



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Golf, Open Spaces & Climate Action Committee on 5 June 2025

Held the Council Chambers, 37 Church Street, Seaford, BN25 1HG at 7.00pm.

Present:

Councillors C Bristow (Chair), R Buchanan (Vice Chair), R Honeyman, O Matthews, J Meek, G Rutland, L Wallraven and M Wearmouth

Steve Quayle, Town Clerk

Simon Lambert, Golf Course Manager

Paul Quanstrom, Senior Projects & Facilities Officer

Georgia Raeburn, HR & Governance Manager

Shaun Doyle, Seaford Head Golf Club representative

Jane Cecil, General Manager – South Downs, National Trust

There was two members of the public attendance

GO01/06/25 Apologies for Absence

Apologies for absence were received from Fraser Morley, Golf Professional.

GO02/06/25 Disclosure of Interests

Councillor M Wearmouth shared that she was the outside body representative for Chyngton Brooks during 2023 – 2024.

GO03/06/25 Public Participation

Speaker	Statement
Resident A	<i>With regards to agenda item 6, wanted to speak on the effects of the interim parking options at South Hill Barn, recognising that this is becoming an increasingly difficult problem with no easy solution. Voiced that the Town Council must be mindful of the implications of potentially introducing a height barrier, including the lack of turning point for large vehicle without dangerous manoeuvres that pose hazards to other road users. Acknowledged that there may be an option for large vehicles to use the roundabout as a safe turning point but that this</i>

	would require liaison with East Sussex Highways and adequate signage to alert road users of the restrictions. Confirmed that during the Walk the Chalk event in 2023, it was proposed to use Chyngton fields as a car park but that this was blocked following the intervention of Sussex Wildlife Trust. Since then, the Town Council has strongly opposed development of this field, including within the draft Lewes Local Plan where this field is considered part of the gateway to the National Park. Expressed concerns that if the field were used for parking or as a turning point, this would see the site classified as a brownfield site and be a significant turning point towards developing the site.
Town Council Response	Thanked the resident for their contribution.
Resident B	Representing the Vanguard Way Association, spoke with regards to agenda item 6. Queried if the Town Council had consulted the relevant coastal path authorities with regards to the 17th green and 18th tee project, to which the Vanguard Way and King Charles III Coastal Path is in immediate proximity of, in particular with regards to the space given between green and a footpath. Queried what steps are being taken to reactivate the Hope Gap Steps. Shared that the Association had expressed concerns about the proposed rerouted Vanguard Way at Chyngton Brooks being too far away from the existing path but being pleased to see that this was reflected in the report to Committee. Confirmed that the Association has no other concerns about the Chyngton Brooks proposals.
Town Council Response	Thanked the resident for their contribution.

GO04/06/25 Chyngton Brooks – Project Information

The committee considered report 24/25 providing an introduction to the Chyngton Brooks Project and the requested involvement of the Town Council.

(7.15pm – Standing Orders were suspended to allow members of public in attendance to partake in the meeting)

Jane Cecil introduced the report and what the National Trust (NT) is hoping to achieve from this project; aiming to introduce a breach of the west bank of the Cuckmere River into Chyngton Brooks area. Jane confirmed their liaison with stakeholders, including the tenant farmer that is shared by both Town Council and the National Trust. Jane explained that she is hoping the Town Council consent to a re-provisioned path to be created which partially crosses the Town Council's land. Jane added that in the NT's view the breaching of the river bank will inevitably happen naturally at some point, and their proposal is to pre-emptively make this happen in a managed way.

Members discussed the impact of climate change on the water levels, responsibility for the maintenance of the new footpath as a right of way, the levelling of the surface and mowing of the route, the intention to not introduce hedgerows but instead scrub and possibly trees, the tenant farmer changing to cattle rather than sheep in the field, the process for designating the route as a right of way and extinguishing the former route, the possibility of future upgrades to the surface of the route, the plans for public engagement and the planning application consultation, the National Trust welcoming a new Project Manager, working with the tenant farmer and Sussex Wildlife Trust to achieve benefit to the Town Council for Biodiversity Net Gain, the brooks becoming saltmarsh and mud flats eventually as a result of the changes and the land above the new path remaining as agricultural land for the foreseeable future, how the breaches are physically created by a contractor and this needing to be designed, any plans to reinstate the meanders of the Cuckmere River, this being phase 1 of getting a more naturally managed river system in the estuary, the programme of work and timescales for completion, having to take place in one season due to bird-nesting, and the maps showing ownership boundaries and water levels.

The Chair thanked Jane for attending and her input.

(7.38pm – Standing Orders were reinstated)

It was **RESOLVED** to **APPROVE IN PRINCIPLE**, the new path across Seaford Town Council land, subject to future planning permission being sought, and recommend approval, in principle, by Full Council.

(7.39pm to 7.44pm – a short break was held and Jane Cecil exited the meeting)

GO05/06/25 Golf Course Update Report – June 2025

The committee considered report 13/25 providing an update on matters relating to the golf course.

Members discussed any opportunity for Committee members to have a site visit to the golf course, the particularly dry weather and impact of this but subsequent normal service resuming, the encouragement and uptake in golf by juniors, the increase in income and

reasons for this such as an increase in visiting players, new members coming from other local courses in part due to price increases, and the recommendation relating to purchase options for replacement machinery.

Shaun Doyle from Seaford Head Golf Club shared that England Golf had announced adverse weather conditions for many courses with fairways cracking up and grass struggling although this is not impacting Seaford Head, England Golf now issuing financial penalties to golf clubs for late payments, progress with introducing additional signage to highlight footpaths and remind about dogs on leads and dog waste.

GO05.1 It was **RESOLVED** to **NOTE** the contents of the report.

GO05.2 It was **AGREED** to **DELEGATE POWER** to the Golf Course Manager and Responsible Financial Officer, in consultation with the Chair of the Golf, Open Spaces & Climate Action Committee, to explore purchase options for replacement machinery and utilise the capital income from machinery sales to make the purchase/s in accordance with the Town Council's Financial Regulations.

GO06/06/25 Golf, Open Spaces & Climate Action Projects Log & Update Report – June 2025

The committee considered report 14/25 presenting the Golf, Open Spaces & Climate Action Projects Log, and providing an update on progress and actions relating to the Town Council's golf course, open spaces and climate actions.

Members discussed the aspirations within the Projects Log and if all these could be achieved during this financial year, the importance of the recruitment to the revised staff structure, the clifftop safety inspection report produced by the Town Council's Inspector and actions to be taken following the report recommendations, actions being taken to temporarily address safety concerns at Hope Gap Steps to physically prevent the stairs from being used due to significant structural undermining of the stairs and how this is being clearly communicated with the public in partnership with other key stakeholders, and the creation of the Seven Sisters National Nature Reserve and working with other partners to discuss and understand shared challenges.

Members discussed the next steps in terms of the interim measures for parking at South Hill Barn in some depth. Discussion included the work on this by the South Hill Barn Working Group under its revised terms of reference now reporting into this Committee, the continued investigation into the possibility of installing a height barrier and conversations with the landowner, the most effective route for councillors to consider the traffic consultant report and data, any more minor recommendations from the traffic consultant report that

can be implemented without committee approval, and reassuring members of the public that public comments submitted are all being discussed by the working group in detail.

The Chair thanked officers for the revised format of and content within the report.

It was **RESOLVED** to **NOTE** the contents of the report.

GO07/06/25 2024 - 2025 Year End Financial Report for the Former Golf & The View Committee

The committee considered report 16/25 presenting the 2024 - 2025 year-end financial position of the former Golf & The View Committee based on the previous committee structure.

Members congratulated the Golf Course for really good returns in the former financial year.

It was **RESOLVED** to **NOTE** the contents of the report.

GO08/06/25 2024 - 2025 Year End Financial Report for the Former Community Services Committee

The committee considered report 15/25 presenting the 2024 - 2025 year-end financial position of the former Community Services Committee based on the previous committee structure.

Members discussed the next meeting of the Committee receiving revised financial reports that reflect the new committee structure, and their thanks to the RFO for the clarity of the financial reports.

It was **RESOLVED** to **NOTE** the contents of the report.

GO09/06/25 The Base – Granting of a New Lease

The committee considered report 22/25 seeking agreement to recommend to Full Council for the grant of a new lease.

Members discussed the lack of data on the use and performance of The Base, a 10 year period limiting possible future options with the building and the option for break clauses.

GO08.1 It was **RESOLVED** to **NOTE** the contents of the report

GO08.2 It was **PROPOSED** to **REQUEST** that officers investigate comments made by members and that, subject to that, the Committee **RECOMMEND** to Full Council to approve the granting of a new lease to members of The Base Committee. Furthermore, to **RECOMMEND** that Full Council delegates power to the Town Clerk to agree any minor changes whilst the lease is prepared and signed, under the proviso that any major changes that represent material changes to the terms would be brought back to Full Council for consideration; the **MOTION** was **CARRIED**.

GO09/06/25 Climate Action Plan – Creation of a Working Group

The committee considered report 23/25 seeking to establish a working group to devise a draft Climate Action Plan and review the Climate Emergency Policy.

Members discussed the working group terminology and status, the group reporting back at the next Golf, Open Spaces & Climate Action Committee meeting, officer involvement, appointing membership and the involvement of non-councillors.

GO09.1 It was **RESOLVED** to **NOTE** the contents of the report

GO09.2 It was **PROPOSED** to **AGREE** to establish a working group with the purpose of devising a draft Climate Action Plan and reviewing the Climate Emergency Policy, in accordance with report, reporting back to the next Golf, Open Spaces & Climate Action Committee meeting on 18 September 2025; this **MOTION** was **CARRIED**.

GO09.3 Councillors C Bristow, R Buchanan, R Honeyman, O Matthews and J Meek nominated themselves to form this newly established working group.

GO10/06/25 Exclusion of the Press & Public

It was **RESOLVED** that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the press and public **BE EXCLUDED** from the meeting during the discussion on the next item of business for the reasons as set out on the agenda.

(8.48pm to 8.54pm – a short break was held. Two members of the public exited, along with the Golf Course Manager and Senior Projects & Facilities Officer, and Shaun Doyle)

GO11/06/25 Open Spaces & Climate Action Projects Log & Update Report – June 2025

As referred to in report 14/25, a confidential verbal update was shared by officers on contractual matters in relation to the Town Council's grounds maintenance.

The meeting closed at 9.19pm.

Councillor C Bristow

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Chair of Golf, Open Spaces & Climate Action