



Peacehaven and Telscombe Neighbourhood Development Plan

Regulation 19 Decision Statement

24th June 2026

Section 38A of The Planning & Compulsory Purchase Act 2004 (as amended)

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

NOTICE IS HEREBY GIVEN that Lewes District Council (LDC) has decided to 'make' (adopt) the Peacehaven and Telscombe Neighbourhood Plan (the Plan) under 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 and under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The Plan now forms part of the adopted Development Plan.

Reason for this Decision

The Neighbourhood Development Plan meets the basic conditions and has complied with legal and procedural requirements. Paragraph 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the Authority to make the Neighbourhood Plan if more than half of those voting in the referendum upon the plan have voted in favour of the plan being used to help decide planning applications in the area. 73.27% of those voting in the Peacehaven and Telscombe Neighbourhood Development Plan referendum on 7th May 2026 voted in favour of the plan. Following this outcome, on 26th May 2026 Lewes District Council Full Council granted approval for the Plan to be made.

A copy of this decision statement is being sent to:

- The qualifying body, namely Peacehaven and Telscombe Town Councils; and
- To any person who asked to be notified of the decision.

This statement, the made Plan and other associated documents are available for inspection at <https://www.lewes-eastbourne.gov.uk/peacehaven-telscombe-neighbourhood-plan>

For more information, please contact the Planning Policy team via LocalPlan@Lewes-Eastbourne.gov.uk

Background Information

In 2013, Lewes District Council and South Downs National Park Authority received an application from Peacehaven and Telscombe Town Councils to designate the entire parish of Peacehaven and Telscombe as a neighbourhood area. Following public consultation, Lewes District Council and South downs National Park Authority designated the Peacehaven and Telscombe Neighbourhood area was formally designated by Lewes District Council on 17 June 2013. Peacehaven and Telscombe Town Councils prepared the Neighbourhood Plan with the benefit of extensive community input and through other evidence gathering work between 2013 and 2023.

The independent examiner determined that the Neighbourhood Plan met the basic conditions and other statutory requirements as set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), and subject to the modification proposed, recommended that the Neighbourhood Plan proceed to referendum. This outcome was set out in the Examiner's Report received in November 2025.

The Peacehaven and Telscombe Neighbourhood Plan was amended in line with the examiner's recommended modifications. The actions taken in response to the recommendations of the examiner are detailed in a Decision Statement along with the modifications recommended by the Examiner. This was published in 13th February 2026 confirming that the Local Authority and the National Park Authority was satisfied that the Plan met the basic conditions and could proceed to referendum.

The referendum took place on 7th May 2026. The Peacehaven and Telscombe Neighbourhood Plan was successful at referendum. There was a 42.1% turnout for the referendum with 73.27% voting to support the plan and 22.57% voting against the plan. The Peacehaven and Telscombe Neighbourhood Plan was made by Lewes District Council's Full Council on 26th May 2026.