians

3. Costs

The total amount required to provide the parking proposals set out above would be **£60,500**.

This is based on the following estimated unit costs:

- Single Sheffield stand: £300 including installation
- Sites on highway requiring Traffic Regulation Order (TRO): £1,000
- Sites on highway or similar with kerb build-out: £2,500
- New shelter unit (without parking): £3,000
- New shelter unit (with parking): £5,000
- Miscellaneous signing or tidying: £250-£500
- Relocation of units: £250-£500

The breakdown of costs which might be attributable to each body (or group) is:

Organisation(s)	Est cost
ESCC	£250
ESCC/LDC/STC	£24,400
LDC	£8,450
LDC/STC	£23,400
South Downs NPA	£750
Southern Rail	£3,250
Total	£60,500

Mark Strong, Transport Initiatives

8 March 2022

Report 192-21 Appendix 3

Seaford Long List of Interventions North

Ref	Location	Intervention	Comment
Z01	Kingsway to Dukes Close	Convert path to unsegregated joint use	Path is 2.0m wide in a 3.5m gap between gardens. Links western part of Princess Drive area to shops at Claremont Drive / Edinburgh Road area and the sea.
Z02	Grand Avenue to Princess Drive	Rebuild path south of Clementine Avenue using areas of open space. Convert whole path to unsegregated joint use.	If housing is developed around Grand Avenue this provides a route to shop on Princess Drive. Low priority until any development.
Z03	Firle Road to Beacon Drive	Resurface and convert path to unsegregated joint use. Amend barriers at ends	Connects area of quiet roads. Path is around 3.0m between fences. Chicane barriers at western end not EA compliant as only 1.37m apart.
Z04	Firle Drive to St Peter's Road	Widen connecting path and convert to unsegregated joint use.	Links quiet roads. Extends "route" of Z03
Z05	Grand Avenue to Firle Road	Improve line of old road. Improve crossing over Princess Drive to improve visibility.	Connects area of quiet roads.
Z06	Path between Lexden Road and Firle Road. Also link to North Way	Widen and convert existing paths to unsegregated joint use with some realignment to avoid seats and blind corners.	There is 2.8m between fences. Connects groups of quiet roads.
Z07	Cradle Hill Road / Coxwell Close	Improve the section of Cradle Hill Road immediately south of Coxwell Close.	
Z08	Alfriston Road between Vale Road and Blue Haze Avenue	Convert existing zebra crossing to a parallel crossing. Provide links to Vale Road and Cradle Hill Road from the west side of the crossing and Blue Haze Road from the eastern side via a widened footway converted to joint use.	Provides crossing over Alfriston Road and links Blue Haze Avenue to industrial area and Vale Road.

Report 192-21 Appendix 3

Ref	Location	Intervention	Comment
Z09	Chyngton Lane between Eastbourne Road and Alfriston Road	Surface path in flexipave or similar. Provide connection to Hythe Close	Connects Chyngton Lane (south) to area of quiet roads. Hythe Close is the only access point that can be easily widened.
Z10	Alfriston Road between Chyngton Lane and High and Over	Construct cycletrack / pedestrian path between Alfriston Park and High and Over car park along southern verge or behind the hedge as appropriate.	To follow routes to this part of Seaford. Provides walking and cycling route to local attraction and potential route to Litlington. Outside area and in the National Park.
Z11	Trenchard Close	Development Site Needs a crossing over Eastbourne Road to link to Hartfield Road.	Need to check whether there is a connection to Blue Haze Avenue
Z12	Sutton Road / Alfriston Road	Convert existing zebra crossings to parallel crossings and provide links to Sheep Pen Lane and Harrison Road	Link over Sutton Road and connects Arundel Road (schools) to Blue Haze area of quiet roads. Evidence of cycles using link between Alfriston Road and Harrison Road
Z13	Manor Road / Eastbourne Road	Convert existing signalled crossing to a toucan. Narrow Eastbourne Road between the toucan and Manor Road and widen southern footway. Convert footway and northern link between Manor Road and toucan to unsegregated joint use. Provide contra flow cycle lane or track on Manor Road between Eastbourne Road and Manor Drive.	Provide link for the Sutton Avenue route and quiet streets off Walmer Road.
Z14	Sherwood Road / Upper Sherwood Road	Improve connection between the two sections of road. Widen path and replace kissing gate with line of bollards	May be unadopted.
Z15	Belgrave Road between Kingsmead and Wilmington Road	Widen footway on south east side of road and convert to unsegregated joint use.	Minimum width available is 3.2m. Can't be extended east of Kingsmead as footway narrows to 1.1m.

Report 192-21 Appendix 3

Ref	Location	Intervention	Comment
Z16	Belgrave Road between Kingsmead and Blatchington Hill	Purchase strip of land south of road from Lawn Tennis Club. Rebuild flint wall and widen footway. Convert footway west of zebra to unsegregated joint use. Convert zebra to a parallel crossing. Use parts of southern footway, northern verge and carriageway to construct hybrid cycle tracks.	
Z17	Upper Belgrave Road	Construct hybrid cycle tracks on existing verges. Measures to slow traffic and 20mph zone at eastern end.	Lighting columns are located in the verges. There are some semi mature trees in the verges at the eastern end. Proper surveys required. Cyclists will probably need to return to the carriageway at the eastern end.
Z18	Alfriston Road / Sutton Drove	Make connection to Harrison Road. Investigate need for a crossing.	Connects the quiet roads west of Sutton Drove to the Blue Haze group of quiet roads.
Z19	Claremont Road between Salisbury Road and Buckle Bypass	Convert the northern footway of Claremont Road to unsegregated joint use between Salisbury Road and the club at no.70 Claremont Road. North west of no.70 construct retaining wall at edge of carriageway and widen existing footway. Cross Belgrave Road on raised table and continue north west ramping down to the crossing over Clarmont Road	A generously sized north eastern (3.6m) footway narrows after no.70 and is on a bank until Beacon Road.
Z20	Lexden Road south of Belgrave Road	Option 1. Convert verges to cycletracks. Option 2. Provide specific parking areas in the verges separated by trees, make road 20mph and provide traffic calming to slow traffic and make it easier for pedestrians to cross.	There is parking along this road and people park partly on the verges.

Report 192-21 Appendix 3

Ref	Location	Intervention	Comment
Z21	Sutton Drove (west end) & Vale Road	Make road 20mph and provide traffic calming possibly by making protected parking bays, footway build-outs at junctions and tightening junction radii.	Vale Road has a 7.3m carriageway with footways of varying width. Drivers park along the road partially on the footways. The carriageway of Sutton Drove is approximately 5m wide. The principle will be to encourage traffic to use Sutton Road and Alfriston Road
Z22	Alfriston Road between Sandover Road and Hindover Road	Carriageway varies between 7.3m and approx. 9.0m. There is space on the east side verge. Narrow carriageway and take land from verge. Formalise parking and construct a cycle track or shared footway. Install parallel crossing to enable cycle track to crossing road and serve the southbound bus stop.	This link serves a group of shops as well as linking the Sutton Drove and Hindover Road group of quiet streets. There is parking.
Z23	Alfriston Road between Hindover Road and Blue Haze Avenue	Construct cycle track on southern verge. Make end-on parking areas parallel parking. THIS WILL REQUIRE TREE FELLING AND SHOULD BE LOW PRIORITY	There is space on the south side but significant lengths are used for parking for the terraced houses on the north side of the road. There are also trees and there may not be space to thread a cycle path between them. The carriageway is around 6m.
Z24	Alfriston Road east of Cradle Hill Road	Narrow carriageway where wider than 6.0m to 6.0m. Construct cycletrack on southern verge. Be prepared to have narrow sections to avoid mature trees. Investigate cutting into bank on northern side of road and moving carriageway. There may be space between the trees and highway boundary.	Narrow carriageway. Verges have trees or are sloping. Narrow 1.15m footway along top of bank on north side. May be possible to thread a path through the trees on the south side but not investigated.

Report 192-21 Appendix 3

Ref	Location	Intervention	Comment
Z25	Blatchington Hill	Change speed limit to 20mph and calm traffic. Investigate making road one way southbound with an uphill contra-flow cycle lane.	Approx 6.0m wide, no footway on east, narrow separated footway on west.
Z26	Walmer Road	Make 20mph. control traffic speeds with traffic calming measures including footway build outs and plateaux to help pedestrians and school children to cross.	



Seaford Town Council

Report No:	189/21
Agenda Item No:	8
Committee:	Planning & Highways
Date:	17th March 2022
Title:	Glover Landscape Review 2019 (DEFERRED ITEM)
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present details of the Glover Landscape Review and agree any comments as part of the consultation

Recommendations

The Committee is recommended:

1. To note the Review and to make any comments to inform a Town Council response that will be finalised by officers in consultation with the Chair of Planning & Highways after the meeting.

1. Information

- 1.1** A major Review of the protected landscapes of the UK's 10 National Parks and 34 Areas of Outstanding Natural Beauty was commissioned by DEFRA and carried out in 2019 by Julian Glover. The Government has now published its long-awaited response to the Review and opened it up for general consultation. The consultation period runs until 9th April 2022.
- 1.2** The South Downs National Park Authority (SDNPA) has invited all parish and towns within its boundaries to contribute to the consultation on what it considers as the key issues affecting the National Park and its protected landscapes.
- 1.3** The SDNPA's own initial response can be found on the link below:
<https://www.southdowns.gov.uk/landscape-review-sdnpa-response/>
- 1.4** A helpful summary of the Review and its recommendations can be found on this link:

<https://www.gov.uk/government/publications/designated-landscapes-national-parks-and-aonbs-2018-review/landscapes-review-summary-of-findings>

- 1.5 I will circulate an email to Committee members from the SDNPA with several other links to different parts of the Review and associated documents when this Agenda is circulated.
- 1.6 The Committee is recommended to note the Review and to make any comments to inform a Town Council response that will be finalised by officers in consultation with the Chair of Planning & Highways after the meeting.

2. Financial Appraisal

- 2.1 There are no direct financial implications as a result of this report.

3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	



Seaford Town Council

Report No:	190/21
Agenda Item No:	9
Committee:	Planning & Highways
Date:	17th March 2022
Title:	Proposed Road Closures for Various Roads – Queen’s Platinum Jubilee 5 June 2022 and French Market 20 May 2022
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present details of proposed road closures for the Committee to comment on

Recommendations
The Committee is recommended:
1.To consider the applications and forward any comments to Lewes District Council.

1. Information

- 1.1 Lewes District Council has received applications for temporary closures of the following roads for street parties on Sunday 5th June, as part of the Queen’s Platinum Jubilee Celebrations and, in the case of Church Street, for the French Market on Friday 20th May :-
- 1.2 **CRICKETFIELD ROAD** – Between the junctions with Marine Crescent and The Covers – 1030 to 2100, Sunday 5th June 2022
- 1.3 **SANDORE ROAD** – Cul-de-Sac section; nos.3-23 only – 0900 to 2300, Sunday 5th June 2022
- 1.4 **KINGSTON WAY** – The southern part of cul-de-Sac at the end of Kingston Way from the junction with Rowan Close – 1400 to 2000, Sunday 5th June 2022

1.5 CHICHESTER ROAD – Between the Kedale Road and Claremont Road junctions – 1000 to 1900, Sunday 5th June 2022

1.6 CHURCH STREET – French Market - From the junction with Place Lane to the junction with South Street, and West Street from the junction with Church Street to the rear entrance to the police station -0600 to 1800, Friday 20th May 2022


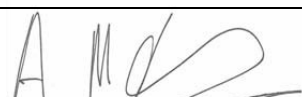
1.7 Members are requested to consider the applications and to forward any comments to Lewes District Council.

2. Financial Appraisal

2.1 There are no direct financial implications as a result of this report.

3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	



Seaford Town Council

Report No:	191/21
Agenda Item No:	10
Committee:	Planning & Highways
Date:	17 th March 2022
Title:	Update Report
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee

Recommendations
The Committee is recommended:
1. To note the report and the decisions.

1. Information

- 1.1 The attached schedule lists the decisions taken by Lewes District Council since the last Committee meeting on applications previously considered by this Committee.
- 1.2 The Committee is recommended to note the report and the decisions set out in the Schedule.

2. Financial Appraisal

- 2.1 There are no direct financial implications as a result of this report.

3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	

Report 191-21 Appendix A

SCHEDULE OF DECISIONS TAKEN BY LEWES DISTRICT COUNCIL SINCE THE COMMITTEE'S LAST MEETING ON 24th FEBRUARY

Approvals – No Objections from STC

LW/21/0972 – 15 Deal Avenue - Removal of existing extension and replacement single storey flat roof rear extension with 2no. lantern rooflights, Hip to gable side roof extension with side facing window, extension to existing rear dormer and rooflight to front.

LW/21/0765 – 10 Lucinda Way - Single storey side extension.

LW/22/0001 – 9 Beacon Road - First floor flat roofed rear extension with skylight

LW/22/0012 – 55 Saltwood Road - Single storey rear extension with flat roof and 2no. roof lights, addition of window on front elevation and alterations to windows on side elevation.

LW/22/0007 – 6 Hawth Close - Creation of rear dormer with access to first floor terrace on top of proposed single storey rear extension.

LW/22/0013 – 28 Hawth Crescent - Creation of rear dormer with access to first floor terrace on top of proposed single storey rear extension.

LW/21/0984 – 21 Dukes Close - Part single, part two story rear extension, revisions to fenestration and new external materials.

LW/21/0927 – Seaford Head School, Arundel Road - Reconfiguration of ground floor to form new reception area, meeting rooms and disabled WC, erection of single-storey entrance lobby to south elevation, replacement of ground floor and first floor windows on south elevation and widening of access and formation of vehicular crossover to Arundel Road to provide pedestrian and vehicular access.

LW/21/0918 – 62 Sutton Avenue - Single storey ground floor extension & loft conversion with rear facing no.3 flat roof dormers and no.1 east facing rooflight.

LW/21/0100 – 4 Pelham Yard - Change of Use from Class A1 Commercial Therapy Rooms to Class C3 two bedroom Residential /Private Dwelling including the replacement of windows.

LW/22/0035 – 6 Cornfield Road - First floor rear extension and single storey side extension.

Approvals – Objection from STC

LW/21/0716 – 154 Chyngton Cottages - Two storey side extension, detached garage and conversion of conservatory into habitable room. Reasons for Approval – Side extension would appear subordinate to the dwelling and would not adversely affect the street scene.

Refusal – Objection from STC

LW/21/0981 – 31 Broad Street – Single storey rear extension. Reasons for Refusal – Adverse impact on Conservation Area and Grade 1 Listed Church.

Withdrawn – Objection from STC

LW/21/0951 – 7 Firle Close - First floor rear balcony with alterations to rear first floor and ground floor windows.

Withdrawn - No Objection from STC

LW/21/0215 – 11 Bishopstone Road -Change of Use from Dwelling - Class C3 to Holiday Lets - Class C1.