

Neighbourhood Area Decision Notice

This notice concerns the designation of the West Saltdean Forum Neighbourhood Area. The power to designate a neighbourhood area is exercisable under Section 61G of the Town and Country Planning Act 1990.

West Saltdean Neighbourhood Forum Group as the ‘relevant body’ submitted an application for designation of a neighbourhood area to the South Downs National Park Authority and Brighton and Hove City Council. The submission, as required under Regulation 8 of the Neighbourhood Planning (General) Regulation 2012 included:

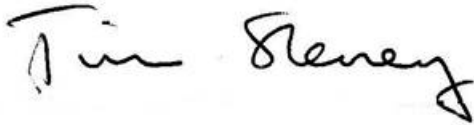
- a) the name of the proposed neighbourhood forum;
- b) a copy of the written constitution of the proposed neighbourhood forum;
- c) the name of the neighbourhood area to which the application relates and a map which identifies the area;
- d) the contact details of at least one member of the proposed neighbourhood forum to be made public under regulations 9 and 10; and
- e) a statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act.

In determining a neighbourhood area application, the SDNPA must consider the following:

How desirable is it to designate the whole of the parish area as a neighbourhood area?	The West Saltdean Neighbourhood Area is a forum and not parished. The proposed neighbourhood area is not wholly within the SDNP. The main built up area is within Brighton and Hove City Council, with the SDNP area to the north of the built up area. The area of East Saltdean is not included in this forum area designation as it is already designated for the purpose of Neighbourhood Planning as part of the Peacehaven and Telscombe Neighbourhood Area. It is officers’ opinion that the Neighbourhood Forum Area put forward is appropriate for West Saltdean.
How desirable is it to maintain the existing boundaries of areas already designated as neighbourhood areas (as areas designated as neighbourhood areas must not overlap)?	The area of Saltdean is divided by the local authority boundary between Brighton and Hove and Lewes District along Longridge Avenue effectively splitting Saltdean into two parts (East and West). It is acknowledged that the local authority boundary divides Saltdean and does not reflect how the community would ideally be defined. However, the whole of Telscombe Town (including East Saltdean) has already been designated by Lewes District Council as a separate neighbourhood area which also covers Peacehaven Town. The two Town Councils are preparing a Peacehaven & Telscombe Neighbourhood Plan and published the draft (Regulation 14) version of their plan for consultation earlier this year. Since the Neighbourhood Planning Regulations do not allow a proposed neighbourhood area to include or overlap with an existing neighbourhood area, it would not be possible to include the whole of Saltdean within the neighbourhood area. Overall, the proposed West Saltdean neighbourhood area boundary has received strong support from those commenting through the public consultation.
Should the area be designated as a business area?	The specified area is not wholly or predominantly business in nature and so it is inappropriate to designate it as a business area.

Neighbourhood Area application determination under Section 61G of the Town and Country Planning Act 1990

I am satisfied that the specified area of West Saltdean Forum, East Sussex is an appropriate area to be designated as a Neighbourhood Area.

A handwritten signature in black ink that reads "Tim Slaney". The signature is written in a cursive style with a large initial 'T' and a long, sweeping tail on the 'y'.

Tim Slaney

Director of Planning, South Downs National Park Authority

Date: 30 August 2022