



## **Seaford Town Council Planning & Highways Agenda – Thursday 13<sup>th</sup> March 2025**

### **To the Members of the Planning & Highways Committee**

Councillors L Wallraven (Chair), L Boorman (Vice Chair), R Buchanan, R Clay, O Honeyman, R Honeyman and J Lord.

A meeting of the **Planning & Highways Committee** will be held at **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 13<sup>th</sup> March 2025** at **7.00pm**, which you are summoned to attend.

A handwritten signature in blue ink, appearing to be "SQ", is written above the name Steve Quayle.

Steve Quayle  
Interim Town Clerk  
6<sup>th</sup> March 2025

### **PLEASE NOTE:**

- **PUBLIC ARRIVAL TIME IS BETWEEN 6.45PM – 6.55PM, AFTER WHICH THE FRONT DOOR WILL BE LOCKED AND PUBLIC WILL NOT BE ABLE TO GAIN ACCESS TO THE MEETING**
- Public attendance at this meeting will be limited due to the size of the meeting, so public will need to register to guarantee a place
- 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

## **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 – For Comment

The planning and/or tree works applications for the Committee to consider and comment on as a statutory consultee are as follows:

Planning Applications received in week commencing Monday 10<sup>th</sup> February 2025

[LW/25/0040](#) - **36 Raymond Close** - Single storey side extension with a flat roof, platform and ramp to rear for unknown (agent name Mr D Sadler).

Planning Applications received in week commencing Monday 17<sup>th</sup> February 2025

[LW/25/0035](#) - **10 South Way** - Section 73a retrospective permission for the removal of front porch and replacement single storey front extension, associated works including external wall insulation for Mr S Andrews.

[LW/25/0072](#) - **35 Heathfield Road** - Demolition of double garage and erection of 1no. single storey dwellinghouse with associated hard and soft landscaping and drop kerbs for Mr S Rigden.

NOTE: This Committee supported a similar application but for a single story dwelling within the rear garden at this property in November 2022 ([LW/22/0659](#)), the application was then revised and considered again by this Committee on 30<sup>th</sup> March 2023 where it was resolved to continue to support the application, requesting conditions/imposed revisions. LDC went on to refuse the application on a variety of grounds, the applicant appealed this decision and the appeal was dismissed.

[LW/25/0074](#) - **3-5 Clinton Place** - Alterations to provide three aluminium glazed shop fronts for Mr Y Kuszer.

NOTE: This Committee supported application LW/24/0617 on 28<sup>th</sup> November 2024 which was for the conversion of existing ground floor premises into three retail units together with alterations to form shop fronts.

Planning Applications received in week commencing Monday 24<sup>th</sup> February 2025

[LW/25/0095](#) – **2 Holmes Close, Bishopstone** - Single storey side extension for Mr D Archer.

[LW/25/0090](#) – **48 Salisbury Road, Seaford** - Demolish existing conservatory and replace with single storey rear extension to reduced footprint for Ms S Clinton.

[LW/25/0091/CD](#) – **4 Church Street, Seaford** - Discharge of Condition 3 (Methodology Statement) in relation to the approval of LW/24/0544 for Mr M Byron.

[LW/25/0058](#) – **3 Barcombe Close, Seaford** – Single storey rear extension for Mr V Spring.

Tree Works Applications

[TW/25/0008/TCA](#) - **Old School House, Upper Belgrave Road** - T1 - Hawthorn - Fell/Removal and T2 - Bay - Crown reduction by 2m all round and shape accordingly as part ongoing maintenance for Mr J Rigden.

**5. [South Downs National Park Authority Local Plan Consultation – Draft Response](#)**

To consider report 180/24 presenting the Town Council's draft response to the South Downs National Park Authority Local Plan consultation (pages 6 to 47).

**6. [Update Report](#)**

To consider report 177/24 on the Lewes District Council and South Downs National Park Authority decisions received since the last meeting on applications previously considered by the Committee (pages 48 to 50).

## AGENDA NOTES

For further information about items on this Agenda please contact:

Steve Quayle, Interim Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: [meetings@seafordtowncouncil.gov.uk](mailto:meetings@seafordtowncouncil.gov.uk)

Telephone: 01323 894 870

### Circulation:

All Town Councillors 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.

The Town Council asks that you contact [meetings@seafordtowncouncil.gov.uk](mailto:meetings@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 between 6.45 – 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](mailto:planning@seafordtowncouncil.gov.uk) or by post to the Town Council offices.

#### Health & 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 upholding the requirement that you should not attend the meeting if you are displaying any Covid-19 symptoms (or have tested positive) as identified on the [NHS website](#) or symptoms of any similarly contagious illness.



<b>Report No:</b>	<b>180/24</b>
<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>13<sup>th</sup> March 2025</b>
<b>Title:</b>	<b>South Downs National Park Authority Local Plan Consultation – Draft Response</b>
<b>By:</b>	<b>Isabelle Mouland, Assistant Town Clerk</b>
<b>Purpose of Report:</b>	<b>To present the Town Council's draft response to the South Downs National Park Authority Local Plan consultation.</b>

## **Actions**

### **The Committee is advised:**

1. To consider the contents of the report.
2. To consider the Town Council's final draft response to the South Downs National Park Authority's Local Plan Consultation, suggesting amendments where appropriate.
3. To move to a vote on the motions below.

## **Recommendations**

### **The Committee is recommended:**

1. To agree to finalise the Town Council's response to the South Downs National Park Authority's Local Plan Consultation.

## **1. Information**

- 1.1 The South Downs National Park Authority (SDNPA) launched its first public consultation on 20<sup>th</sup> January reviewing the SDNPA Local Plan, with the consultation running for eight weeks and ending on 17<sup>th</sup> March 2025.

- 1.2 The SDNPA Local Plan sets out the planning policies and allocations within the South Downs National Park (SDNP), which spans from Winchester to Eastbourne, through Hampshire, West Sussex and East Sussex.
- 1.3 This consultation was introduced to this Committee on 20<sup>th</sup> February 2025 when this Committee was considering the Town Council's Lewes Local Plan consultation response.
- 1.4 It was noted that the SDNPA consultation being run in parallel with Lewes District Council's Local Plan review was beneficial, as this has allowed the Town Council to consider both plans in conjunction and ensure they are working in harmony for Seaford.
- 1.5 At this Committee's meeting on 20<sup>th</sup> February and the weeks following, Seaford Town Council has been gathering evidence from members of the public, town councillors and officers to feed into the Town Council's response.
- 1.6 All of the evidence received and discussions at the 20<sup>th</sup> February 2025 Planning & Highways Committee meeting has been collated and, where appropriate, included in the Town Council's final draft response to the SDNPA Local Plan consultation.
- 1.7 This report presents the final draft response (at Appendix A) and the Committee is invited to consider the Town Council's final draft response to the SDNPA Local Plan.
- 1.8 Following this first public consultation, the second public consultation on the full version of the SDNPA Local Plan will take place in early 2026.

## **2. SDNPA Local Plan Consultation – Town Council's Response to the Survey and Site Allocations**

- 2.1 Appendix A presents the final draft of the Town Council's response to the SDNPA Local Plan consultation survey.
- 2.2 For reference, the consultation documents can be found here:  
<https://sdnpalocalplanreview.commonplace.is/>
- 2.3 The survey is in three parts:  
Part A: Personal Details & Demographic Information  
Part B: Introduction, Policies and Supporting Assessments Survey  
Part C: Existing & Proposed Site Allocations Survey

- 2.4 Much of the survey is responded to as 'agreed' as a reflection of changes made to revised policy being beneficial to Seaford. Other responses are 'neutral' where Seaford is not affected nor it appropriate to comment, or a response of 'no comment' where concerns have not been raised.
- 2.5 The concerns previously raised by members of the public and this Committee in regard to the new site allocation LE109 have been formulated into a response at Part C of the survey.
- 2.6 The Committee is invited to discuss and feedback any comments for inclusion before agreeing the Town Council's response to the consultation.

### **3. Financial Appraisal**

- 3.1 There are no direct financial implications of this report.

### **4. Contact Officer**

- 4.1 The Contact Officer for this report is Isabelle Moulard, Assistant Town Clerk.



# SOUTH DOWNS NATIONAL PARK LOCAL PLAN

## Local Plan Review: First Public Consultation (Reg 18)

**Consultation date: Monday 20 January – 17 March 2025 (23:59)**

Please email [planningpolicy@southdowns.gov.uk](mailto:planningpolicy@southdowns.gov.uk) or return to Planning Policy Team, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH

Please note that copies of the comments received will be available for the public to view and cannot be treated as confidential. Data will be processed and held in accordance with the Data Protection Act 1998. Further information on how we handle your data can be found via the Privacy webpage at <https://www.southdowns.gov.uk/national-park-authority/our-work/transparency-finance/privacy-policy/>

This response form has three parts:

Part A: Personal Details & demographic information

Part B: Introduction, Policies and Supporting Assessments survey

Part 3: Existing & Proposed site allocations survey. Please fill in a separate sheet for each site you wish to comment on.

## Part A

### 1. What is your name:

**STC Suggested Response:** Seaford Town Council

### 2. Which organisation do you work for (if relevant):

**STC Suggested Response:** Not applicable

### 3. Agent name providing comments on behalf of (if relevant):

**STC Suggested Response:** Not applicable

### 4. What is your home postcode?:

**STC Suggested Response:** BN25 1HG

## 5. What type of stakeholder are you / responding on behalf of?

**STC Suggested Response:** Parish, District, Borough or County Council

## 6. What is your connection to the area?

- I live in the National Park
- I work in the National Park
- I study in the National Park
- I commute through here
- I have a business in the National Park
- I am a visitor to the National Park
- I volunteer in the National Park

**STC Suggested Response:** Not applicable

## 7. What is your age group?

**STC Suggested Response:** Not applicable

## 8. What is your employment status?

**STC Suggested Response:** Not applicable

## 9. How do you usually travel in or around the area?

- Walking
- Walking with pram/pushchair
- Jogging/running
- Cycling
- Mobility scooter/wheelchair
- Motorcycle/moped
- Bus
- Taxi or cab
- Car (passenger)
- Car (driver)
- Commercial vehicle
- Scooter
- Train
- Tube

**STC Suggested Response:** All

Please complete the following questions to help us put inclusivity and diversity at the heart of our local decision making. The following information about you is stored securely and will never be shared publicly.

**10. How would you describe your gender?**

**STC Suggested Response:** Not applicable

**11. Do you consider yourself to be trans? (Trans is an umbrella term to describe people whose gender identity is not the same as the sex they were assigned at birth)**

**STC Suggested Response:** Not applicable

**12. Which of the following best describes your sexual orientation?**

**STC Suggested Response:** Not applicable

**13. Do you consider yourself as having a disability or long term health condition?**

**STC Suggested Response:** Not applicable

**14. What is your ethnicity?**

**STC Suggested Response:** Not applicable

**15. What is your religion/belief?**

**STC Suggested Response:** Not applicable

## **Part B**

### **Introduction**

This chapter explains why we are reviewing the Local Plan and what work has been undertaken so far. Take a look and let us know if you have any comments below.

**16. Do you have any comments to make on the Introduction chapter?**

**STC Suggested Response:** No comment

### **Vision and Objectives**

This chapter includes the Vision for the South Downs National Park and a number of strategic objectives for the Local Plan, based on the National Park purposes and duty. Take a look and let us know your comments below.

## **17. Do you have any comments to make on the Vision & Objectives chapter?**

**STC Suggested Response:** No comment

## **Core Policies**

This chapter sets out the Local Plan core policies, which provide the overarching framework for evaluating all development proposals in the National Park. These core policies will be used in the assessment of all planning applications and thereby avoids the need for duplicating criteria in other policies. The core policies apply equally across the National Park. Take a look and let us know your comments below.

### **Note on format of revised policies**

As this is a Review of an existing award-winning Local Plan, policies have only been changed where there are strong reasons to do so. These reasons include:

- Changes to national policy and legislation which might impact the previous findings of the Planning Inspector that these policies were ‘sound’ (i.e passed all the legal and policy tests at the last Local Plan examination in 2018);
- Changes to the National Park Authority’s own priorities and objectives;
- New issues that have arisen since the last Local Plan was adopted (such as nutrient and water neutrality and the growth of viticulture); and
- Difficulties encountered in implementing the adopted policies which could be resolved by clarifying wording.

Where possible policy numbers have been kept the same as in the existing Local Plan to make it easier for people to see what we are proposing to change, however we have regrouped some of these policies so that those most closely related are easier to find. This means that the policy numbers are not always in order. We are not including supporting text at this time but will be adding some back in at the next stage where necessary to explain how to apply policies or to signpost other relevant policies.

## **18. What are your views on Policy SD1 Sustainable Development?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**19. What are your views on Policy SD2 Regenerative Design, Ecosystem Services and Environmental Net Gain?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**20. If an updated Environmental Benefits from Nature Metric is published, should we include a requirement for this to be submitted as part of applications for major development?**

- Yes – **STC suggested choice**
- No

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**21. What are your views on Policy SD3: Major Development?**

- Strongly Disagree
- Disagree – **STC suggested choice**
- Neutral
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** The proposed revised wording at point 4 is vague and removes measurables. Point 4 should continue to include measurable factors, the amendment should just add the requirement for development proposals to demonstrate how they will meet the measured factors.

## 22. What are your views on Policy SD25: Development Strategy?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## Landscape and Heritage

This chapter includes policies covering landscape character, design, views, dark night skies and protection of the historic environment. Take a look and let us know your comments below.

## 23. What are your views on Policy SD4 Landscape Character?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## 24. What are your views on Policy SD5 Design?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**25. What are your views on Policy SD6 Safeguarding Views?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**26. What are your views on Policy SD7 Relative Tranquillity?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**27. What are your views on Policy SD8 Dark Night Skies?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## 28. What are your views on Policy SD12 Historic Environment?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## 29. What are your views on Policy SD13 Listed Buildings?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## 30. What are your views on Policy SD15 Conservation Areas?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## 31. What are your views on Policy SD16 Archaeology?

- Strongly Disagree
- Disagree



- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## Nature Recovery

This chapter includes policies to support nature recovery and wildlife in the National Park. Take a look and let us know your comments below.

### 32. What are your views on Policy SD9 Nature Recovery?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### 33. Should the Local Plan have policy requirements for integrated wildlife boxes/bricks?

- Yes – **STC suggested choice**
- No

**If yes, what matters should the policy address?**

**STC Suggested Response:** Swift boxes / bricks

### 34. Do you agree that a higher percentage of Biodiversity Net Gain (BNG), beyond the statutory minimum of 10% should be considered?

- Yes
- No
- No comment - **STC suggested choice**

Please explain your answer here:

**STC Suggested Response:** No further comment

### 35. Do you agree with the scenarios proposed to be tested?

**Scenario 1** – a minimum of 20% for all types of relevant development

- Yes
- No
- No comment - **STC suggested choice**

**Scenario 2** – a minimum of 10% for minor development and 20% for major development

- Yes
- No
- No comment - **STC suggested choice**

**Scenario 3** – as scenario 2 plus 33% for strategic greenfield sites (Liphook)

- Yes
- No
- No comment - **STC suggested choice**

**Scenario 4** – a minimum of 25% for all relevant development according to the following:

1. Provision of the statutory minimum of 10% Biodiversity Gain must follow the Government's Biodiversity Gain Hierarchy which prioritises onsite provision in the first instance
  - Yes
  - No
  - No comment - **STC suggested choice**
2. Provision of the portion of Biodiversity Gain beyond the statutory minimum (10-25%+) to be incentivised to deliver via strategic offsetting sites
  - Yes
  - No
  - No comment - **STC suggested choice**

**If you said no to any of the above, what other scenarios should be considered and why?**

**STC Suggested Response:** Not applicable

### 36. What are your views on Policy NEW2 Designated Sites Hierarchy?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**37. What are your views on Policy SD10 The Sussex Bat Special Areas of Conservation (SAC): The Mens SAC, Ebernoe Commons SAC and Singleton & Cocking Tunnels SAC?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**38. What are your views on Policy NEW3 Arun Valley Special Protection Area (SPA): Functionally Linked Habitat?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**39. What are your views on Policy NEW4 Arun Valley SPA/SAC/Ramsar – Water Neutrality?**

- Strongly Disagree

- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

#### **40. What are your views on Policy NEW5 Wealden Heaths Phase II SPA – Urbanisation and Recreational Pressure?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

#### **41. What are your views on Policy NEW6 Solent Coast SPAs – Recreational Pressure?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

#### **42. What are your views on Policy NEW7 Solent Coast SPAs and SACs and the River Itchen SAC – Nutrient Neutrality?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**

- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

#### **43. What are your views on Policy SD11 Trees, Woodlands, and Hedgerows?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## **Climate Action**

This chapter includes policies which set ambitious requirements for sustainable construction and support for appropriate renewable energy in the National Park, including community-led proposals. Take a look and let us know your comments below.

#### **44. What are your views on Policy SD48 Climate Change and Sustainable Use of Resources?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

#### **45. Are the standards in this policy appropriate, legible for applicants and decision-makers and likely to be relevant until 2032 (when this Local Plan is likely to be reviewed)?**

- Yes

- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No further comment

#### **46. Should the policy cross-refer to the UK Net Zero Carbon Buildings Standard?**

- Yes - **STC suggested choice**
- No
- No comment

**Please explain your answer here:**

**STC Suggested Response:** Once the national standard is set and published, all local plans should refer to them to encourage the national standard.

#### **47. Is criteria 2 on embodied carbon appropriate?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No further comment

#### **48. Should small-scale development (<10 units or <1,000sqm) be required to prepare an embodied carbon assessment, without setting a specific target for upfront embodied carbon emissions?**

- Yes - **STC suggested choice**
- No
- No comment

**Please explain your answer here:**

**STC Suggested Response:** It should be encouraged on all development, no matter the size.

#### **49. What are your views on Policy SD14 Climate Change Mitigation and Adaptation of Historic Buildings?**

- Strongly Disagree

- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## **50. What are your views on Policy SD51 Renewable Energy**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## **51. Are there other appropriate potential sites for community-led renewables proposals? Please use the Call for Sites form to provide more details:**

<https://shorturl.at/fx4Up>

**STC Suggested Response:** No comment

## **Water and Pollution**

This chapter includes policies to protect the water environment and address flood risk. There are also policies to deal with pollution and contaminated land. Take a look and let us know your comments below.

## **52. What are your views on Policy SD17 Protection of the Water Environment?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**53. Are there any catchment specific matters not covered by the policy below?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**54. Are there matters relating to chalk streams not covered by the policy below?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**55. What are your views on Policy SD49 Flood Risk Management?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**56. What are your views on Policy SD50 Sustainable Drainage?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**



- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### **57. What are your views on Policy SD18 Open Coast?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### **58. What are your views on Policy SD54 Pollution and Air Quality?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### **59. What are your views on Policy SD55 Contaminated Land?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## Homes

Policies in this chapter cover the supply and type of homes, including affordable homes. Policies on replacement homes and extensions are also included, as well as policy on accommodation for Gypsies, Travellers and Travelling Showpeople. Take a look and let us know your comments below.

### 60. What are your views on Policy SD26 Supply of Homes?

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### Planned level of growth:

For context, the existing Local and Neighbourhood Plan allocations and planning permissions, together with proposed new allocations, amount to approximately 4,500 new homes 2024-2042 (or 250 per year excluding windfall). The existing Local Plan plans for 250 homes per year including a windfall allowance. Note that these supply figures are likely to change as we do more work on the proposed allocations and further sites are put forward.

### 61. What level of growth should the National Park be planning for?

**STC Suggested Response:** No comment

### 62. What are your views on Policy SD27 Mix of Homes?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### **63. What types of homes do communities in the National Park need?**

**STC Suggested Response:** Affordable, family suited, sustainable homes.

### **64. What are your views on Policy NEW1: Accessible Homes?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### **65. The HEDNA suggests 10-15% of dwellings should be wheelchair accessible homes in the affordable sector. Should the policy require:**

- 10% wheelchair accessible homes
- 15% wheelchair accessible homes – **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** Homes should be made accessible to be lived in for life, the higher percentage should be the target to have homes already equipped rather than a need for adaptation to be made following accident, health decline or later life requirements.

### **66. What are your views on Policy SD28 Affordable Homes**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**67. Is reference to First Homes in criteria 1 appropriate or desirable?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**68. Are the requirements of criteria 3 still appropriate and practicable for the ongoing management of affordable homes by a Registered or other recognised affordable housing provider?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**69. What are your views on Policy SD29 Rural Exception Sites?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**70. Is 20% the right level of cross-subsidy to assist in rural exception site delivery whilst limiting landowner hope value?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**71. Should a degree of flexibility be given to Rural Estates that develop affordable homes as part of a Whole Estate Plans, to determine occupancy conditions and tenure?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**72. What are your views on Policy SD30 Replace & Subdivision of Dwellings?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**73. What are your views on Policy SD31 Householder Development?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**74. Do these policies, in combination with Policies SD4 and SD5, adequately capture amenity and design considerations in relation to replacement dwellings, subdivisions, and householder developments?**

- Yes
- No

- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**75. Should the restriction on the size of extensions / replacement dwellings be applied to either:**

- All dwellings
- Only those which are currently small dwellings (120sqm or less)?
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**76. Is 30% the right percentage limit?**

- Yes
- No
- No comment - **STC suggested choice**

**If not, what would be a reasonable figure?**

**STC Suggested Response:** No comment

**77. Should the percentage limitation be applied everywhere in the National Park or should a different approach be taken within Lewes and Petersfield?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**78. What are your views on Policy SD32 Rural Workers' Dwellings?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**79. What are your views on Policy SD33 Gypsies and Travellers?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**80. Are there any other sites that should be considered for Gypsies or Travellers accommodation? If yes, please complete the Call for Sites nomination form:**  
**[www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/land-availability-assessment/submit-a-site/](http://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/land-availability-assessment/submit-a-site/)**

**STC Suggested Response:** No

## Economy

This chapter includes policies to support the local economy including the supply of employment land and criteria for different sectors such as tourism, viticulture, agriculture & forestry. Take a look and let us know your comments below.

### 81. What are your views on Policy SD34 Sustaining the Local Economy?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### 82. What are your views on Policy SD35 Employment Land?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### 83. What are your views on Policy SD39 Agriculture and Forestry?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment



**84. What are your views on Policy SD40 Farm and Forestry Diversification?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**85. Does this policy facilitate farm diversification sufficiently to address changes to the economics of agriculture?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**86. Does this policy (in combination with others including SD5) adequately protect communities from the impacts of farm diversification schemes, including from incremental changes?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**87. What are your views on Policy SD41 Conversion of Redundant Agriculture or Forestry Buildings?**

- Strongly Disagree
- Disagree
- Neutral

- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**88. What are your views on Policy NEW 8 Viticulture, Winemaking and Wine Tourism?**

- Strongly Disagree
- Disagree
- Neutral – **STC suggested choice**
- Agree
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**89. What aspects of viticulture, winemaking, and wine tourism should this new policy address, consider and/or cover?**

**STC Suggested Response:** No comment

**90. What are your views on Policy SD36 Town and Village Centres?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**91. What are your views on Policy SD37 Development in Town and Village Centres?**

- Strongly Disagree
- Disagree
- Neutral

- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## **92. What are your views on Policy SD38 Shops Centres?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## **93. What are your views on Policy SD52 Shop Fronts?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## **94. What are your views on Policy SD53 Adverts?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**95. What are your views on Policy SD23 Regenerative Tourism?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**96. Does the policy strike the right balance between furthering the purposes of the National Park and supporting the local economy?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**97. What are your views on Policy SD24 Equestrian Development?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**98. Does the policy sufficiently capture all considerations for equine development?**

- Yes
- No

- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

## Communities, Open Spaces and Active Travel

This chapter contains policies relating to the facilities, open spaces and public rights of way important to communities across the National Park. Take a look and let us know your comments below.

### 99. What are your views on Policy SD43 New and Existing Community Facilities?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

### 100. Is the policy sufficient and proportionate for supporting the delivery of new community facilities and protecting against loss of existing community facilities?

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

### 101. What are your views on Policy SD45 Green Infrastructure?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**102. Should the policy be expanded to explicitly state blue infrastructure and better connect with design and water policies in relation to SuDS and water management?**

- Yes
- No
- No comment - **STC suggested choice**

**Please explain your answer here:**

**STC Suggested Response:** No comment

**103. What are your views on Policy SD46 Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds / Cemeteries?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

Adopted Local Plan Figure 7.6

Loca Authority	Amenity greenspace		Parks and gardens		Outdoor Sports		Children / teen play	
	ha per 1000†88	Prox. within*89	ha per 1000†	Prox. within*	ha per 1000†	Prox. within*	ha per 1000†	Prox. within*
Adur	0.72	400m	0.22	1200m	-	-	0.04	1200m
Worthing	0.78	400m	0.20	1200m	-	-	0.05	1200m
Arun	0.82	400m	0.02	1200m	-	-	0.06	1200m
Brighton & Hove	0.582	480m	0.82	720m	0.47	960m	0.055	720m
Chichester	0.50	480m	1.60	600m	1.60	600m	0.15	480m/600m
East Hants	1.0	700m	1.0	650m	0.5	650m	0.25	480m/650m
Lewes	-	-	-	-	1.7	-	0.7	-
Horsham	1.7	-	-	-	-	-	0.5	-
Eastbourne	0.6	1200m	0.75	1000m	1.5	1200m	0.1	800m
Mid Sussex	-	-	-	-	1.6-1.8	-	0.6-0.8	400m-1000m
Wealden	1.0	600m	1.4	600m	-	-	0.03/0.02	480m/600m
Winchester	0.8	700m	0.75	650m	0.75	650m	0.5	480m/650m

88 † hectares per 1,000 of population

89 \* The accessibility standards provide the maximum distance a person would normally walk from their home and/or work to get to the respective type of open space. They help to show open space catchment areas and thus help in the assessment of locational deficiencies. They also help in the assessment of open space priorities when considering development proposals

#### 104. Do you think we should update Figure 7.6 (p153) of the Adopted Local Plan using either:

- Natural England's Green Infrastructure Standards (January 2023) (this includes accessible green space standards with an initial focus for everyone to have access to, and benefit from, good quality green and blue spaces within 15 minutes' walk from home)
- Fields in Trust Standards for creating great spaces for all (November 2024) (this includes minimum sizes and walking distance for open space, outdoor sports, and play space)
- A different recognised standard
- No comment - **STC suggested choice**

If you selected 'A different recognised standard' what should it be?

**STC Suggested Response:** No comment

#### 105. Should we require developments for 10 homes or more to provide open space, or set a higher threshold?

- 10 homes or more to provide open space - **STC suggested choice**
- Set higher threshold
- No comment

Please explain your answer here:

**STC Suggested Response:** Seaford has a serious green and recreational space deficit, and it is important to create/protect as much green space in the area as possible.

**106. Should we include requirements / considerations for allotments, community orchards, and community farms?**

- Yes
- No
- No comment - **STC suggested choice**

**If so, what should these be and why? Please explain your answer here:**

**STC Suggested Response:** No comment

**107. What are your views on Policy SD20 Walking, Cycling and Equestrian Routes?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**108. Policy SD20: Should we include a criterion about wayfinding infrastructure?**

- Yes
- No
- No comment - **STC suggested choice**

**If so, what should these be and why? Please explain your answer here:**

**STC Suggested Response:** No comment

**109. Should we include a criterion or supporting text about path materials and widths?**

- Yes
- No
- No comment - **STC suggested choice**



**If so, what should these be and why? Please explain your answer here:**

**STC Suggested Response:** No comment

**110. What are your views on Policy SD47 Local Green Space?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**111. Are there any other green areas which should be considered for designation as a local green space? If yes, please complete the South Downs Local Green Space Nomination Form: [www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/communities/local-green-space-lgs-assessment/](http://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/communities/local-green-space-lgs-assessment/)**

**STC Suggested Response:** No

## **Transport and Infrastructure**

This chapter includes policies relating to transport, parking provision and other forms of infrastructure development. Take a look and let us know your comments below.

**112. What are your views on Policy SD19 Transport & Accessibility?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**113. What are your views on Policy SD21 Public Realm, Highway Design and Public Art?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**114. What are your views on Policy SD22 Parking Provision?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

**115. What are your views on Policy SD42 Infrastructure?**

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## 116. What are your views on Policy SD44 Telecommunications?

- Strongly Disagree
- Disagree
- Neutral
- Agree – **STC suggested choice**
- Strongly Agree

**Please explain your answer here:**

**STC Suggested Response:** No further comment

## Integrated Impact Assessment

As part of the evidence base to support the Local Plan Review an Integrated Impact Assessment has been produced. The Integrated Impact Assessment incorporates:

- Sustainability Appraisal, incorporating Strategic Environmental Assessment (SA/SEA)
- Equalities Impact Assessment (EIA) and
- Health Impact Assessment (HIA)

A set of objectives are used which cover all the relevant issues. The development strategy, policies and allocations of the Local Plan Review are assessed against these objectives. The outcomes from this Assessment should then inform the choices made about the content of the Local Plan Review.

## 117. Please tell us if you have comments to make on the Integrated Impact Assessment:

**STC Suggested Response:** No comment

## Habitats Regulations Assessment

As part of the evidence base to support the Local Plan Review a 'Habitats Regulations Assessment' has been produced. This assesses the impact of the Local Plan Review on the 20 European Habitats Sites within or nearby the South Downs National Park. These are:

- Special Areas of Conservation (SAC) – designated for habitat types and species considered to be most in need of conservation at a European level (excluding birds);

- Special Protection Areas (SPA) – classified for rare and vulnerable birds and for regularly occurring migratory species; and
- Ramsar Sites – wetlands which are of international significance.

**118. Please tell us if you have comments to make on the Habitats Regulations Assessment:**

**STC Suggested Response:** No comment

## Part C

### Site Allocation surveys

**119. Please advise the site number you are commenting on:**

**STC Suggested Response:** LE109

**120. Is this an existing or proposed new site allocation? Please refer to the list if you are uncertain.**

- Existing
- New - **STC suggested choice**

**IF A NEW ALLOCATION:**

Please note the reference numbers provided here are from the Land Availability Assessment. The site boundary of the proposed allocation may vary from the boundary in the Land Availability Assessment.

**121. What are your views on the proposed new site allocation?**

- Strongly Oppose – **STC suggested choice**
- Oppose
- Neutral
- Support
- Strongly Support

**Please explain your answer here:**

**STC Suggested Response:**

*Site Location – Distribution of Development*

In August 2024, Seaford Town Council strongly objected in the SDNPA's Early Engagement survey to 'Development on the Edge of the National Park' stating that: "Development on the edge of the National Park would have a detrimental impact on the open character of the landscape of Seaford. It would also negatively impact on views towards and from the South Downs National Park, thereby detracting from the quality and setting of a protected landscape and the level of amenity value it provides for residents of Seaford as well as visitors."

No amount of landscaping could possibly mitigate the adverse impact that the development of this site would have on what is an invaluable buffer between the built form of Seaford and the National Park.

As per Policy SD3, any development should enhance the surrounding area and not result in the felling or destruction of existing trees, natural habitat or vegetation. Given that the proposal is for 12 houses, this will be impossible, and trees will almost certainly be felled. The Town Council believe that there will be no enhancement for the surrounding area, only destruction of natural habitat and green space.

SDNPA will be aware that Lewes District Council has also launched its Local Plan consultation which includes a site proposal for 109 dwellings (ESAP 20) at the former St John's School, some 600m from LE109 on Firle Road. The potential impact sites ESAP 20 and LE109 will have on this highly sensitive area of Seaford is a huge concern and the Town Council urges for coordination between both planning authorities.

#### *Firle Road – Area of Established Character*

This site is adjacent to a designated Area of Established Character (AEC) in both the Lewes Local Plan and the Seaford Neighbourhood Plan (policy SEA5). Any additional housing will overwhelm the Firle Road area and have a detrimental impact on existing residential amenities and character. During the making of the Seaford Neighbourhood Plan, this site was rejected (looking at proposals for just 6 dwellings) following extensive research and planning advice (including advice from SDNPA) noting that:

- Building on this site would appear incongruous with surrounding development
- The site is unconnected to the surrounding settlement pattern
- Development on the site would have a potential adverse impact on the character and appearance of the landscape

Since this research, and the adoption of the Seaford Neighbourhood Plan in 2019, nothing appears to have changed to this site, except for the increase in size of the site from 0.6Ha to 1.0Ha.

### *Traffic and Public Transport*

This area has limited vehicle and public transport. Major roads serving Seaford (A259, A26 and A27) are already at capacity, which is causing major disruption to traffic and most alarmingly, having a catastrophic impact on emergency services.

The additional traffic which would be generated from the proposed dwellings would have to use the existing road, which is not up to adoptable standard, inadequate in width and already not safe for pedestrians.

This top part of Firle Road from Bowden House School is a Private Road with vehicular access to some 9 houses, Seaford Golf Club and a nursing home.

The area has no established street lighting and is flanked by some undulating grass verge, (in places on one side only) for the majority of its length, with only a limited amount of pavement around the Bowden Rise Estate. The verge is unsuitable for pedestrians in the winter due to its unevenness, and unsuitable all year round for families with wheelchairs and pushchairs. The majority of pedestrians walk in the road all year round because of this.

The fact that Firle Road does not have pavement and the road itself being open and similar to a country lane contributes to the Area of Established Character. Development of the area which might include changes to the road or pavements would significantly distract from the character of the area.

Although public transport is available in Seaford, this site is situated a significant distance from the town centre so is not close enough for residents in that area to access the main bus routes (closest stop 1.1km distance) or train station (1.6km distance).

The site allocation policy requirements state: "Development should provide suitable vehicular and pedestrian access onto Firle Road, utilising the existing golf club access and minimising any conflict with users of the golf club car park". It should be noted that this land is currently being used as an overflow car park for Seaford Golf Club, which clearly shows that this area is already well visited but not equipped for the current volume of vehicles. The Town Council is concerned about what would happen to the existing additional car parking required, should this land be used for housing, and whether this would force vehicle parking on the roads leading to this popular amenity.

### *Affordable Housing*

The land prices in Seaford are high, being a highly sought-after seaside destination town, furthermore any development in this area of Seaford represents highly desirable real estate and thus is highly unlikely to provide the affordable housing requirement.

### *Healthcare*

The health service provision in Seaford is already at capacity. There are only two GP practices,

both of which are not taking on new patients, and no minor injuries unit. The Town Council already has major concerns surrounding the lack of health services available for current residents. Some are having to travel a significant distance to access crucial services and those with mobility and/or mental health difficulties are struggling to get the support they need.

The Ambulance Service in Seaford is already overwhelmed as a result of people not being able to access primary and secondary care, which is having a catastrophic impact on ambulance waiting times.

Another 12 dwellings, in an inaccessible area of the town, in a town where its health services are already at capacity, will likely have a devastating effect on residents and the emergency services.

DRAFT



<b>Report No:</b>	<b>177/24</b>
<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>13<sup>th</sup> March 2025</b>
<b>Title:</b>	<b>Update Report</b>
<b>By:</b>	<b>Isabelle Mouland, Assistant Town Clerk</b>
<b>Purpose of Report:</b>	<b>To notify the Committee of decisions taken by Lewes District Council and the South Downs National Park Authority on applications previously considered by the Committee</b>

## **Actions**

### **The Committee is advised:**

1. To consider the contents of the report.
2. To move to a vote on the motions below.

## **Recommendations**

### **The Committee is recommended:**

1. To note the report and the decisions set out in the schedule.

## **1. Information**

- 1.1 The attached schedule lists the decisions taken by Lewes District Council and South Downs National Park Authority since the last Committee meeting on applications previously considered by the Committee.

## **2. Financial Appraisal**

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

## **3. Contact Officer**

- 3.1 The Contact Officer for this report is Isabelle Mouland, Assistant Town Clerk.



## **Report 177/24 Appendix A**

### **Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 20<sup>th</sup> February 2025**

#### **Approvals – No Objections from Seaford Town Council**

**LW/24/0812 - 1 Old Tree Parade Broad Street** - Section 73a Retrospective application for the installation of 2 no. refrigerant condenser units to rear elevation.

**LW/24/0776 - Blocks 3 & 4 The Boundary** - Application of a silicone render system to external brickwork on all elevations of flats.

**LW/24/0794 - 2 Lions Place** - Addition of 1no. front and 3no. rear dormers and increase size of existing front dormer; installation of log burner flue, addition of rear fenestration. NOTE: LDC responded to the Committee's concerns about the environmental impact of the proposed log burner stating that "the agent has confirmed that the log burner will fully comply with Building Regulations and be installed by a HETAS approved installer".

**LW/25/0002 - Thrift Cottage, Edinburgh Road** - Single storey rear extension and alterations to side window.

#### **Approvals - Objection from Seaford Town Council –**

**LW/24/0407 - Seaford Service, Station Approach** - Single storey side extension to sales building, demolition of existing car wash, new combi unit, bin store and associated works.

#### ***STC objected to the application for the following reasons:***

- a) The Committee decided that there was not enough information to understand the level of noise from the proposed jet washes and what impact this could have on neighbouring residents. The Committee has concerns that the noise level next to residents will increase significantly with the introduction of jet wash bays.
- b) The Committee is concerned about the lack of space for car parking and manoeuvring within the proposed internal layout.
- c) The Committee would welcome a Noise Impact Assessment for the proposal of new jet wash bays and for the introduction of respectable 'in-use' times to be conditioned i.e. no jet washing after 6pm.

**Refusals – No Objection from Seaford Town Council** – None

**Refusals – Objection from Seaford Town Council** – None

**Tree Works Applications** – None

**Appeals** – none

**Withdrawn Applications** – none