



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 12 February 2026

Held at Cross Way Church, Clinton Place, Seaford, BN25 1NP at 7.00pm.

Present:

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

Councillor M Wearmouth (attending in ex-officio capacity as Mayor)

Steve Quayle, Town Clerk

Isabelle Moulard, Community Engagement & Democratic Services Manager

Councillors S Dubas and S Dunn attended in the public gallery

There were 14 members of the public in attendance.

P56/02/25 Apologies for Absence

There were no apologies for absence.

P57/02/25 Disclosure of Interests

There were no disclosures of interests.

P58/02/25 Public Participation

Speaker	Statement
<i>Councillor S Dunn</i>	<i>Item 5: Cricketfield Road – would like to see the request for double yellow lines changed to double red lines here so absolutely no parking, to improve traffic flow.</i>
<i>Resident A</i>	<i>Item 4 – requested the Committee include in the Town Council's response to the Lewes Local Plan (LLP) points on Chyngton Field's designation in Natural England's Habitat Network Expansion Zone; request up to date tourism data is essential and must be included in the LLP; inclusion of Areas of Established Character; and protection to the countryside.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident B</i>	<i>Item 4 – provided the Committee with evidence to support Chyngton Field's Local Green Space (LGS) submission.</i>
Town Council Response	Thanked the resident for their contribution.

<i>Resident C</i>	<i>Item 4 – STC has very strong impact on the LLP. Confirmed that residents are passionate about saving Chyngton Field and thanked the Town Council for listening and being the voice of the residents, confirming that what residents want to do is protect the gateway for the iconic view which is for everyone.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident D</i>	<i>Item 4 – requested the Committee include in the Town Council’s response to the LLP concerns regarding the lack of tourism data and points on visitor economy.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident E</i>	<i>Item 4 – requested the Committee include in the Town Council’s response to the LLP concerns regarding water protection.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident F</i>	<i>Item 4 – requested that the Town Council supports the LGS submission for Bowden Rise Green which has been completed by all residents of Bowden Rise Green.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident G</i>	<i>Item 5 – supported and provided further evidence for the requests for double yellow lines for Hawth Park Road and the proposals for disabled spaces at Bishopstone Station.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident H</i>	<i>Item 4 – requested the Committee include in the Town Council’s response to the Lewes Local Plan (LLP) points on the Chyngton Field site being chalk grassland rich, biodiversity preservation and that the site would support the LGS policy.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Councillor S Dubas</i>	<i>Item 5 – raised that cars continually park on Hawth Crescent across pavement and that parking enforcement is not possible as there are no restrictions, requested that the Committee consider this in the Parking Review response.</i>

	<i>Item 4 – raised points regarding the Chyngton Field site in relation to East Sussex Highways for the Committee to consider.</i>
<i>Resident I</i>	<i>Item 5 – raised concerns regarding parking on pavements in Hawth Park Road which reduces access to the pavement for pedestrians with wheelchairs or pushchairs for the Committee to consider.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Residents</i>	<i>Members of the public thanked the Community Engagement & Democratic Services Manager for their work on the Lewes Local Plan consultation process and collating all the public responses</i>

P59/02/25 Lewes Local Plan Consultation – Phase 2 – Final Draft Response

The Committee considered report 164/25 inviting discussions and approval on the Town Council's final draft response to Lewes District Council's Local Plan consultation – phase 2

P59.1 It was **RESOLVED** to **NOTE** the contents of the report.

P59.2 It was **RESOLVED** to record a **NOTE** of thanks to the many residents who have contributed invaluable evidence, comments and concerns which have aided the Town Council in its final draft response to the phase 2 consultation on behalf of the town.

P59.3 It was **PROPOSED** to include the matters raised by residents at this meeting and the Committee's concerns raised to answer the different Question 3 found on the online version of the LLP survey; and agree to finalise Seaford Town Council's response to the Lewes Local Plan phase 2 consultation questionnaire; the **MOTION** was **CARRIED**

P59.4 It was **PROPOSED** to include the matters raised by residents at this meeting and to finalise Seaford Town Council's response to site allocations in Seaford; the **MOTION** was **CARRIED**

P59.5 It was **RESOLVED** to **AGREE** to share the evidence collated to inform the Seaford Neighbourhood Plan Local Green Spaces designations and submit them as part of this consultation to confirm the Town Council's support.

P59.6 It was **RESOLVED** to **DELEGATE** authority to the Community Engagement & Democratic Services Manager to submit evidence and support from the Town

Council in relation to the Local Green Spaces identified in the methodology and requested by residents.

(7.52pm to 7.58pm – a short break was held and 10 members of the public left the meeting)

P60/02/25 East Sussex County Council’s Parking Review for – Lewes District - Agreement of the Town Council’s Submission

The Committee considered report 165/25 agreeing the requests for changes or additions to parking controls that the Town Council will submit to East Sussex County Council to be fed into the Lewes District on street parking review.

P60.1 It was **RESOLVED** to **NOTE** the contents of the report and appendices.

P60.2 It was **PROPOSED** to **AGREE** the Town Council’s submission to East Sussex County Council to be fed into the upcoming Review of Lewes District on-street parking subject to the inclusion of the points raised in the meeting; the **MOTION** was **CARRIED**.

P61/02/25 Planning Applications – For Comment

Planning Applications received in week commencing Monday 12 January (brought forward in the meeting due to public attendance)

LW/25/0711 - Land At The Hawth, Surrey Road - Planning Permission in Principle - Construction of 7no family dwellings.

Speaker	Statement
<i>Resident G</i>	<i>There have been many past applications for this site which have been turned down. This site is a designation LGS in the Seaford Neighbourhood Plan. No residents in the area want development on this site. The application states there is no wildlife in the area – not true as badgers and hedgehogs on site and they travel between sites.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident I</i>	<i>There is a drainage tunnel connecting the two fields, water animals use this and it is also the official Local Government division between Bishopstone and Seaford.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Councillor S Dubas</i>	<i>Asked if the railway had been consulted as could damage the embankment.</i>

Councillor S Dunn	<i>Read the examiners report which supported the Seaford Neighbourhood Plan's LGS designation.</i>
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It was **RESOLVED** to **OBJECT** to the Planning Permission in Principle application on the grounds of:

Loss of Designated Local Green Space

The site forms part of The Old Brickfield and is formally designated as a Local Green Space under Policy SEA8 due to its essential role as a strategic gap between Seaford and Bishopstone. Numerous appeal decisions since 2008 have confirmed that development would cause *“unacceptable harm... eroding the unspoilt natural qualities of the site and diminishing the integrity and value of an important buffer.”*

The proposed development conflicts directly with this policy protection and the Lewes District Local Plan Core Policies 8 and 10 (Green Infrastructure and Natural Environment and Landscape Character).

Harm to Wildlife

The loss of habitat and fragmentation of this green corridor is likely to adversely affect protected species. Evidence supporting the Local Green Space designation in SEA8 of the Seaford Neighbourhood Plan identifies a mosaic of rare habitats, including vegetated shingle, remnant salt marsh, and diverse grassland supporting slow worms, lizards, small mammals, insects, and birds such as kestrels. Development would irreversibly damage these habitats.

Further ecological assessments describe the wider area as a large, diverse, high value habitat supporting breeding amphibians, reptiles, birds, bats, wetland invertebrates, and small mammals. Hawth Pond and nearby wetlands support important plant communities. The proposal threatens these interconnected ecosystems.

This loss of habitat would be contrary to DM24 of the Lewes District Local Plan (Protection of Biodiversity and Geodiversity) and Section 15 para 187 of the NPPF (Conserving and enhancing the natural environment).

Site identified as ‘not deliverable or developable’ in the draft LLP small sites assessment

The LDC Small Sites Topic paper has already identified this site as ‘not deliverable or developable’ stating that *“the site is greenfield within the planning boundary of Seaford. The site is allocated in the Seaford Town Neighbourhood Plan as a Local Green Space. The site currently forms part of a strategic gap between Seaford and Bishopstone. Previous appeal decisions highlight the unacceptable harm which would be caused to the nature and function of the land within the urban fabric of both this part of Seaford and of Bishopstone as a presently visually separate entity. The site is identified as priority habitats as part of a*

larger land parcel, and together with the LWS to the south, forms part of the green infrastructure network. The Level 1 SFRA identifies the site as within the 'Area at Risk of Wave Overtopping' these are areas within Seaford which are shown to be at risk from wave overtopping the flood defences.”

(8.29pm – two members of the public left the meeting)

Planning Applications received in week commencing Monday 5 January

LW/25/0690 - Environment Agency, Marine Parade - Removal of portacabins and erection of two-storey office and welfare building

Speaker	Statement
Councillor S Dubas	Highlighted that the site had been designated previously as a protected site, however on checking it is no longer listed.
Councillor S Dunn	Responded to Councillor S Dubas that it was an Asset of Community Value and requested that officers research whether it still is.

It was **RESOLVED** to **SUPPORT** the application, noting the importance of having the Environment Agency at this site and the need for it to have appropriate facilities.

(8.35pm – Councillors S Dubas and S Dunn left the meeting)

Planning Applications received in week commencing Monday 19 January

LW/25/0732 - 9A Sutton Park Road - Second floor roof conversion from pitched roof to mansard roof to form new bedroom/bathroom

It was **RESOLVED** to **SUPPORT** the application due to it proposing a minimal visual impact.

Planning Applications received in week commencing Monday 26 January

ESCC/2025/001/CB - Chyngton Brooks - The restoration of intertidal habitat at Chyngton Brooks through the managed breaching of the tidal flood embankment and associated minor earthworks to improve hydraulic functioning and biodiversity.

It was **RESOLVED** to **SUPPORT** the application due to the overall future protection and improvement proposed to wildlife on this site.

LW/25/0730 – 9 Sutton Park Road – Single storey rear ground floor parapet walled extension to form a new cafe/bar premises.

It was **RESOLVED** to **OBJECT** to the application on the grounds that the site location is a small, confined space surrounded by residential properties and tall buildings such as

Seaford Library and various shops; the proposal would not be appropriate for the site as it would have an unacceptable noise impact on neighbouring properties, contrary the Lewes Local Plan policies DM20 and DM23.

LW/26/0018 – 3 Meadow Way – Single storey first floor rear extension, replacement of existing conservatory with two storey rear extension, and alterations to existing fenestration
It was **RESOLVED** to **SUPPORT** the application.

Tree Works Applications

TW/26/0001/TPO - 3 Chyngton Lane - T1 - Holm Oak - partial crown reduction by 1m - to prevent damage to garage/fence and clearance from ground by 2.5m - to facilitate access between trunk and garage/fence; T2 - Holm Oak - lift crown by 2.5m above ground level - to reduce obstructions in access and partial crown reduction by 1m to improve balance ;T3 - Holm Oak - lift crown by 2m above ground level - to improve balance of the crown.
It was **RESOLVED** to **SUPPORT** the application.

TW/26/0004/TPO - 12 Steyning Road - T8 and T9 - Holm Oak - reduce and reshape crown by 4m - to prevent branches from overhanging to private garden.
It was **RESOLVED** to **SUPPORT** the application.

TW/26/0005/TCA - Sussex Cottage, Upper Belgrave Road - G1 - 8 Nos. - Acer Trees - Re-pollard to previous points - To prevent overhanging on driveway and neighbour's private garden.
It was **RESOLVED** to **SUPPORT** the application.

SDNP/25/04976/TCA - Land At Site Of Bishopstone Place - T1 and T2 - Poplar - Reduction in height/reshaping of trees by approximately 5 metres - Removal of epicormic growth.
It was **RESOLVED** to **SUPPORT** to the application.

P62/01/25 Update Report

The Committee considered report 160/25 notifying the Committee of decisions taken by the Planning Authority on planning applications previously considered by the Committee, and any 'for information' updates on Highway matters.

It was **RESOLVED** to **NOTE** the report, decisions on planning applications and updates on highway matters.

The Committee thanked Councillor Boorman for standing in as Chair at the previous meetings during the Chair's period of absence.

The meeting closed at 9.01pm

Councillor L Wallraven

Chair of the Planning & Highways Committee

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