

Peacehaven and Telscombe Neighbourhood Development Plan

**Voting Information for Referendum
on
7th May 2026**



Lewes District Council



South Downs
National Park Authority

Introduction

A referendum will be held in Peacehaven and Telscombe on Thursday, 7th May 2026 asking eligible voters whether the Peacehaven and Telscombe Neighbourhood Development Plan should be used by Lewes District Council and the South Downs National Park Authority to decide planning applications.

We are required to produce “a statement that sets out general information as to town and country planning (including neighbourhood planning) and the referendum”. This document has been produced to meet this requirement.

This document provides:

- Information about the planning system
- Information about the referendum
- Information stating where more details relating to the Peacehaven and Telscombe Neighbourhood Development Plan can be found.

Information about the planning system

As is made clear in legislation, most development requires consent, known as planning permission, to go ahead. This is usually done by submitting a planning application to a local planning authority, which decides whether to approve or refuse a planning application. Local planning authorities use planning policies, whether they are produced at a national, local or neighbourhood level, to make such decisions.

In Peacehaven and Telscombe, Lewes District Council and the South Downs National Park Authority are the local planning authority that decides planning applications. 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 in 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.

National Policy

National planning policy is contained in the National Planning Policy Framework, commonly referred to as the NPPF, as well as other related documents. The NPPF sets out policy on a range of different topic areas to aid in the determination of planning applications and ensure that development contributes to the achievement of sustainable development.

The NPPF sets out policy to local planning authorities regarding the production of Local Plans and makes clear that local policies should be consistent with the NPPF. It also contains relevant policy and advice to local communities that undertake neighbourhood planning.

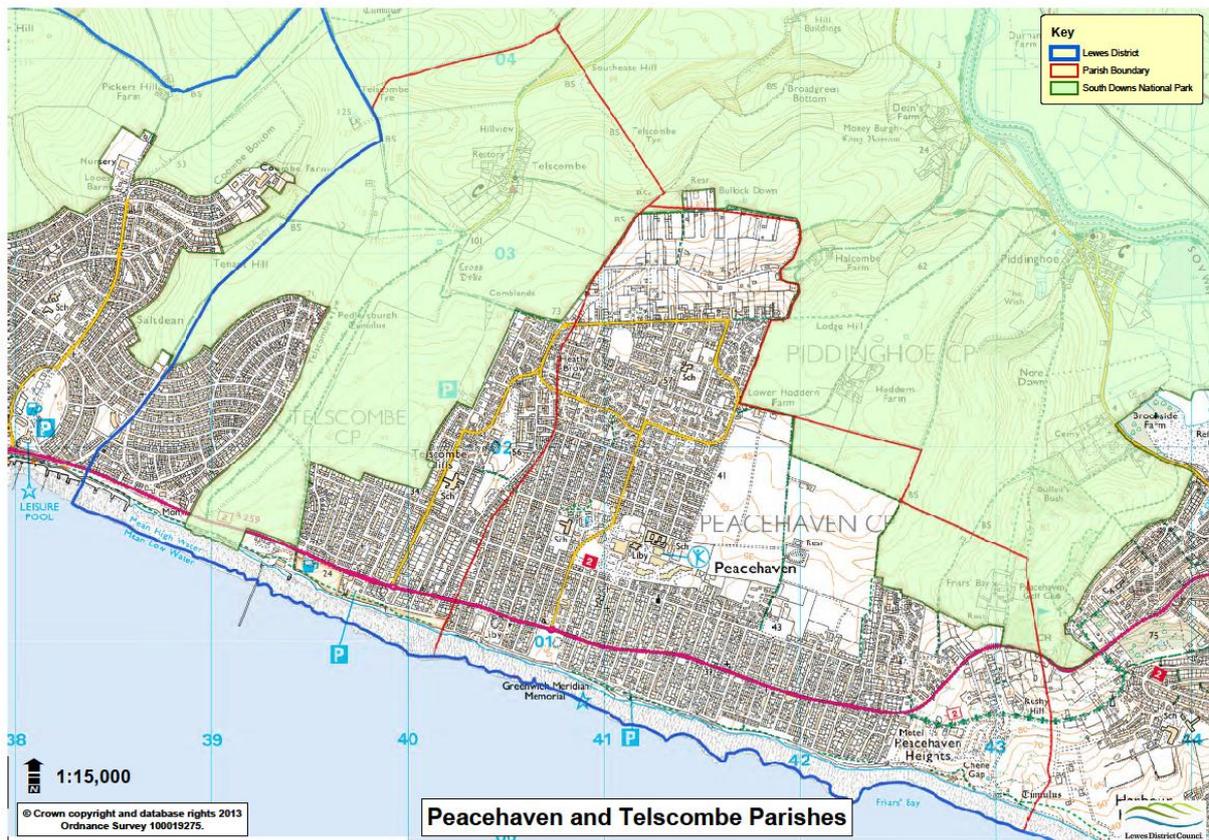
Local Policy

Local planning authorities produce Local Plans to introduce policies to guide development within their area. The current Local Plan is the Local Plan Part 1 (the Joint Core Strategy), adopted 11 May 2016 by Lewes District Council and 23 June 2016 by the South Downs National Park Authority¹, and the Local Plan Part 2, which allocates land for different types

of development as well as land to be protected, and was adopted by Lewes District Council on 24 February 2020. The policies within the Local Plan Part 1 and 2 are consistent with the NPPF and are currently used to determine planning applications.

Neighbourhood Planning

The Localism Act and subsequent Neighbourhood Planning Regulations allow communities to guide and shape development in their locality by undertaking neighbourhood planning. The most common neighbourhood planning tool is the neighbourhood development plan, usually known as a neighbourhood plan. A neighbourhood plan contains specific policies relating to land use and development within a particular area, usually parish or town, which has been designated as a neighbourhood area. Peacehaven and Telscombe Parishes have been designated as a neighbourhood area. This is shown in the map below.



A neighbourhood plan follows a statutory process that ensures that members of the local community, as well as relevant organisations, have the opportunity to influence the development of the plan. The plan is then subject to an Examination whereby an Independent Examiner reviews the neighbourhood plan and associated material against statutory requirements known as basic conditions and then writes a report (which may include modifications) recommending whether it should proceed to a referendum.

The local planning authorities then decide whether to accept the Examiner's recommendations and whether to put the neighbourhood plan to a referendum.

Peacehaven and Telscombe Town Councils have prepared a Neighbourhood Development Plan that has been through the relevant statutory processes and subject to an Examination by an Independent Examiner and, with modifications, has been recommended to proceed to referendum.

Information about the referendum

The referendum will be conducted based on procedures which are similar to those used at local government elections. The referendum asks eligible voters the following question:

‘Do you want Lewes District Council and the South Downs National Park Authority to use the Neighbourhood Development Plan for Peacehaven and Telscombe to help them decide planning applications for the neighbourhood area?’

Voters will be asked to mark a cross (X) in either the ‘Yes’ or ‘No’ box on a ballot paper to indicate their preference. Should more than half of those voting at the referendum vote in favour of the neighbourhood plan, then Lewes District Council should ‘make’ the neighbourhood plan at the earliest opportunity and use it to determine planning applications.

Voter Eligibility

Peacehaven and Telscombe Parishes are both the neighbourhood area and the referendum area and has been mapped on page 3 of this document. You can vote in the referendum if you live in Peacehaven and Telscombe Cliffs and:

- you are registered to vote in local council elections; and
- you are 18 years of age or over on Thursday, 7th May 2026

You have to be registered to vote by 20th April 2026 to vote in the referendum. You can check if you are registered to vote by calling our Helpline on 01273 471600

Ways of Voting

There are three ways of voting. This can be done:

In person on 7th May 2026:

- At your local polling station. It is easy and a member of staff will always help if you are not sure what to do.
- In Peacehaven and Telscombe Cliffs, the polling stations are:

Polling Station number	Name	Address
1	The Hub Peacehaven (formerly Sports Pavilion)	Piddinghoe Avenue, Peacehaven, BN10 8RH
2	Evangelical Free Church Hall – The Friendship Centre	24 Mayfield Avenue, Peacehaven, BN10 8RE
3	Scout Headquarters	Arundel Road, Peacehaven, BN10 7QZ
4	Anzac room, Peacehaven Town Council,	Meridian Centre, Meridian Way, Peacehaven, BN10 8BB
5	Meridian CP School, Annexe room	Roderick Avenue North, Peacehaven, BN10 8BZ
6	Immaculate Conception of Our Lady	34 Horsham Avenue, Peacehaven, BN10 8HX
7	The Joff Youth Hub	Roderick Avenue, Peacehaven, BN10 8BL
8	St Martins Church Hall	Longridge Avenue, Saltdean, BN2 8RB

9	Council Chamber, Telscombe Civic Centre	360 South Coast Road, Telscombe Cliffs, BN10 7ES
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- You will receive a poll card confirming your polling station for this referendum.
- The polling station is open from 7am to 10pm.
- If you do not receive your poll card, you can contact our Helpline on 01273 471600 or email us on electoral@lewes-eastbourne.gov.uk.

By post:

- If you have a postal vote already, you will receive a poll card confirming this.
- To vote by post, you can apply online at www.gov.uk/apply-postal-vote or if you require an application to be sent to you, please contact our Helpline on 01273 471600. All new applications must be received by the Electoral Registration Officer by 5pm on Tuesday 21st April 2026.
- Postal votes can be sent overseas but you need to think about whether you will have time to receive and return your completed postal vote by Thursday, 7th May 2026
- You should receive your postal vote about a week before polling day. If it doesn't arrive in time, you can ask for a replacement up to 5pm on Thursday, 7th May 2026 by contacting our Helpline on 01273 471600.

By proxy:

- If you have a proxy vote already, you will receive a poll card confirming this.
- If you can't get to the polling station and don't wish to vote by post, you may be able to vote by proxy. This means allowing somebody that you trust to vote on your behalf.
- To vote by proxy, you can apply online at www.gov.uk/apply-proxy-vote or if you require an application to be sent to you, please contact our Helpline on 01273 471600. All new applications must be received by the Electoral Registration Officer to arrive by 5pm on Tuesday 28th April 2026.
- When you apply for a proxy vote, you must say why you cannot vote in person.
- Anyone can be your proxy as long as they are eligible to vote and are willing to vote on your behalf. You will have to tell them how you want to vote.

Voter Registration

If you're not registered, you won't be able to vote. You can check if you are registered by accessing the Lewes District Council website and sending an enquiry to Electoral Services [Am I registered to vote? - Lewes and Eastbourne Councils](#)

If you are not registered to vote, you will need to complete a voter registration form and send it to the Electoral Registration Officer to arrive by 20th April 2026 at Lewes District Council, Town Hall, Grove Road, Eastbourne, BN21 4UG.

Registration forms are available from our Helpline on 01273 471600 or by emailing electoral@lewes-eastbourne.gov.uk.

You can also register to vote at www.gov.uk/register-to-vote.

Additional Information

The relevant regulations state that we must make available the following specified documents:

- The referendum version of the Peacehaven and Telscombe Neighbourhood Development Plan
- The independent examiner's report on the draft Peacehaven and Telscombe Neighbourhood Development Plan
- A summary of the representations submitted to the independent examiner
- A statement setting out that the District Council believes that the Peacehaven and Telscombe Neighbourhood Development Plan meets the basic conditions (included within the document known as the Decision Statement)
- A statement setting out general information as to town and country planning (including neighbourhood planning) and the referendum (included within the Peacehaven and Telscombe Neighbourhood Development Plan: Voting Information for Referendum on 7th May 2026 Document)

These documents have been made available online at:

<https://www.lewes-eastbourne.gov.uk/planning-policy/neighbourhood-planning/>

This webpage also contains additional information about the Peacehaven and Telscombe Neighbourhood Plan as well as links to related documents.

Copies of the documents can also be viewed at:

- Telscombe Town Council, Telscombe Civic Centre, 360 South Coast Road, Telscombe Cliffs, BN10 7ES
- Peacehaven Town Council, Meridian Centre, Meridian Way, Peacehaven, BN10 8BB