



Lewes District Council



## ENFORCEMENT NOTICE

**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)**

**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 SDNPA"), because it appears 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 which accompany this notice and the enclosures to which it refers contain important additional information.

- 2. THE LAND TO WHICH THE NOTICE RELATES**

Land West of The Drove Ditchling East Sussex

- 3. THE BREACH OF PLANNING CONTROL ALLEGED WITHOUT PLANNING PERMISSION**

Without planning permission, the material change of use of the Land from agriculture to camping and leisure taking place in excess of that permitted under Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England)(Order ) 2015. This Order currently permits the temporary use of Land for no more than 28 days in total in any calendar year.

- 4. THE REASON FOR ISSUING THE NOTICE**

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

1. It is considered that the use of the Land for the use of camping and leisure over and above the permitted 28 days per calendar year has caused the Land to be detrimental to visual amenity, adversely affecting the rural character of the Land and giving the site an untidy appearance. As such the development is contrary to the aims and objectives of policies SD4, SD5, SD6 and SD15 of the South Downs Local Plan and policy CONS6 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

2. Both the presence of structures and paraphernalia associated with the camping and leisure use together with the siting of tents, vehicles and vans within the site for an extended period each year is harmful to longer distance views of the site from the South Downs Way and the north scarp

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slopes, and is detrimental to the landscape character, contrary to policies SD4 and SD6 of the South Downs Local Plan and policy CONS6 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

3. The use of the Land as a camping and leisure use in excess of the permitted 28 days would irrevocably alter its character, compromising the long-term maintenance of a strategic settlement gap between Ditchling and Keymer villages, and introducing urban-fringe type uses, with increased activity, that would erode the open character of the land forming the strategic settlement gap, contrary to the objectives of policy SD4 of the South Downs Local Plan and policy CONS7 of the Ditchling, Streat and Westmeston Neighbourhood Plan.

4. The use of the Land has resulted in increased camping activities, traffic and vehicular movements, associated noise, disturbance and fumes in excess of the permitted 28 days and due to the close proximity of the site to residential properties on an edge of countryside location, the impact of the material change of use is detrimental to neighbour amenity and irrevocably alters the character of the locality, contrary to policies SD5 and SD7 of the South Downs Local Plan.

5. Access to the Land is along a private, un-made track, which is also a public footpath, and visibility from the access onto the public highway is below the required standard. In view of these facts, together with the intensity of the change of use and a likely increase in the volume of traffic entering and leaving the public highway, the development would have a detrimental impact on highway safety, contrary to policies SD5, SD19 and SD24 of the South Downs Local Plan.

## **5. WHAT YOU ARE REQUIRED TO DO**

You must

(i) Cease the use of the Land or any part of the Land for camping and leisure in excess of that permitted under Town and Country planning (General Permitted Development) (England)(Order ) 2015 as amended or by any other express permission

(ii) Remove from the Land all tents and supporting infrastructure and paraphernalia associated with camping and leisure use in their entirety.

(iii) Return the Land to agricultural use

## **6. TIME FOR COMPLIANCE**

You have 28 days to comply from the date this notice takes effect.

## **7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 14<sup>th</sup> June 2023 unless an appeal is made against it beforehand.

Dated: 28<sup>th</sup> April 2023

Signed:

Kate Slattery  
Head of Legal Services  
on behalf of The South Downs National Park Authority

Nominated officer: Toby Collins