

Director of Placemaking – Delegated Authority Report

Planning Function: Neighbourhood Planning

Purpose: To adopt 'make' the Peacehaven & Telscombe Neighbourhood Development Plan

1. Background

- 1.1 The Neighbourhood Planning Act 2017 provides that a Neighbourhood Development Plan (NDP) automatically becomes part of the Development Plan following a successful Referendum. However, the Local Planning Authority (LPA) has a statutory duty to 'make' a neighbourhood plan, within eight weeks of a Referendum, if more than half of those voting have voted in favour of the plan.
- 1.2 Normally a decision to 'make' a NDP is taken by the SDNPA Planning Committee. However, on this occasion there was no Planning Committee to which a report could be taken within eight weeks of the successful Peacehaven & Telscombe Referendum. The referendum was held on 7 May 2026. The next available Planning Committee for which a report could be prepared will be held on 16 July 2026 (10 weeks after a successful referendum). Therefore, the decision to 'make' the Peacehaven & Telscombe NDP will be carried out using Delegation of Authority Functions to the Director of Planning.

2. SDNPA Standing Orders – Delegation of function to Director of Placemaking

- 2.1 The following is an extract from the SDNPA Standing Orders setting out decisions and actions which can be carried out under Delegated Authority. Note the Standing Orders refer to the Director of Planning. The same role is now known as the Director of Placemaking. Therefore, references to the Director of Planning should be read as the Director of Placemaking.

The Director of Planning is hereby authorised to make all decisions required and take all actions necessary in the discharge of the functions of the Authority falling within the terms of reference of the Planning Committee, except where and to the extent that the particular matter falls within one of the following descriptions (in which case it shall be referred to the Planning Committee for determination, however, this does not prevent the Planning Committee from delegating any of these functions to the Director of Planning):

- i) planning applications (except for householder and other minor applications) which are contrary to the approved or draft development plan or other planning policies but which are recommended for approval*
- ii) applications (except for householder and other minor applications) which are requested for referral to the Planning Committee by any Member of the Authority, in writing or email to the Director of Planning and with specified reasons*
- iii) applications (except for householder and other minor applications) which, in the opinion of the Director of Planning, have generated significant and material third party representations which are contrary to the officer recommendation*
- iv) applications from Authority Members or employees*
- v) applications submitted by or on behalf of the Authority for its own developments, except for the approval of minor developments*
- vi) applications which, at the discretion of the Director of Planning, have potential significant impact or could set an important precedent*
- vii) enforcement action which requires prosecution, the service of a "Stop Notice" or any other Notice or action which in the opinion of the Director of Planning might potentially have significant financial risks for the Authority.*
- viii) the allocation of resources received through the community infrastructure levy.*

Note – All other enforcement action taken in terms of these delegations is to be carried out only after the appropriate legal advice has been taken and subject to reports on progress being made to the Planning Committee as required by the committee

3. Peacehaven & Telscombe Neighbourhood Development Plan

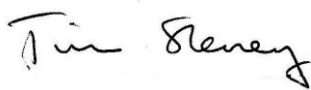
- 3.1 The designated neighbourhood area of the Peacehaven & Telscombe Neighbourhood Development Plan (P&TNDP) is for the purposes of planning part covered by Lewes District Council (LDC) and part by the South Downs National Park Authority (SDNPA). LDC are the lead local planning authority for the P&TNDP. This is because the main settlements are all within the LDC local planning authority area.
- 3.2 A significant part of the designated neighbourhood area is within the South Downs National Park (SDNP). However, there are no allocations for development in the P&TNDP within the SDNP. The P&TNDP designates several Local Green Spaces, one of which is within the SDNP. This is site 2 Telscombe Cliffs Playing Fields.
- 3.3 The Examiner was satisfied that the P&TNDP was in general conformity with the strategic policies of the South Downs Local Plan and met the basic conditions subject to the modifications that were proposed.
- 3.4 Peacehaven & Telscombe Town Councils are to be congratulated on progressing the P&TNDP to the final stage of the Neighbourhood Planning process. Getting to this stage is the result of considerable hard work by those involved in the process.
- 3.5 The P&TNDP has progressed through all the appropriate stages of Neighbourhood Plan preparation. Lewes District Council (LDC) as the lead authority have taken the P&TNDP through the appropriate stages. SDNPA have been involved at each stage as appropriate as detailed in the table below. Links to further information on each stage is also on the SDNPA website at <https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/peacehaven-telscombe-neighbourhood-plan/>

Neighbourhood Plan Stage	Decision taken and Committee details
Designation of Neighbourhood Area (reg. 7)	Decision taken by SDNPA on 17 June 2013
Pre Submission Consultation (reg. 14)	SDNPA officers submitted comments under delegated authority to the consultation carried out by Peacehaven and Telscombe Town Councils from 01 February to 15 March 2022 for 6 weeks.
Submission of Plan proposals (reg. 15)	Legal compliance check carried out by LDC
Submission consultation (reg. 16)	SDNPA officers submitted comments under delegated authority to the consultations carried out by LDC between 18 January to 09 March 2023 and 12 October to 24 November 2023.
Independent Examination (reg. 17, 18)	LDC appointed an Independent Examiner who published her report in November 2025.
Decision Statement (reg. 19)	LDC and the SDNPA resolved to accept the Examiner's recommended modifications on 13 February 2026.
Referendum	The Peacehaven & Telscombe NDP was subject to Community Referendum on 7 May 2026. The results of the referendum were: • Turnout: 7,505 (42.01%) • Yes: 5,499 (73%) • No: 1,694 (23%) • Rejected: 312 (4%)

4. Making of the West Saltdean Neighbourhood Development Plan

- 4.1 The Neighbourhood Planning Act 2017 provides that a NDP automatically becomes part of the Development Plan following a successful Referendum. However, the Local Planning Authority (LPA) has a statutory duty to 'make' a neighbourhood plan, within eight weeks of a Referendum, if more than half of those voting have voted in favour of the plan. The LPA is not subject to this duty if (and only if) the making of the plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998).
- 4.2 The Examiner concluded that the P&TNDP with modifications met these legislative obligations/rights. No information has subsequently arisen to suggest the making of the Peacehaven & Telscombe NDP would be in breach with or incompatible with the legislation.
- 4.3 The P&TNDP is now part of the Development Plan for the area designated within Peacehaven & Telscombe. The P&TNDP sits alongside the adopted South Downs Local Plan and relevant Minerals and Waste Plans. The P&TNDP is consistent with the South Downs Local Plan.
- 4.4 As there was no Planning Committee within eight weeks of the referendum to which a report could be submitted the decision to 'make' the P&TNDP will be agreed by the Director of Planning using their delegated authority as set out in paragraph 2.1. This signed report will form the SDNPA Regulation 20 Statement.
- 4.5 I confirm that the Peacehaven & Telscombe Neighbourhood Development Plan 2022-2030, as revised, complies with the legal requirements and basic conditions set out in the Localism Act 2011, and can therefore be adopted 'made' by the South Downs National Park Authority.

Signed



Name Tim Slaney

Role Director of Placemaking

Date 27 May 2026