



Peacehaven and Telscombe Neighbourhood Development Plan

The Neighbourhood Planning (General) Regulations 2012 (as amended)

Regulation 18 – Publication of the examiner’s report and plan proposal decisions

Decision Statement – 13th February 2026

1. Introduction

1.1 Under the Town and Country Planning Act 1990 (as amended), Planning and Compulsory Purchase Act 2004 and the Neighbourhood Planning Act 2017, Lewes District Council has a statutory duty to support and advise communities in the preparation of neighbourhood development plans and to take such plans through the process of examination, referendum and to ‘make’ (adopt) them. The Localism Act 2011 (Part 6 chapter 3) and Neighbourhood Planning Act 2017 set out the Local Planning Authority’s responsibilities under Neighbourhood Planning.

1.2 This statement confirms that the modifications proposed in the Examiner’s Report have been accepted, the draft Peacehaven and Telscombe Neighbourhood Development Plan consequently amended; and that this plan may now proceed to referendum.

2. Background

2.1 The Peacehaven and Telscombe Neighbourhood Area corresponds with the Peacehaven and Telscombe Town Councils boundaries and covers the Plan period 2022 – 2030.

2.2 The Neighbourhood Area lies partly within Lewes District and partly within the South Downs National Park. It was designated by Lewes District Council and the South Downs National Park Authority on 17 June 2013. Lewes District Council and the South Downs National Park Authority have an agreement in place to determine which authority provides the support in parishes straddling both planning authorities. This agreement confirms that support will be given by the planning authority where the main centre of population is based and so, as the majority of the population is located outside of the National Park, the decision was made that Lewes District Council would assume responsibility.

2.3 The Peacehaven and Telscombe Neighbourhood Plan was submitted to Lewes District Council in October 2022 under Regulation 15. Prior to the submission, the Regulation 14 pre-submission consultation was carried out between 1 February and 15 March 2022. Following submission of the Plan under Regulation 15, the first Regulation 16 consultation took place from 18 January to 9 March 2023. A subsequent resubmission under Regulation 15 resulted in a further Regulation 16 consultation period, held between 12 October and 24 November 2023, during which the Plan was publicised and representations were invited.

2.4 Ms Ann Skippers was appointed by Lewes District Council and the South Downs National Park Authority in May 2024, with the approval of the Town Councils, to undertake the examination of the Peacehaven and Telscombe Neighbourhood Development Plan and to prepare a report of the independent examination.

2.5 The Examiner's Report concluded that subject to a series of modifications, the Plan met the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and should proceed to a Neighbourhood Planning referendum.

3. Decision

3.1 The Neighbourhood Planning (General) Regulations 2012 (as amended) require the local planning authorities to outline what actions they will take in response to the recommendations in an Examiner's report made under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a Neighbourhood Development Plan.

3.2 Having considered each of the recommendations made in the Examiner's Report, and the reasons for them, Lewes District Council and the South Downs National Park Authority in consultation with Peacehaven and Telscombe Neighbourhood Plan Steering Group decided to accept the modifications to ensure that the Plan meets the basic conditions set out in legislation.

3.3 Table 1 outlines the alterations made to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations and the justification for this.

4. Conclusion

4.1 The Independent Examiner recommended that, subject to the modifications proposed, the Peacehaven and Telscombe Neighbourhood Plan should proceed to referendum. Lewes District Council and the South Downs National Park Authority are therefore satisfied that the Peacehaven and Telscombe Neighbourhood Plan meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act and complies with the provisions made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. Therefore, the Neighbourhood Plan can proceed to referendum.

4.2 The Independent Examiner considered the neighbourhood area (as defined by Lewes District Council and the South Downs National Park Authority on 17 June 2013) to be appropriate for the purposes of holding a referendum. Lewes District Council and the South Downs National Park Authority have taken account of this advice; therefore, the neighbourhood area is the same as the referendum area.

4.3 The referendum is due to be held on 7th May 2026 and poses the following question:

‘Do you want Lewes District Council and the South Downs National Park Authority to use the neighbourhood plan for Peacehaven and Telscombe when making planning applications decisions for the neighbourhood area?’

Signed



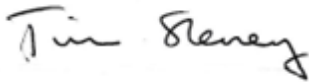
Robert Cottrill
Chief Executive
Lewes District Council
Date: 13th February 2026

Signed



Councillor Laurence O' Connor
Lead Member for Planning and
Infrastructure
Lewes District Council
Date: 13th February 2026

Signed



Tim Slaney
Director of Planning
South Downs National Park Authority
Date: 13th February 2026

Table 1

Page/ Topic/ Policies in draft NP	Position in Examiners Report	Independent Examiner’s Recommended Modification	Justification
Detailed comments on the Plan and its policies			
Page 1 Cover	Page 9	Put the Plan period of 2022 – 2030 on the front cover of the Plan and state this at an appropriate place within the Plan itself. <i>Agreed and Modified accordingly.</i>	Clarity
Overall Plan	Page 15	Update references to the NPPF as necessary throughout the Plan <i>Agreed and Modified accordingly.</i>	Clarity and Precision
Section 1 Introduction to the Neighbourhood Plan			
Page 7	Page 15	Insert reference to the SDLP and footnote link to the SDLP on page 7 of the Plan <i>Agreed and Modified accordingly.</i>	Clarity
Section 2 Peacehaven and Telscombe Plan Area			
Overall Plan	Page 17	<ul style="list-style-type: none"> • Ensure that references to the “twenty-minute neighbourhood” are consistent throughout the Plan • Change references to “NP” throughout the Plan to “NDP” • Ensure that the National Park is referred to as “National Park” throughout the Plan • Ensure that references to “National Park” and “National Park Authority” are corrected as necessary throughout the Plan 	Clarity
			Clarity
			Clarity
			Clarity
Section 3 Neighbourhood Development Plan – Area Wide Policies			

Page 18	Page 17	<p>Change the definition of “major development” on page 18 of the Plan to read:</p> <p>“A major application consists of...</p> <ul style="list-style-type: none"> o For housing development where ten or more homes will be provided, or the site has an area of 0.5 hectares or more o Non-residential development consisting of additional floorspace of 1000 square metres or more or a site of 1 hectare or more or o As otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015 <p>Within the National Park, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes of the National Park.”</p> <p><i>Agreed and Modified accordingly.</i></p>	Clarity, consistency and accuracy,
Page 20 Policy PT1: High Quality Design	Page 23	<p>Amend Policy PT1 to read:</p> <p>“(1) All proposals for developments and public spaces should be designed to be accessible and safe to use by people of all ages and for those whose mobility may be reduced. The only exemptions to this is development providing specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for older people or students) or where the specific requirements will depend on the nature of the accommodation or development provided.”</p> <p>(2) Proposals should demonstrate through the submission of a proportionate statement to accompany the planning application how they will have a positive impact by considering the local landscape, the setting of and longer views to and from the South Downs National Park, coastal areas and other local environmental assets including trees and woodland.</p> <p>(3) Proposals should incorporate opportunities to address climate change including enhancing biodiversity, green roofs and walls, green technologies, water saving and SUDs in accordance with the development plans, supplementary plans and guidance adopted by Lewes District Council and the South Downs National Park Authority as appropriate.</p> <p>(4) Proposals should demonstrate through the submission of a proportionate statement to accompany the planning application how they have considered, and been informed by, the</p>	To ensure the Neighbourhood Plan meets the Basic Conditions

		Peacehaven and Telscombe Design Code(s) (and any other relevant design codes and guidance) for the neighbourhood development plan area". <i>Agreed and Modified accordingly.</i>	
Page 20	Page 23	Add a hyperlink to the Design Code at a suitable point in the Plan. <i>Agreed and Modified accordingly.</i>	consistency and clarity
Page 21 Policy PT2: Innovation and Good Management	Page 23	Separate the first criterion of Policy PT2 into two with the new, separate criterion beginning "Proposals for new developments should seek to provide flexible and adaptable spaces..." <i>Agreed and Modified accordingly.</i>	Clarity
Page 21	Page 23	Delete the words "...internal communal areas..." from [existing] criterion (2) of Policy PT2. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 22 Policy PT3: Landscaping	Page 23	Change Policy PT3 to read: "(1) Protect and enhance natural features by respecting and incorporating existing landscape features into the design. In particular, proposals should retain mature or otherwise important trees and hedges. (2) Use appropriate high-quality materials and native species that are suitable for the site." <i>Agreed and Modified accordingly.</i>	Clarity
Page 23 Policy PT4: Impacts on the South Downs National Park	Page 24	Add new supporting text in relation to Policy PT4 after the first paragraph on page 23 of the Plan which reads: "The South Downs was established as a National Park in 2010. The South Downs National Park Authority became the local planning authority for the National Park in 2011. The National Park contains over 1,600km ² of England's most iconic lowland landscapes stretching from Winchester in the west to Eastbourne in the east. The purposes and duty of the National Park	To ensure the Neighbourhood Plan meets the Basic Conditions

		<p>Authority are set out in Section 5(1) of the National Parks and Access to the Countryside Act 1949, as amended by Section 62 of the Environment Act 1995. The National Park purposes are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. The National Park Authority also has a duty to seek to foster the economic and social well-being of the local communities within the National Park when carrying out its purposes. The 2023 Levelling Up and Regeneration Act (s245) and subsequent 2024 Government guidance, places a duty on those bodies preparing a neighbourhood plan to seek to further the purposes of the National Park. Paragraph 182 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. It continues that the scale and extent of development should be limited, while development within its setting should be sensitively located and designed to avoid or minimise adverse impacts on the National Park. This is particularly important as many areas outside of the National Park are still considered to be within the setting of the National Park.”</p> <p><i>Agreed and Modified accordingly.</i></p>	
<p>Page 23 Policy PT4: Impacts on the South Downs National Park</p>	<p>Pages 24- 25</p>	<p>Change Policy PT4 to read: “Development in, or within the setting of, the South Downs National Park (SDNP) should have a landscape led approach which seeks to further the purposes of, and makes a positive contribution to, the landscape character, visual amenity and special qualities of the National Park.</p> <p>Development proposals must not detract from, or cause detriment to, biodiversity, dark night skies, geology, tranquillity, and other essential characteristics of the National Park. Proposals should not adversely affect transitional landscape character in the setting of the National Park, including the views, outlook and aspect, into and out of, the National Park by virtue of its location, scale, form and/or design.”</p> <p><i>Agreed and Modified accordingly.</i></p>	<p>Clarity</p>

Page 24 Sustainable Design	Page 25	<p>Amend the third paragraph on page 24 of the Plan to read: “All new developments should aim to be net zero in accordance with the legally binding target in the Climate Change Act 2008 (2050 Target Amendment) Order 2019. This commits the UK to reducing greenhouse gas emission to Net Zero by 2050. All new development proposals in the Plan area need to show how thought has been given to being climate friendly and should seek to demonstrate that the sourcing of materials, facilities and water-drainage strategies and other actions are contributing to this target. Reference should be made to the policies and guidance set out by Lewes District Council and the South Downs National Park Authority.”</p> <p><i>Agreed and Modified accordingly.</i></p>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 24 Policy PT5: Sustainable Design	Page 25	<p>Amend Policy PT5 to read:</p> <p>“All development within the Neighbourhood Plan area should seek to achieve high standards of sustainable development and where appropriate demonstrate in proposals how design, construction and operation has sought to:</p> <p>(1) Promote the use of natural resources and the reuse of or recycle existing resources. (2) Support the use of sustainable drainage systems (SUDS) to conserve and enhance the landscape and wildlife, reduce the effects of storm water runoff, reduce the effects of summer heatwaves, and reduce the effects of summer droughts. (3) Meet the Building Regulations water efficiency standard of a maximum of 110 litres per person per day for residential use (or subsequent standards). (4) Show how the proposals seek to be resilient to the impacts of climate change by including adaption measures in terms of, but not limited to heat and water stresses. (5) Use a holistic building approach in accordance with the principles set out in PAS 2035 (or its successor) in the renovation of traditional buildings or heritage assets to help improve the sustainability of the structure whilst preserving or enhancing its architectural and/or historic interest, appearance, character, setting, significance and long-term preservation.”</p> <p><i>Agreed and Modified accordingly.</i></p>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 27	Page 29	Insert a map showing the eight-character areas at an appropriate place in this section.	Clarity

Housing – Creating High Quality Housing for All		<i>Agreed and Modified accordingly.</i>	
Page 27	Page 29	<p>Replace paragraphs three and four on page 27 of the Plan with:</p> <p>“Whilst the Lewes District Local Plan Part 1 sets out the housing figure for the Neighbourhood Development Plan Area and is the local planning authority for the areas of the Parishes outside the National Park, the South Downs National Park Authority is the local planning authority for the areas of the Parishes inside the National Park. Both local planning authorities set out in their respective local plans how they wish to improve the quality and amount of affordable housing in their plan areas, including the need for a mix of housing type, mix and density.”</p> <p><i>Agreed and Modified accordingly.</i></p>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 27	Page 29	<p>Amend [existing] paragraph five on page 27 of the Plan to read: “In terms of the areas outside of the National Park, Lewes District Council have not been able to demonstrate (at the time of writing) a five year housing land supply. Therefore some of the housing policies within the Lewes Core Strategy will be weighted in favour of...”</p> <p><i>Agreed and Modified accordingly.</i></p>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 33 Policy PT6: Housing Design	Page 29	<p>Alter Policy PT6 to read: “All new residential development (including conversions) must:</p> <p>(1) meet the nationally described internal space standards for each individual unit.” [retain remainder of policy as is to criterion (5)]</p> <p>(5) “Adopt a landscape-led approach to ensure development positively contributes to the overall appearance and landscape/townscape character of the area taking account of street layout, density, plot size, scale and roofscapes whilst avoiding or minimising any adverse impacts on the South Downs National Park, its setting and views to and from the National Park and views to the sea.” [retain remainder of policy as is to criterion (11)]</p> <p>(11) “Be in conformity with the Peacehaven and Telscombe Design Codes and any other adopted</p>	consistency and clarity

		design codes and guidance for the neighbourhood development plan area.” <i>Agreed and Modified accordingly.</i>	
Page 35 Policy PT7: Adaptable Housing	Page 29	Delete criterion (2) of Policy PT7. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 36 Policy PT8: Low Cost Housing	Page 30	Add the words “or any successor document or the most up to date housing needs assessment” after “...Housing Needs Assessment” in paragraph (4) of Policy PT8. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 38 Policy PT9: Housing Mix	Page 30	Add the words “or any successor document or the most up to date housing needs assessment” after “...Housing Needs Assessment” in paragraph (1) of Policy PT9. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 38 Policy PT9: Housing Mix	Page 30	Add the words “based on specific site characteristics” after “...technically feasible to do so...” in paragraph (2) of Policy PT9. <i>Agreed and Modified accordingly.</i>	Clarity
Page 40 Movement: Promoting Active, Smarter and More Sustainable	Pages 32- 33	Amend the second paragraph on page 40 of the Plan and add new third and fourth paragraphs to read: “The A259 corridor is a key part of the Major Route Network (MRN) due to the high level of mixed-use traffic that uses it (e.g. pedestrians, cyclists, buses, cars/vans etc.) and its economic importance to the area in terms of providing inter-urban connectivity from Peacehaven & Telscombe with Brighton to the west, and east to Newhaven. At the time of writing the Neighbourhood Plan, a study of the A259 has been undertaken by East Sussex County Council.	To ensure the Neighbourhood Plan meets the Basic Conditions

Modes of Travel		<p>This identifies a package of transport schemes along the A259 from east of Brighton to east of Eastbourne, including the section through Peacehaven and Telscombe. The outcomes of the study have been used to inform the development of a Strategic Outline Business Case which was submitted to the Department for Transport in October 2023.</p> <p><i>Agreed and Modified accordingly.</i></p>	
<p>Page 40</p> <p>Movement: Promoting Active, Smarter and More Sustainable Modes of Travel</p>	Page 33	<p>The proposed schemes for the Peacehaven/Telscombe section of the A259 comprise:</p> <ul style="list-style-type: none"> • Longridge Avenue – Traffic management <p>Minor widening of A259 / Longridge Avenue junction approaches aiming to reduce blocking back on A259 and improve journey time reliability for public transport and general traffic.</p> <ul style="list-style-type: none"> • Rottingdean-Peacehaven – activated message signs 5. <p>Introduction of markings / activated message signs along route aiming to reduce excessive speeding.</p> <p>These will meet with the five objectives of the MRN which include reducing congestion, supporting economic growth and rebalancing, supporting housing delivery, supporting all road users, and supporting the Strategic Route Network.”</p> <p><i>Agreed and Modified accordingly.</i></p>	To ensure the Neighbourhood Plan meets the Basic Conditions
<p>Page 40</p> <p>Active Movement</p>	Page 33	<p>Update the [existing] third paragraph on page 40 of the Plan to read:</p> <p>“ESCC has published the East Sussex Local Walking and Cycling Infrastructure Plan. This identifies that Peacehaven has the potential to increase active travel (walking, wheeling and cycling) through improved walking and cycling infrastructure. This includes linking active travel route to public transport. ESCC is also producing Local Transport Plan 4 and will update the Local Walking and Cycling Infrastructure Plan as part of their work.”</p> <p><i>Agreed and Modified accordingly.</i></p>	Clarity
<p>Page 43</p> <p>Policy PT11:</p>	Page 33	<p>Amend the first criterion of Policy PT11 to read:</p> <p>“All planning applications should set out the site’s connectivity to nearby key services, education facilities and community spaces. These statements should be proportionate to the size</p>	To ensure the Neighbourhood Plan

Travel Planning		of the proposed development and be tailored to address local circumstances strengthening existing links to such facilities and services.” <i>Agreed and Modified accordingly.</i>	meets the Basic Conditions
Page 43 Policy PT11: Travel Planning	Page 33	Amend the last paragraph in Policy PT11 to read: “Encouragement is given for developers to set out new parking areas in the Neighbourhood Plan area in accordance with the South Downs National Park Authority’s Guidance on Parking for Residential and Non-Residential Development Supplementary Planning Document April 2021 that follows a landscape led approach to designing parking facilities.” <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 45 Policy PT12: Enhancing Accessibility to the South Downs National Park and Coastal Areas	Page 34	Add a new paragraph at the end of Policy PT12 which reads: “ All development should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for all users.” <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 47 Policy PT13: Enhancing Public Transport in the Neighbourhood Plan Area	Page 34	Add the words “where appropriate to the development’s type and scale” after “....(major)...” in the first sentence of Policy PT13. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions

Page 47	Page 34	Add the word “trip” before “...chain journeys...” in criterion (4) of Policy PT13. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions, Clarity
Page 48 Council Project 3 – Travel Planning	Page 34	Separate out the two elements in paragraph (3) of Council Project 3 on page 48 of the Plan so that a new fourth criterion starts “With regards to...” and add the South Downs National Park Authority to the list of partner organisations in this new criterion. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Pages 50-51 Map	Page 34	Substitute the “Indicative 20-minute Walking Radius” map supplied with the Town Council’s response to my questions of clarification for the existing plan on pages 50 and 51 of the Plan. <i>Agreed and Modified accordingly.</i>	Clarity and Accuracy
Page 53 Policy PT14: Protection of Green Spaces within the Neighbourhood	Page 37	Amend criterion (2) of Policy PT14 to read: “Development which would result in the loss of existing areas of formal and informal recreational space such as playing fields, amenity spaces and allotments as listed below should clearly demonstrate that the facility is surplus to requirements or that the loss is replaced by alternative provision in a suitably accessible location elsewhere in the neighbourhood plan area that is equivalent or better is terms of size, quality, and amount of facilities offered or would result in a net improvement in the quality and type of facilities available. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 53 Map	Page 37	Include a map of the 16 green spaces relevant to Policy PT14 similar to the one submitted with the Town Council’s response to my questions of clarification but with the title amended to “Policy PT14 Green Spaces for Protection”. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions

Page 55 Council Project 4 – The development of Green Spaces Infrastructure	Page 37	Change the reference to local green spaces in Council Project 4 on page 55 of the Plan to “green spaces”. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 55 Council Project 4 – The development of Green Spaces Infrastructure	Page 37	Add the word “Authority” after “...South Downs National Park...” in Council Project 4. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 56 Policy PT16: Enhancement of Formal Sports Areas and Children’s Equipped Play Areas	Page 37	Remove criterion (3) from Policy PT16 and convert it into a new policy using the information supplied in the response to my questions of clarification. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 57 Biodiversity	Page 39	Add the word “Authority” at the end of the third paragraph on page 57 of the Plan. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions

<p>Page 58 Policy PT17: Protection of Biodiversity and Habitats & Policy PT18: Biodiversity Net Gain</p>	<p>Page 39</p>	<p>Combine Policies PT17 and PT18 into a new policy that reads: “(1) All development proposals which are likely to affect a protected habitat or species must protect and, where possible, enhance the protected habitats and species. Planning applications must be accompanied by an appropriate and proportionate Ecological Assessment which sets out a clear and deliverable conservation (and enhancement) strategy which, amongst other measures, includes any necessary mitigation measures and ensures that there is a satisfactory level of monitoring by a suitably qualified ecologist to ensure the risk to protected habitats or species is managed effectively. This may include the need for the ecologist to be onsite throughout the main construction phases. (2) All development must achieve at least 10% biodiversity net gain (BNG) using the appropriate DEFRA metric, and any gain must be secured for at least 30 years, as per the Environment Act 2021 (as amended). In doing so, proposals should be delivered in accordance with the local policies and supplementary guidance adopted by Lewes District Council and the South Downs National Park Authority as appropriate.” <i>Agreed and Modified accordingly.</i></p>	<p>To ensure the Neighbourhood Plan meets the Basic Conditions</p>
<p>Page 58 Policy PT19: Urban Greening.</p>	<p>Page 39</p>	<p>Add the following definition of “green assets” referred to in Policy PT19 to the supporting text and the Plan’s glossary “Planning Jargon Explained”: “Green Assets are anything that helps reduce energy, water or natural resource usage and helps mitigate climate change. This can include physical assets like renewable energy infrastructure (wind farms, solar panels), natural resources (forests, water bodies), and waste recycling plants.” <i>Agreed and Modified accordingly.</i></p>	<p>To ensure the Neighbourhood Plan meets the Basic Conditions</p>
<p>Page 60 Coastal Protection and Flooding</p>	<p>Page 40</p>	<p>Add at the end of the second paragraph on page 60 of the Plan: “It should also be noted that these works are dependent on the economic, environmental and technical viability of the proposals, and the necessary permissions being granted. Any improvements to coastal protection would be subject to the assessment of environmental impact on the Site of Special Scientific Interest and the Marine Conservation Zone and will require consultation with and approval from the relevant organisations.”</p>	<p>Clarity</p>

		<i>Agreed and Modified accordingly.</i>	
Page 60 Coastal Protection and Flooding	Page 40	Change the sentence which reads ““The increase in rainfall and temperatures from climate change is exacerbating the erosion of the cliff top” in the third paragraph on page 60 to read: “There are various ways in which climate change could affect the weathering and erosion of the cliff top.” <i>Agreed and Modified accordingly.</i>	Clarity
Page 60 Coastal Protection and Flooding	Page 41	Change “non-permeable” to “permeable” in the last paragraph on page 60 of the Plan. <i>Agreed and Modified accordingly.</i>	Accuracy
Page 68 Employment Space	Page 43	Delete Policy PT27: Local Labour Agreement from the Plan. This can be converted into a Council Project if desired with suitable rewording to be agreed with the local planning authorities. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 72 Policy PT31: Loss of Community Facilities	Pages 45- 46	Revise Policy PT31 to read: “ Proposals that include the loss or change of the following community facilities; Peacehaven Library, Tyedean Hall, Telscombe Village Hall, The Scouts Hut in Arundel Road, the Scouts Hut in Longridge Avenue, East Brighton Masonic Centre (Seaview Road), Community House, Telscombe Civic Centre, Community Centre for Peace and Mosque, Kempton House Day Centre, The Joff Youth Centre, Central Avenue & Longridge Avenue Post Offices and shown on Map XX will only be supported where: (1) adequate alternative provision exists or will be provided in an equally accessible or more accessible location within 800 metres walking distance; and (2) all reasonable efforts have been made to preserve the facility, but it has been satisfactorily demonstrated that it would not be economically viable, feasible or practicable to retain the facility or provide any other type of community service within the site/building.”	To ensure the Neighbourhood Plan meets the Basic Conditions

		<i>Agreed and Modified accordingly.</i>	
Map		Inset the map titled "Protection of Community Facilities" submitted as part of the response to the questions of clarification into the Plan at an appropriate location to sit alongside Policy PT31. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 72 Policy PT32: Statement of Community Involvement	Page 46	Delete Policy PT32 and turn it into a Council Project if desired with suitable wording to be agreed with the local planning authorities. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Section 5 A Centre for Peacehaven			
Page 83 Map- A Centre for Peacehaven	Page 50	Insert the "Centre of Peacehaven masterplan area October 2020" sent to me as part of the response to my questions of clarification on page 83 of the Plan. <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 84 Policy PT37: Peacehaven Centre	Page 50	Amend the first sentence of Policy PT37 to: "Development in the centre of Peacehaven (area defined in the masterplan document and shown on Figure XX) should have regard to the design principles and guidelines in the Peacehaven town centre Masterplan and are particularly encouraged to achieve all of the following criteria:" <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Page 84 Policy PT37: Peacehaven Centre	Page 50	Add a new criterion to Policy PT37 that reads" "Will undertake any necessary investigations to ensure that development will not adversely affect the water environment due to potential contamination from historic landfill." <i>Agreed and Modified accordingly.</i>	To ensure the Neighbourhood Plan meets the Basic Conditions
Section 6 Community Infrastructure Levy			

Page 86	Page 50	Add the word "Authority" after the "...South Downs National Park..." in the second paragraph on page 86 of the Plan. <i>Agreed and Modified accordingly.</i>	Clarity
Section 7 Glossary			
Page 90 Planning Jargon Explained	Page 51	Amend the definition of previously developed land on page 90 of the Plan to "Land which is or was occupied by a permanent structure including the curtilage of the developed land, but excluding land in built-up areas such as residential gardens, parks, recreation grounds and allotments." <i>Agreed and Modified accordingly.</i>	Clarity