



Working in Partnership



IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

SOUTH DOWNS NATIONAL PARK AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: Lewes District Council on behalf of the South Downs National Park Authority

1 THIS IS A FORMAL NOTICE which is issued by Lewes District Council, on behalf of the South Downs National Park Authority (“the Authority”), because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. The Authority considers that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land to the North of South Coast Road Peacehaven shown edged red on the attached plan (the Land).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the excavation and clearance of the Land, the removal of topsoil, the importing and laying of material to create a hard surface.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breaches of planning control has occurred within the last ten years.

The unauthorised works are contrary to core policy SD1 Sustainable Development, SD4 Landscaping Character, SD5 Design and SD6 Safeguarding Views of the South Downs National Park Local Plan, SD7 Relative Tranquillity, The South Downs National Park

Partnership Management Plan and the National Planning Policy Framework by reason of its failure to conserve the landscape or reflect the context and type of landscape. This development therefore does not preserve the visual integrity, identity and visual quality of the South Downs National Park.

The SDNPA core mission is to conserve and enhance the natural beauty, wildlife, and cultural heritage and tranquillity of the area, while promoting opportunities for the public to understand and enjoy its special qualities. The land is open green undulating downland that separates the settlement area of Newhaven and Peacehaven. Consequently, the operational development by virtue of its scale, location, and materials is contrary to the statutory duty set out in section 245 of the Levelling Up and Regeneration Act 2023 which amends Section 11A of the National Parks and Access to the Countryside Act 1949. This section imposes an enhanced legal duty to seek to further the statutory purposes of the Protected Landscape when exercising its planning functions

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the alterations to the land
- ii) Replace the topsoil
- iii) Remove the imported materials from the land
- iv) Restore the original land levels

6. TIME FOR COMPLIANCE

The period for compliance with the steps set out in paragraph 5 is,

- 14 (Fourteen) days from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **18th March 2026** unless an appeal is made against it beforehand.

Dated 4th February 2026

Signed:

A black rectangular redaction box covering the signature of the Head of Legal Services.

Head of Legal Services on behalf of Lewes District Council

Nominated Officer: Toby Collins Telephone Number: 07966 645029