

L E W E S      D I S T R I C T      C O U N C I L

PLANNING  
TOWN AND COUNTRY/GENERAL DEVELOPMENT ORDER, 1973 To 1976

WHEREAS The District Council of Lewes (hereinafter called "~~the District Council~~") are <sup>the local planning authority for the area</sup> entitled under the powers delegated to them by the County Council for the Administrative County of East Sussex (hereinafter called "~~the County Council~~") to exercise the powers and duties <sup>within the meaning of</sup> of the said Council under Article 4 of the town and Country Planning General Development Order, 1973, <sup>as amended.</sup>

AND WHEREAS It appears to the District Council ~~acting on behalf of the County Council~~ to be expedient that development of the descriptions set out in Schedule 1 hereto should not be carried out on the land at Harbour Heights, Peacehaven, Sussex set out in Schedule 2 hereto and shown edged in red on the plan annexed hereto <sup>but excluding the land marked red</sup> unless permission therefore is granted on application made under the Town and Country Planning General Development Order, 1973, <sup>as amended.</sup>

NOW THEREFORE The said District Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order, 1973, <sup>as amended.</sup> HEREBY DIRECT that the permission ~~under~~ Article 3 of the said Order shall not apply to development on ~~the~~ said land of the descriptions set out in the Schedule hereto.

THIS Direction may be cited as the Lewes District Council (Peacehaven) Direction, 1976.

S C H E D U L E 1

Development comprised within Class II and Class VI referred to in the First Schedule to the said Order and not being development comprised within any other Class, and respectively set out in the following paragraphs :-

CLASS II : Sundry Minor Operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.
2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule 1 to this Order (other than under this Class).
3. ~~The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction.~~

CLASS VI : Agricultural buildings, works and uses

1. The carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations requisite for the use of that land for the purposes of agriculture (other than the placing on land of structure not designed for those purposes or the provision and alteration of dwellings), so long as :
  - (a) the ground area covered by a building erected pursuant to this permission does not, either by itself or after the addition thereto of the ground area covered by any existing building or buildings (other than a dwellinghouse) within the same unit erected or in course of erection within the preceding two years and wholly or partly within 90 metres of the nearest

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part of the said building, exceed 465 square metres

(b) the height of any buildings or works does not exceed 3 metres in the case of a building or works within 3 kilometres of the perimeter of an aerodrome, nor 12 metres in any other case

(c) no part of any buildings (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road.

2. The winning and working, on land held or occupied with land used for the purposes of agriculture, of any minerals reasonably required for the purposes of that use, including :-

(i) the fertilisation of the land so used, and

(ii) the maintenance, improvement or alteration of buildings or works thereon which are occupied or used for the purposes aforesaid

so long as no excavation is made within 25 metres of the metalled portion of a trunk or classified road.

#### SCHEDULE 2

Alfriston Road, Newhaven : "Channel View"

Charleston Avenue, Newhaven : "Downs View"

The Highway, Newhaven : "Lark Rising," "Hornblow," "Lea Head,"  
"Two Ways," "Hillcrest," Nos. 12, 21, 25 and 33

Links Avenue, Newhaven : "The View," "Longmore," "The Cottage,"  
"Bay View"

Hillcrest Avenue, Newhaven : "Achievement"

Maple Road, Newhaven : No. 17

Park Road, Newhaven : No. 9

Ringmer Road, Newhaven : "Redcliffe," "Barley Cottage," "Fair oak,"  
"Thrylstane"

Nore Road, Newhaven : No. 18, "Downsview," "Hove-to," "Greenslopes"

Upper Valley Road, Newhaven : "Hillbank," "Hillside"

Blakeney Avenue, Peacehaven : Nos. 2, 24 and 25

Brighton Road, Newhaven : "The Golf House," "Sunnyvale Stores"

Chene Road, Peacehaven : Nos. 4, 8, 12 and 28

The Leas, Peacehaven : No. 14

Outlook Avenue, Peacehaven : Nos. 9, 19, 21, 23, 25, 33, 35, 2 and 6

South Coast Road, Peacehaven : "St. Judes," "Homestead," "Cyril Stores"

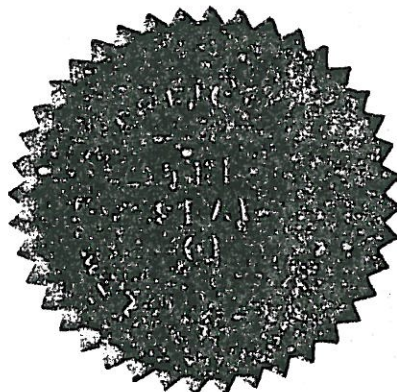
And Vacant Agricultural Land

THE COMMON SEAL of LEWES DISTRICT COUNCIL  
was affixed hereto in the presence of :-

*R.E. Baldwin*

R.E. Baldwin  
District Secretary

15 NOV 1976



432

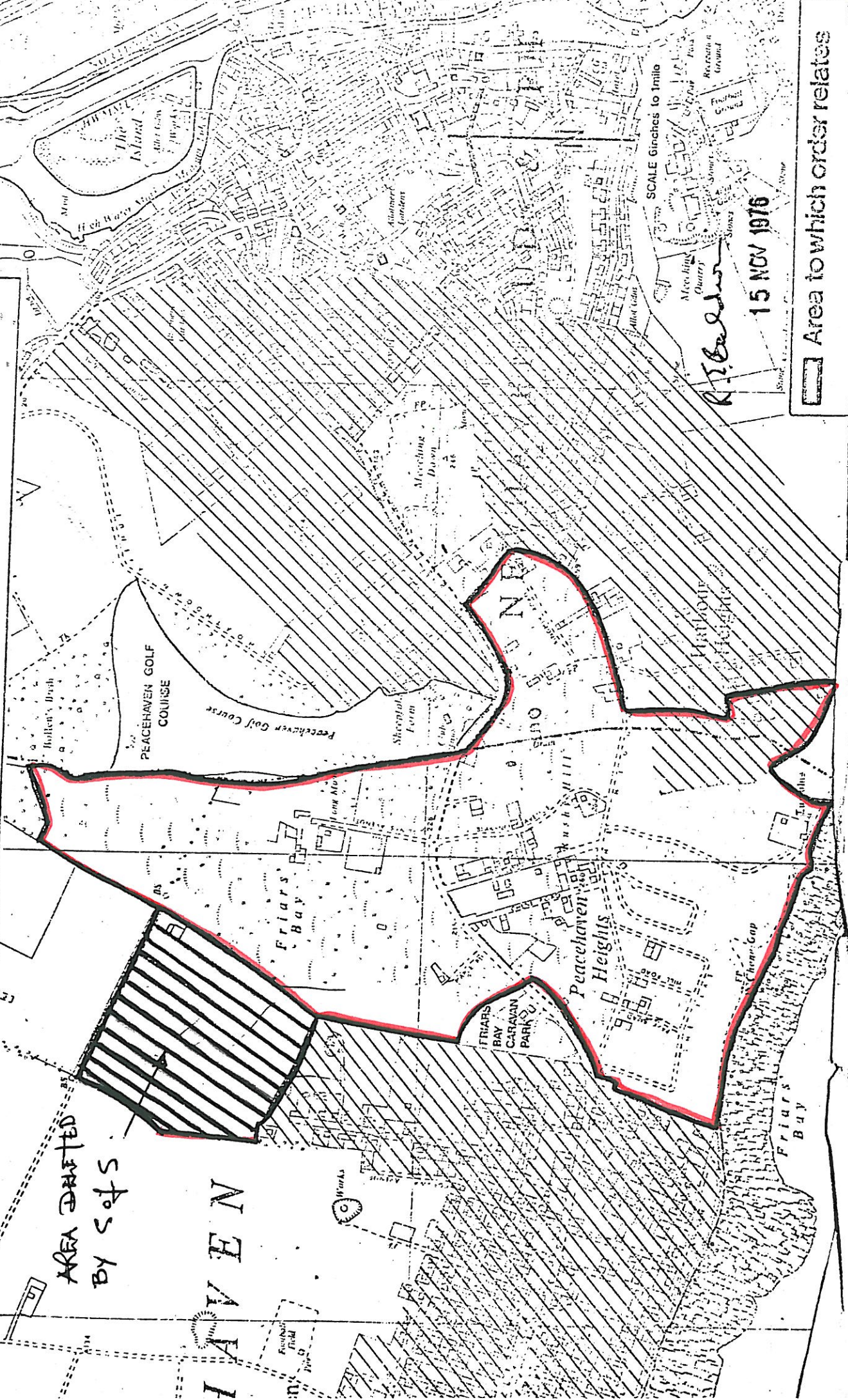
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER



**Town & Country Planning General Development Order 1973.  
Direction under Article IV relating to land at Harbour  
Heights, Newhaven, Sussex.**

AREA DRAFTED  
BY S.O.F.S.

NEWHAVEN



15 NOV 1976

*R.J. Barber*

Area to which order relates



DE 129039

The Secretary of State for the Environment  
hereby approves the foregoing direction  
subject to the modifications shown in red  
ink thereon.



Signed by authority  
of the Secretary of  
State

An Assistant Secretary  
in the Department of  
the Environment

9 September 1977

LEWES DISTRICT COUNCIL

PLANNING  
TOWN AND COUNTRY/GENERAL  
DEVELOPMENT ORDER, 1973

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LEWES DISTRICT COUNCIL (PEACHEHAVEN)

DIRECTION, 1976  
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