

Regulation 16 Comments received on the West Saltdean Neighbourhood Plan (March 2025)

Respondent Number	1
Representation Number	1
Consultee Name	The Environment Agency
Part of Plan	Whole Plan
Policy Name	n/a
Support, Oppose or have comments?	Comments
Reasons for supporting or opposing the policy?	You have confirmed that there will be no development coming forward as part of this plan. Therefore, based on the information currently available, the proposed NP raises no environmental concerns for us.
Improvements or changes suggested?	n/a

Respondent Number	2
Representation Number	1
Consultee Name	Gatwick Airport
Part of Plan	Whole Plan
Policy Name	n/a
Support, Oppose or have comments?	Comments
Reasons for supporting or opposing the policy?	We have no aerodrome safeguarding concerns with regards to the Neighbourhood Plan.
Improvements or changes suggested?	n/a

Respondent Number	3
Representation Number	1
Consultee Name	National Highways
Part of Plan	Whole Plan
Policy Name	n/a
Support, Oppose or have comments?	Comments

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Reasons for supporting or opposing the policy?	I have reviewed the documents provided, and do not have any comments at present.
Improvements or changes suggested?	n/a

Respondent Number	4
Representation Number	1
Consultee Name	Natural England
Part of Plan	Whole Plan
Policy Name	n/a
Support, Oppose or have comments?	Comments
Reasons for supporting or opposing the policy?	We recommend that advice is sought from your ecological, landscape and soils advisors, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.
Improvements or changes suggested?	

Respondent Number	5
Representation Number	1
Consultee Name	South Downs National Park Authority
Part of Plan	
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	The recommended changes below fall into three categories and are dealt with in order as follows: <ul style="list-style-type: none"> • General amendments • Removal of specific references to the City Plan where the policy applies to both the Brighton & Hove and South Downs National Park areas of West Saltdean

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	<ul style="list-style-type: none"> • Refer to South Downs National Park (SDNP) rather than South Downs National Park Authority (SDNPA) <p>SDNPA notes and appreciates that West Saltdean Neighbourhood Forum made the recommended changes at the Regulation 14 stage.</p> <p>SDNPA appreciate the approach taken by West Saltdean Neighbourhood Forum and welcome the statements within the Neighbourhood Plan where the proximity and significance of the South Downs National Park to West Saltdean is recognised.</p>
Improvements or changes suggested?	
Respondent Number	5
Representation Number	2
Consultee Name	South Downs National Park Authority
Part of Plan	Section 1, Paragraph 1.2, page 3
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	For clarity on the two Local Planning Authority areas and the areas they cover for planning.
Improvements or changes suggested?	Second sentence – “Our Neighbourhood Plan (NP), once made, will form part of the Development Plan for BHCC Brighton & Hove and the South Downs National Park. The Neighbourhood Plan will be used by BHCC and SDNPA as appropriate to make planning decisions.
Respondent Number	5
Representation Number	3
Consultee Name	South Downs National Park Authority
Part of Plan	Section 1, paragraph 1.3, page 5
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Amend first sentence to refer to the Neighbourhood Plan rather than the Local Plan.
Improvements or changes suggested?	“The Neighbourhood Forum managed the development of the Local Neighbourhood Plan.”

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Respondent Number	5
Representation Number	4
Consultee Name	South Downs National Park Authority
Part of Plan	Section 1, paragraph 1.4, page 5
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Clarify reference to the two Local Planning Authorities
Improvements or changes suggested?	First sentence – “It is intended for the NP to work closely with those documents already set by the local planning Authority and SDNPA, two Local Planning Authorities, as these have...”
Respondent Number	5
Representation Number	5
Consultee Name	South Downs National Park Authority
Part of Plan	
Policy Name	Policy WS1, Achieving High Quality Design, page 13
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Amend Policy WS1, criteria 1 to include the Design Guide SPD for those areas within the SDNP.
Improvements or changes suggested?	Amend criteria 1 as follows: “All proposals for development should demonstrate how they have taken into consideration the SPD 17 Urban Design Framework and, the West Saltdean design guidance and codes, and the Design Guide SPD where appropriate.”
Respondent Number	5
Representation Number	6
Consultee Name	South Downs National Park Authority
Part of Plan	Section 5 6. Achieving More Sustainable Buildings paragraph 5.6.5 and Policy WS8, pages 21/22
Policy Name	Policy WS8
Support, Oppose or have comments?	

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Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Highlight the wording in Policy WS8 to determine this is in conformity with the wording of policy SD51 Renewable Energy of the South Downs Local Plan.
Respondent Number	5
Representation Number	7
Consultee Name	South Downs National Park Authority
Part of Plan	Paragraph 5.7.4, page 23
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Clarify the specified City Plan policies apply in West Saltdean outside the SDNP.
Improvements or changes suggested?	“...Brighton & Hove City Plan Part 2 already apply in West Saltdean (<u>outside the area of the South Downs National Park</u>):”
Respondent Number	5
Representation Number	8
Consultee Name	South Downs National Park Authority
Part of Plan	Section 5
Policy Name	7. Travel, Transport and Active Movement Policy WS9, page 24
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Remove reference to SDNPA in WS9 criteria 3 as only Brighton and Hove City Council have responsibility within the Neighbourhood Area for managing the public highway and public rights of way.
Improvements or changes suggested?	Amend Policy WS9 criteria 3 to read – “...highways that won’t be managed by either BHCC or SDNPA , a long-term management strategy...”
Respondent Number	5
Representation Number	9
Consultee Name	South Downs National Park Authority

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Part of Plan	Section 5 8. Enhancing Our Open Spaces, Encouraging Biodiversity & Wildlife, paragraph 5.8.1, page 25
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Third sentence – “...(NPPF), December 2023 ⁴ paragraph 182 ⁹ states:”
Respondent Number	5
Representation Number	10
Consultee Name	South Downs National Park Authority
Part of Plan	Paragraph 5.8.2, page 25
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Amend wording from NPPF paragraph 189 with updated reference to “National Landscapes”.
Improvements or changes suggested?	Amend to read as follows – “...and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty National Landscapes which have the highest status...”
Respondent Number	5
Representation Number	11
Consultee Name	South Downs National Park Authority
Part of Plan	Paragraph 5.8.3, page 25
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Clarify the wording regarding development and the SDNP. For the decision maker to decide if development is within the setting of the SDNP.
Improvements or changes suggested?	Amend wording as follows – “So, although West Saltdean is not in the green belt, any development within the Neighbourhood Plan area should be considered <u>to be</u> within the setting of the SDNP SDNPA and should be...”
Respondent Number	5

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Representation Number	12
Consultee Name	South Downs National Park Authority
Part of Plan	Paragraph 5.8.5, page 25
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Amend the sentence to include reference to LGS and the South Downs Local Plan.
Improvements or changes suggested?	Amend the sentence as follows – “...designated as LGS in Brighton and Hove’s City Plan, (See Policy DM38 p103 City Plan Part 2) or the South Downs Local Plan.”
Respondent Number	5
Representation Number	13
Consultee Name	South Downs National Park Authority
Part of Plan	Pages 26, 28 and 30.
Policy Name	Policy WS11 – Protecting Local Green Spaces
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	For clarity amend the maps to show the boundary of the SDNP. Parts of the proposed LGS below appear to be inside the SDNP SITE 2 Looes Barn Close SITE 4 Coombe Farm new housing estate
Improvements or changes suggested?	Amend maps on pages 26, 28 and 30 to show the SDNP boundary.
Respondent Number	5
Representation Number	14
Consultee Name	South Downs National Park Authority
Part of Plan	
Policy Name	Policy WS12 – Enhancing local green spaces, biodiversity & wildlife
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Amend criteria 3, bullet point four to recognise that in some areas of West Saltdean it may be appropriate to plant tree species suitable for the South Downs National Park.

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Improvements or changes suggested?	Criteria 3, bullet point 4 – “Include the planting of tree species that are suitable to Brighton & Hove and, where appropriate the SDNP”.
Respondent Number	5
Representation Number	15
Consultee Name	South Downs National Park Authority
Part of Plan	
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Removal of specific references to the City Plan where the policy applies to both the Brighton & Hove and South Downs National Park areas of West Saltdean.
Improvements or changes suggested?	<p>Relevant Local Plan policies will apply within West Saltdean where appropriate if the development is in the Local Planning Authority areas of Brighton and Hove or the South Downs National Park.</p> <p>Therefore, for clarity for the decision maker remove specific reference to the City Plan where the Neighbourhood Plan policy could apply in the Brighton & Hove or South Downs National Park Local Planning Authority areas within West Saltdean.</p> <p>For the following recommend removing the reference to the specific City Plan policies.</p>
Respondent Number	5
Representation Number	16
Consultee Name	South Downs National Park Authority
Part of Plan	
Policy Name	WS5 Adaptable housing page 17
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	

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Improvements or changes suggested?	Criteria 1 – “...suitable for people of differing levels of physical and mental abilities that adhere to existing City Plan policies.”
Respondent Number	5
Representation Number	17
Consultee Name	South Downs National Park Authority
Part of Plan	
Policy Name	WS7 – Incorporating Sustainable Drainage and Water Efficiency Measures Page 20
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Remove text after the second bullet point “GPP2 policy DM43 Sustainable Drainage and SPD Sustainable Drainage will also apply.”
Respondent Number	5
Representation Number	18
Consultee Name	South Downs National Park Authority
Part of Plan	
Policy Name	Policy WS14 – Supporting local businesses and providing a mix of employment opportunities
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Criteria 1 Bullet point two – “...to support the local economy affordably as outlined in GPP2 DM11 and DM12.” Bullet point three – “...which can be enjoyed by all people of all ages and abilities as outlined in GPP2 Policy DM18.” Criteria 2 End of sentence – “particularly where they reduce out-commuting, and are in compliance with GPP2 policies.”
Respondent Number	5

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Representation Number	19
Consultee Name	South Downs National Park Authority
Part of Plan	
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Refer to South Downs National Park (SDNP) rather than South Downs National Park Authority (SDNPA) For the following amend to refer to the SDNP rather than the SDNPA
Improvements or changes suggested?	
Respondent Number	5
Representation Number	20
Consultee Name	South Downs National Park Authority
Part of Plan	Section 2, Our Vision page 6
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Amend end of second sentence – “...including the seafront and <u>the area in the South Downs National Park (SDNP).</u> (SDNPA)” Amend fourth sentence – “...with good access to quality open spaces, including <u>SDNP</u> SDNPA ...”
Respondent Number	5
Representation Number	21
Consultee Name	South Downs National Park Authority
Part of Plan	Section 2, paragraph 2.2, page 6
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	For end of bullet point one amend to read as follows – “...including the seafront and the area in the SDNP. (SDNPA)”

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Improvements or changes suggested?	
Respondent Number	5
Representation Number	22
Consultee Name	South Downs National Park Authority
Part of Plan	Objectives of this Plan Paragraph 2.3, page 7
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	For end of bullet point two amend to read as follows – “...active travel including into, and within, the area in the SDNP (SDNPA)” For end of bullet point four amend to read as follows – “...and open spaces including the <u>area</u> in the SDNP(SDNPA).”
Respondent Number	5
Representation Number	23
Consultee Name	South Downs National Park Authority
Part of Plan	Section 3 West Saltdean Today Paragraph 3.6 page 8
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	“...by West Saltdean’s boundaries of the sea, the SDNP SDNPA...”
Respondent Number	5
Representation Number	24
Consultee Name	South Downs National Park Authority
Part of Plan	Paragraph 3.7, page 8
Policy Name	
Support, Oppose or have comments?	

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Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	“West Saltdean is a gateway to the SDNP SDNPA...”
Respondent Number	5
Representation Number	25
Consultee Name	South Downs National Park Authority
Part of Plan	Section 5 1. Achieving Good Design Paragraph 5.1.5, page 13
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Amend to read as follows: “The adopted Design Guide Supplementary Planning Document (SPD) of the SDNPA will apply within the <u>SDNP</u> part of the NA.”
Respondent Number	5
Representation Number	26
Consultee Name	South Downs National Park Authority
Part of Plan	Section 5 1. Achieving Good Design, Paragraph 5.1.5, page 13
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Amend to read as follows: “The adopted Design Guide Supplementary Planning Document (SPD) of the SDNPA will apply within the <u>SDNP</u> part of the NA.”
Respondent Number	5
Representation Number	27

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Consultee Name	South Downs National Park Authority
Part of Plan	Section 5 2. The South Downs National Park
Policy Name	Policy WS2 – South Downs National Park, page 14
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Amend Policy WS2 to read as follows First sentence – “... or impacting upon the SDNP SDNPA should have...” Second sentence – “Development within or impacting upon the SDNP SDNPA...of West Saltdean, including meeting the purposes of the SDNP SDNPA.”
Respondent Number	5
Representation Number	28
Consultee Name	South Downs National Park Authority
Part of Plan	Section 5 - 7. Travel, Transport and Active Movement, paragraph 5.7.2, page 23
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Amend sentence to read – “...Neighbourhood Plan area is set within the SDNP (SDNPA) and provides...”
Respondent Number	5
Representation Number	29
Consultee Name	South Downs National Park Authority
Part of Plan	SITE 1 – SUFC and North Saltdean Recreation Ground page 27
Policy Name	

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Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	“3.5 Acres designated as public space. Bridlepath and rights of way path onto the SDNP SDNPA.”
Respondent Number	5
Representation Number	30
Consultee Name	South Downs National Park Authority
Part of Plan	Section 6 Potential Projects that could be funded by CIL receipts Paragraph 7.1.1
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	i. Encouraging cycling Bullet point two – “...Saltdean Vale to link to SUFC and SDNP SDNPA to the north...” ii. Encouraging walking Bullet point ten – “Access to SDNP SDNPA” Bullet point twelve – “Promoting connections into SDNP SDNPA”

Respondent Number	6
Representation Number	1
Consultee Name	Southern Water
Part of Plan	Section 5 Local Area Policies
Policy Name	Policy WS7 – Incorporating Sustainable Drainage and Water Efficiency Measures
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications

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<p>Reasons for supporting or opposing the policy?</p>	<p>As a statutory consultee for Local and Neighbourhood Plans, and the water supplier and wastewater service provider to West Saltdean, Southern Water is a key stakeholder for a range of content within this policy.</p> <p>However, the representations we made on this (and other) policies at Regulation 14 stage do not appear to have been received and are not summarised in the Consultation Statement.</p> <p>We support policy WS7 but request additional wording (see below) to help make this policy more effective in contributing to the achievement of sustainable development.</p> <p>Southern Water’s preferred drainage hierarchy prioritises rainwater harvesting and re-use as shown in our Outline SuDS policy here: https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf</p> <p>Rainwater harvesting and re-use offer effective SuDS options as these deliver both water efficiency benefits whilst also reducing surface water flows from developments (and we note their inclusion in Policy WSy).</p> <p>These options are important to areas like West Saltdean that overlies Source Protection Zones (SPZ) where infiltration SuDS options may be limited.</p> <p>SPZ are groundwater sources from which public drinking water supplies are drawn. As drinking water standards are more stringent than the environmental standards more often referred to in SuDS guidance for the protection of groundwater, Southern Water has developed additional guidance for SuDS within SPZ.</p> <p>This guidance explains when we will ask developers to provide a full hydrogeological risk assessment of the site to inform their SuDS design proposals - please see this link for more information: https://www.southernwater.co.uk/media/oooubtggs/suds-in-spz-guidance.pdf. Please could page 20 of the West Saltdean Neighbourhood Plan also refer to this policy?</p>
<p>Improvements or changes suggested?</p>	<p>Please add the following wording to the policy: "Where developments are proposed in areas overlying Source Protection Zones (SPZ) applications must demonstrate how SuDS designs will protect groundwater quality sufficiently to protect public water supply. Designs should be agreed in consultation with the statutory water supplier responsible for the SPZ. Further guidance is available from Southern Water here -</p>

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	<p>https://www.southernwater.co.uk/media/oooubtggs/suds-in-spz-guidance.pdf "</p> <p>Preventing connections of surface water to foul or combined sewer networks will be key to safeguarding the capacity and effective operation of the public sewage network into the future. This is in line with our surface water management policy here: https://www.southernwater.co.uk/media/l23dbon0/surface-water-managementpolicy-120724.pdf</p> <p>Support for green infrastructure is important to help reduce the rate of urban creep and support the natural water cycle. In addition to enhancing biodiversity, green areas can help to reduce the rainwater runoff that can contribute to flooding – both as green roofs that act to slow the flow of runoff from rainfall, and infiltration SuDS in appropriate locations. This is also in line with several paragraphs of the National Planning Policy Framework (December 2024) including paragraph 172(c) that requires: using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management).</p> <p>Climate change is expected to have an impact on the risk of flooding in several wastewater systems.</p> <p>Southern Water is investing heavily in work to reduce releases in part by removing existing connections of surface water to the combined and foul networks. However, even as we deliver this work, development continues to increase surface water run-off. For more information on Southern Water’s work, and the root causes of releases from storm overflows, please see – https://www.southernwater.co.uk/our-region/clean-rivers-and-seas-task-force/pathfinders/ https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force</p> <p>Whilst some parts of the wastewater network were originally designed to accommodate surface water, the expansion of towns and cities, and ‘urban creep’, contributes to increases</p>
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	<p>in surface water run-off. As stated in Water UK’s 21st Century Drainage Programme; “The country’s built environment is constantly changing and “urban creep” – home extensions, conservatories and paving over front gardens for parking – can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that “urban creep” results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems’.</p> <p>We need to tackle the problem, not by digging up the roads everywhere and replacing all the pipes, particularly in congested urban areas, but by tackling the issue at source in a more sustainable and affordable way. We need to separate rainwater from wastewater.</p> <p>In terms of future flood risk, better rainwater management through SuDS is the preferred approach to avoid placing added pressure on drainage networks during heavy rainfall. As set out in Defra’s Storm Overflows Discharge Reduction Plan “Water companies must remove rainwater from the combined sewer system as part of effectually draining their areas. This should include limiting any new connections of surface water to the combined sewer network, and any new connections should be offset by disconnecting a greater volume of surface water elsewhere within the network”.</p> <p>The complexities and challenges of drainage need a collaborative approach between the responsible organisations, such as Local Authorities, Southern Water, the Environment Agency and community groups to adapt the urban environment to be more resilient to our changing weather patterns. Managing surface water run-off at source will be a step towards resolving localised flooding.</p>
Respondent Number	6
Representation Number	2
Consultee Name	Southern Water
Part of Plan	
Policy Name	

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Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Our representations from the Regulation 14 consultation do not appear to have been fully received, as only one representation was summarised in the Consultation Statement accompanying this Regulation 16 stage (and this was not our representation for WS7, which was policy WS9 at the Reg14 stage). We therefore attach as a PDF the responses sent at Regulation 14 should you also need this.
Improvements or changes suggested?	

Respondent Number	7
Representation Number	1
Consultee Name	Sport England
Part of Plan	Section 5 Local Area Policies
Policy Name	Policy WS11 Protecting Local Green Space
Support, Oppose or have comments?	Not specified
Reasons for supporting or opposing the policy?	Sport England would comment that in relation to Policy WS11 Protecting Local Green Space that in relation to Site 1, SUFC and North Saltdean Recreation Ground the planning permission granted under reference BH2021/04508 for the installation of a 3G and ancillary development on the site should be acknowledged in the allocation.
Improvements or changes suggested?	Site should be acknowledged in the allocation.

Respondent Number	8
Representation Number	1
Consultee Name	Sussex Police
Part of Plan	
Policy Name	
Support, Oppose or have comments?	

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<p>Reasons for supporting or opposing the policy?</p>	<p>Planning policies should aim to create healthy, inclusive, and safe places by ensuring they are safe and accessible, reducing crime and fear, and promoting the use of public areas through well-designed routes and spaces.</p> <p>Local planning authorities are encouraged to work proactively with various stakeholders to plan and resolve key issues before application submissions to ensure faster delivery of public infrastructure like health, education, and justice facilities.</p> <p>Engagement with security services is important to inform planning decisions and promote public safety, especially in areas where large numbers of people gather. This involves addressing threats and hazards, reducing vulnerability, increasing resilience, and ensuring safety.</p> <p>The NPPF includes essential local workers who provide frontline services in health, education, and community safety. The Neighbourhood Plan should reflect national crime prevention policies, including referencing the Secured By Design scheme, which promotes crime prevention measures in housing design.</p> <p>Sussex Police are examining the impact of growth on policing infrastructure, and the Police and Crime Commissioner collaborates with local authorities to ensure policies for police infrastructure are current and robust.</p> <p>Neighbourhood Plans should incorporate recommendations from local design guides and leverage investment opportunities like the Community Infrastructure Levy to support the delivery of these recommendations.</p>
<p>Improvements or changes suggested?</p>	

<p>Respondent Number</p>	<p>9</p>
<p>Representation Number</p>	<p>1</p>
<p>Consultee Name</p>	<p>Telscombe Town Council</p>

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Part of Plan	Section 2. Vision, Aims, Objectives. Policies vs Projects
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	<p>The West Saltdean NP does not mention East Saltdean. It should perhaps acknowledge that it will work with the Peacehaven & Telscombe NP and Lewes District Council local planning area.</p> <p>You can include any other comments.</p> <p>We would suggest that the policy could be improved by saying that as Saltdean is one town but split by the boundary it is very important to work cooperatively across that boundary.</p>
Respondent Number	9
Representation Number	2
Consultee Name	Telscombe Town Council
Part of Plan	
Policy Name	POLICY WS6 – Conserving Local Heritage
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	This policy should explicitly state and acknowledge the importance of Art Deco buildings within Saltdean. It should reflect the importance of the conservation and retention.
Respondent Number	9
Representation Number	3
Consultee Name	Telscombe Town Council
Part of Plan	
Policy Name	POLICY WS7 – Incorporating Sustainable Drainage and Water Efficiency Measures
Support, Oppose or have comments?	

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Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Is there not a requirement for all developments to ensure that water run-off is not allowed to go into the drainage system? This policy does not reflect this.
Respondent Number	9
Representation Number	4
Consultee Name	Telscombe Town Council
Part of Plan	
Policy Name	POLICY WS15 – Improving facilities. Safeguarding the beach/cliff-top flora and fauna
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Para 3 says “Support will be given to planning applications from not-for-profit organisations wanting to provide additional built facilities on the undercliff or shingle beach to the east of Saltdean tunnel.” This does not acknowledge or reflect the fact that the eastern end of the undercliff is not within BHCC and hence mention might usefully be made of the willingness to work cooperatively across the boundary whenever necessary.

Respondent Number	10
Representation Number	1
Consultee Name	West Sussex County Council
Part of Plan	
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Thank you for consulting West Sussex County Council on the West Saltdean Neighbourhood Plan at Regulation 16 stage. We can confirm at this time there are no officer level comments being made to the consultation but would like to continue to be consulted on this and other documents.

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Respondent Number	11
Representation Number	1
Consultee Name	Historic England
Part of Plan	
Policy Name	
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	<p>Thank you for consulting Historic England about your Regulation 16 draft Neighbourhood Plan. This is the first opportunity Historic England has had to review your neighbourhood plan. As the Government’s adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully considered at all stages and levels of the local planning process.</p> <p>Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period.</p> <p>We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout this draft.</p> <p>Although your neighbourhood area does contain a number of designated heritage assets, at this point we don’t consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance</p>

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	<p>below, which may be of assistance. The conservation officer at your local Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area’s heritage assets.</p> <p><i>(Further information sent for reference on preparing Neighbourhood Plans)</i></p>
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Respondent Number	12
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Contents
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	

Respondent Number	13
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Contents
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	

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Respondent Number	14
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Section 1 Intro to Neighbourhood Planning
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	
Respondent Number	14
Representation Number	2
Consultee Name	<i>redacted</i>
Part of Plan	Section 2 Vision, Aims, Objectives. Policies Vs Projects
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	
Respondent Number	14
Representation Number	3
Consultee Name	<i>redacted</i>
Part of Plan	Section 3 West Saltdean Today
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	

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Respondent Number	14
Representation Number	4
Consultee Name	<i>redacted</i>
Part of Plan	Section 4 West Saltdean Tomorrow
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	
Respondent Number	14
Representation Number	5
Consultee Name	<i>redacted</i>
Part of Plan	Section 5 Local Area Policies
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	
Respondent Number	14
Representation Number	6
Consultee Name	<i>redacted</i>
Part of Plan	Section 6 Community Infrastructure Levy
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	

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Respondent Number	14
Representation Number	7
Consultee Name	<i>redacted</i>
Part of Plan	Section 7 Potential Projects that could be funded by CIL receipts
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	

Respondent Number	15
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Support whole plan

Respondent Number	16
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	
Policy Name	
Support, Oppose or have comments?	Support

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Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	

Respondent Number	17
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Section 4 West Saltdean Tomorrow
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Support whole plan

Respondent Number	18
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Section 4 West Saltdean Tomorrow
Policy Name	Contents
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	

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Respondent Number	19
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Section 5 Local Area Policies, Page 30 Para 5.9.7
Policy Name	Policy WS11 – Protecting Local Green Spaces
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	With regard to Mount Drive Plot 1. This land was acquired by Ausbert Valley Community Interest Company on the 6th September 2023. The land is not accessible to the general public as it is dangerous as our badgers have dug almost the entire with their tunnels. This was made clear when our comments were passed to councillor Fishleigh before the document was presented to the council. Additionally the ACV should have been removed when the land was purchased. According to BNCC legal Dept. the covenants are no longer in force. There is now no public right of way into or across the land. It is not a public green space but the company will not be looking to build on the land but rather leave it as a wildlife sanctuary.

Respondent Number	20
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Contents
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	It's the future of Saltdean
Improvements or changes suggested?	

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Respondent Number	21
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Contents
Policy Name	Not comments made
Support, Oppose or have comments?	Not comments made
Reasons for supporting or opposing the policy?	Not comments made
Improvements or changes suggested?	Not comments made

Respondent Number	22
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Section 5 Local Area Policies
Policy Name	Policy WS14 – Supporting local businesses and providing a mix of employment opportunities
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	The plan should recognise the area containing the Lido, Saltdean Tavern and Whitecliffs as an economic area. More generally, there's little in the plan about hospitality (restaurants, pubs, etc). We all want the Lido to succeed, but to do so Saltdean needs to be a destination for people from outside of the area. We need more quality restaurants, pubs, etc to encourage people to come to Saltdean and perhaps move to Saltdean

Respondent Number	22
Representation Number	2
Consultee Name	<i>redacted</i>
Part of Plan	Section 4 West Saltdean Tomorrow
Policy Name	

Regulation 16 Comments received on the West Saltdean Neighbourhood Plan (March 2025)

Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	There seems to be a resignation in this section (and all the way through the plan) that Saltdean will age. Saltdean will never be a draw for young people, but it would be great to see more ambition to support Saltdean as a place for people to raise their families. To do so, the plan needs more consideration of how it can support businesses - both retail and hospitality.
Respondent Number	22
Representation Number	3
Consultee Name	<i>redacted</i>
Part of Plan	Section 5 Local Area Policies
Policy Name	Policy WS8 – Small scale renewable energy projects including community energy scheme
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	Please replace 'renewable energy projects' on page 22 with 'solar energy projects'. Saltdean is perfect for rooftop solar, with south facing slopes and many houses having large roof. Micro wind turbines by contrast are noisy for neighbours and rarely efficient due to turbulent air flow around rooftops. Battery systems are great, but not renewable energy (they're storage) and rarely require planning permission.
Respondent Number	22
Representation Number	4
Consultee Name	<i>redacted</i>
Part of Plan	Section 7 Potential Projects that could be funded by CIL receipts
Policy Name	
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	

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Improvements or changes suggested?	<p>Please consider two projects. First, putting a non-tarmac surface on Whiteway Lane to the junction with the path running down to Dean Court Road. This part of the lane becomes extremely slippery during the winter.</p> <p>Second, putting a sealed surface on the bridleway running from the end of Bishopstone Drive to Woodingdean. This would provide a year-round cycle path that joins up with the Woodingdean-Falmer and Woodingdean-Elm Grove (sealed) bike paths. With E-bikes the hill is increasingly irrelevant as barrier.</p>
Respondent Number	22
Representation Number	5
Consultee Name	<i>redacted</i>
Part of Plan	Section 5 Local Area Policies
Policy Name	Policy WS10 – Parking
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	
Improvements or changes suggested?	<p>Please include a policy on pavement parking. This is a huge issue in many parts of Saltdean. When my children were small we were frequently forced into the road by cars parked on the pavement - I'd imagine people in wheelchairs and mobility scooters have the same issue.</p>

Respondent Number	23
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Contents
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	This will be good for Saltdean residents and business, visitors and B&H City.

Regulation 16 Comments received on the West Saltdean Neighbourhood Plan (March 2025)

Improvements or changes suggested?	
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Respondent Number	24
Representation Number	1
Consultee Name	(chair of the Saltdean Community Association)
Part of Plan	Contents
Policy Name	
Support, Oppose or have comments?	Support
Reasons for supporting or opposing the policy?	The Saltdean Community Association is a local charity that raises funds to support the community of Saltdean and also runs a community beach chalet. We have several hundred members who live or work in Saltdean. The trustees of the Association are pleased to support the neighbourhood plan in its totality and agree with all proposals in this document. We believe it will be of great benefit to Saltdean and help preserve and enhance the local area as a great place to live, work or visit.
Improvements or changes suggested?	

Respondent Number	25
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Contents
Policy Name	No comments made
Support, Oppose or have comments?	No comments made
Reasons for supporting or opposing the policy?	No comments made
Improvements or changes suggested?	No comments made

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Respondent Number	26
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Contents
Policy Name	
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	As an older Brighton resident with mobility issues caused by arthritis, I regularly cycle east from the city, using the trailing wind to help me along. I use the undercliff, and the clifftop cycle paths to get as far as is comfortable - usually Seaford - before returning to the city by train.
Improvements or changes suggested?	Wider, safer and better-separated cycle paths for east to west cyclists.

Respondent Number	27
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Section 4 West Saltdean Tomorrow
Policy Name	
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	As an older Brighton resident with mobility issues caused by arthritis, I regularly cycle east from the city, using the trailing wind to help me along. I use the undercliff, and the clifftop cycle paths to get as far as is comfortable - usually Seaford - before returning to the city by train.
Improvements or changes suggested?	Please can we have a Beryl bike hub at Saltdean? It would be fab to be able to cycle to Saltdean by Beryl bike, but currently that's not possible as there's no hub. Then more people could visit by bike, using the fantastic undercliff path, and visit the lido. The undercliff path is great for providing a traffic-free way of getting to and from Saltdean.

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Respondent Number	28
Representation Number	1
Consultee Name	<i>redacted</i>
Part of Plan	Section 2 Vision, Aims, Objectives. Policies Vs Projects, Page 7
Policy Name	
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	The West Saltdean NP does not mention East Saltdean. It should perhaps acknowledge that it will work with the Peacehaven & Telscombe NP and Lewes District Council local planning area.
Improvements or changes suggested?	As Saltdean is one town but split by the boundary it is very important to work cooperatively across that boundary.
Respondent Number	28
Representation Number	2
Consultee Name	<i>redacted</i>
Part of Plan	Section 3 West Saltdean Today, page 6
Policy Name	Policy WS6 – Conserving Local Heritage
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	This policy should explicitly state and acknowledge the importance of Art Deco buildings within Saltdean. It should reflect the importance of the conservation and retention.
Improvements or changes suggested?	The importance of Art Deco buildings needs to be highlighted
Respondent Number	28
Representation Number	3
Consultee Name	<i>redacted</i>
Part of Plan	Section 5 Local Area Policies, WS7 page 20

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Policy Name	Policy WS7 – Incorporating Sustainable Drainage and Water Efficiency Measures
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	Is there not a requirement for all developments to ensure that water run-off is not allowed to go into the drainage system. This policy does not reflect this.
Improvements or changes suggested?	All surface water drainage to be retained on site without going into the drainage system
Respondent Number	28
Representation Number	4
Consultee Name	<i>redacted</i>
Part of Plan	Section 5 Local Area Policies, WS15 page 48
Policy Name	Policy WS15 – Improving facilities. Safeguarding the beach/clifftop flora and fauna
Support, Oppose or have comments?	
Reasons for supporting or opposing the policy?	Boundary with ESCC needs to be respected and acknowledged within this policy as not all of the undercliff is subject to this NP.
Improvements or changes suggested?	This policy should reflect the boundary and that not all of the undercliff is part of BHCC. Furthermore, the approach within ESCC area is more aimed towards conservation and nature recovery to the eastern end of the undercliff.
Respondent Number	28
Representation Number	5
Consultee Name	<i>redacted</i>
Part of Plan	Section 7 Potential Projects that could be funded by CIL receipts Page 49
Policy Name	Other - Potential projects
Support, Oppose or have comments?	Support this policy/part of the plan subject to modifications
Reasons for supporting or opposing the policy?	

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Improvements or changes suggested?	
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