

TIDEMILLS

LEWES DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

DIRECTION UNDER ARTICLE 4  
RELATING TO LAND AT TIDEMILLS,  
NEWHAVEN, EAST SUSSEX

WHEREAS the Lewes District Council (hereinafter referred to as "the Council") are the Local Planning Authority by virtue of the Town and Country Planning Act 1971 in respect of the District of Lewes within the Administrative County of East Sussex

AND WHEREAS the Council are satisfied that it is expedient that development of the description set out in the Schedule hereto should not be carried out on the land at Tidemills Newhaven within the said District of Lewes shown cross-hatched in green on the drawing annexed hereto (hereinafter called "the said land") unless permission therefor is granted on application under *the Town and Country Planning General Development Order 1977* ~~Section 23 of the Town and Country Planning Act 1971~~

NOW THEREFORE the Council in pursuance of the powers contained in Article 4(1) (a) of the Town and Country Planning General Development Order 1977 HEREBY DIRECT that the permission granted by Article 3 of the said Order shall not apply to any development on the said land of the description set out in the Schedule hereto

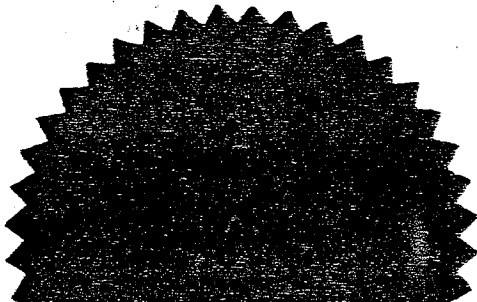
SCHEDULE

~~The use of the land for~~ All or any development falling within ~~the~~ *except sub-classes C. to I. inclusive of Class XVIII* Classes VIII and XVIII set out in the First Schedule to the Town and Country Planning General Development Order 1977

*— Take in 'A' attached —*  
GIVEN under the COMMON SEAL of the COUNCIL this Twenty-third day of November One thousand nine hundred and seventy-seven

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

*R E Baldwin*  
District Secretary



Class VIII reads as follows:-

1. Development of the following descriptions, carried out by an industrial undertaker on land used (otherwise than (i) in contravention of previous planning control or (ii) without planning permission granted or deemed to be granted under Part III of the Act) for the carrying out of any industrial process, and for the purposes of such process, or on land used (otherwise than as aforesaid) as a dock, harbour or quay for the purposes of an industrial undertaking:-

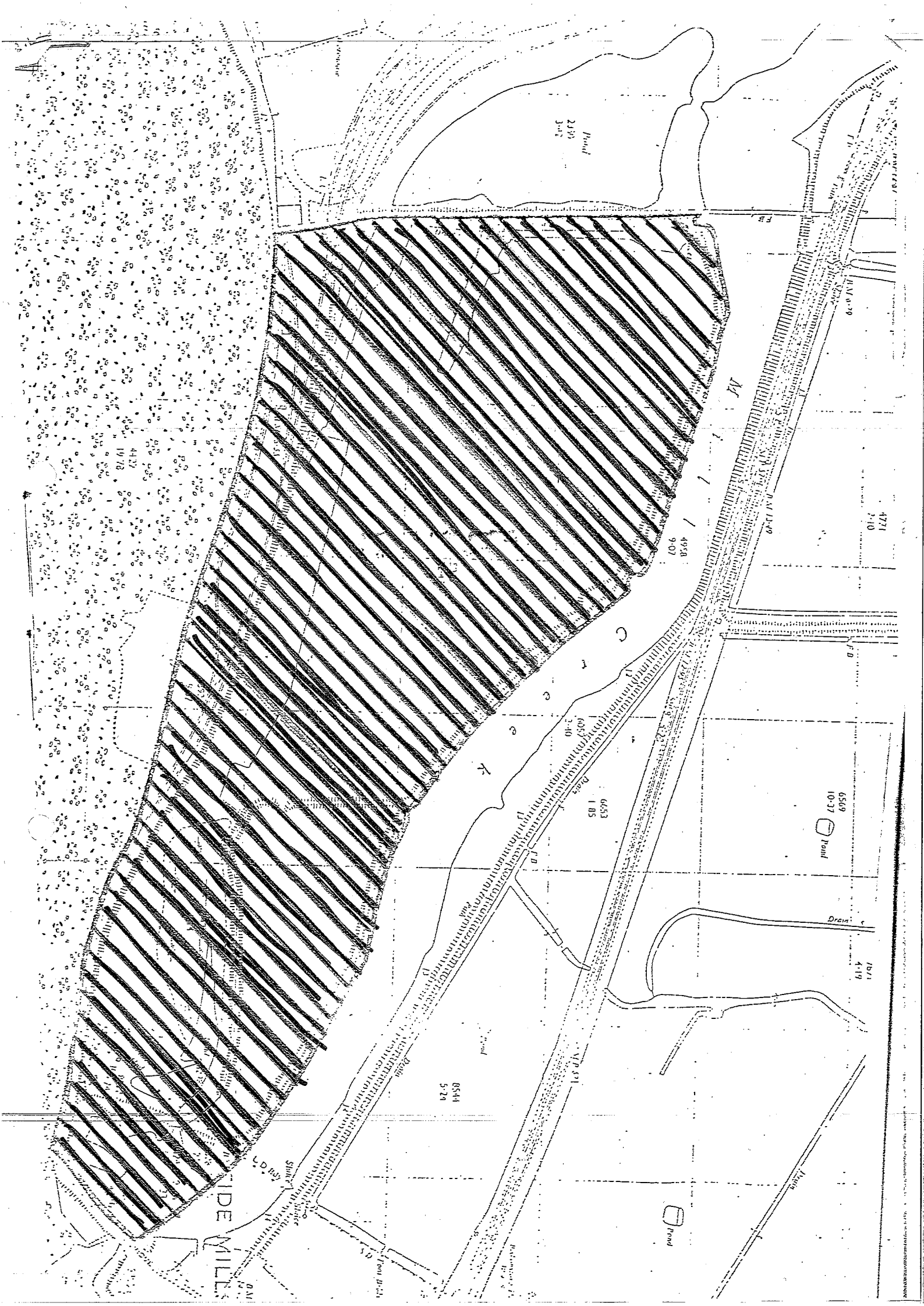
- (i) the provision, rearrangement or replacement of private ways or private railways, sidings or conveyors;
- (ii) the provision or rearrangement of sewers, mains, pipes, cables or other apparatus;
- (iii) the installation or erection, by way of addition or replacement, of plant or machinery, or structures or erections of the nature of plant or machinery, not exceeding 15 metres in height or the height of the plant, machinery, structure or erection so replaced, whichever is the greater;
- (iv) the extension or alteration of buildings (whether erected before or after 1st July 1948) so long as the height of the original building is not exceeded and the cubic content of the original building (as ascertained by external measurement) is not exceeded by more than one tenth nor the aggregate floor space thereof by more than 500 square metres;

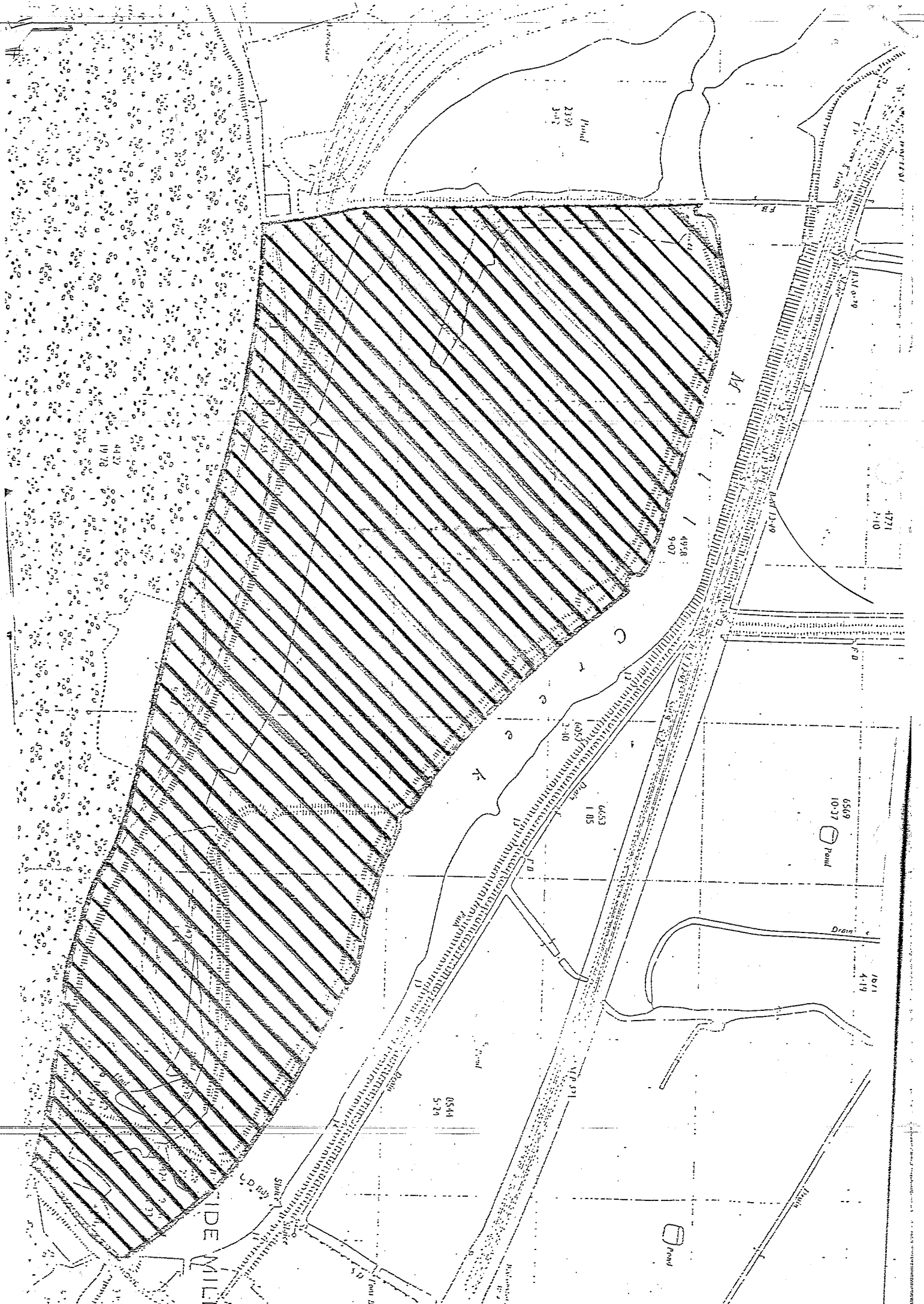
So long as:-

- (a) in the case of operations carried out under subparagraphs (iii) or (iv) the external appearance of the premises of the undertaking is not materially affected; and
- (b) in the case of operations carried out under subparagraph (iv) no certificate would be required under section 67 of the Act if an application for planning permission for the development in question were made:

Provided that the erection on land within the curtilage of any such building of an additional building to be used in connection with the original building shall be treated as an extension of the original building, and where any two or more original buildings comprised in the same curtilage are used as one unit for the purposes of the undertaking, the reference in this permission to the cubic content shall be construed as a reference to the aggregate cubic content of those buildings, and the reference to the aggregate floor space as a reference to the total floor space of those buildings.

2. The deposit by an industrial undertaker of waste material or refuse resulting from an industrial process on any land comprised in a site which was used for such deposit on 1st July 1948, whether or not the superficial area or the height of the deposit is thereby extended.





SIDE MILL

6569  
10-37  
Pond

4871  
4-19

Draw

6544  
5-24

6633  
1-05

6659  
2-30

Pond

P.D.

4771  
7-10

P.N.S. 20

P.N.S. 10

P.N.S. 5

P.N.S. 1

P.D.

P.D.

P.D.

P.D.

P.D.

P.D.

Class XVIII, with the omission of sub-classes C. to I. inclusive, reads as follows:-

A. Railway or light railway undertakings.

Development by the undertakers of operational land of the undertaking, being development which is required in connection with the movement of traffic by rail, other than:

- (i) the construction of railways;
- (ii) the construction or erection, or the reconstruction or alteration so as materially to affect the design or external appearance thereof, of-
  - (a) any railway station or bridge;
  - (b) any hotel;
  - (c) any residential or educational building, office, or building to be used for manufacturing or repairing work which is not situate wholly within the interior of a railway station;
  - (d) any car park, shop, restaurant, garage, petrol filling station or other building or structure provided in pursuance of the powers contained in section 14 (1) (d) of the Transport Act 1962(a) or section 10 (1) (x) of the Transport Act 1968(b) which is not situate wholly within the interior of a railway station.

B. Dock, pier, harbour, water transport, canal or inland navigation undertakings.

1. Development by the undertakers or their lessees of operational land of the undertaking, being development which is required for the purpose of shipping, or in connection with the embarking, disembarking, loading, discharging or transport of passengers, livestock or goods at a dock, pier or harbour, or the movement of traffic by canal or inland navigation, or by any railway forming part of the undertaking, other than the construction or erection, or the reconstruction or alteration so as materially to affect the design or external appearance thereof, of:-

- (a) any bridge or other building not required in connection with the handling of traffic;
- (b) any hotel;
- (c) any educational building not situate wholly within the limits of a dock, pier or harbour;
- (d) any car park, shop, restaurant, garage, petrol filling station or other building not situate wholly within the limits of a dock, pier or harbour, provided in pursuance of the powers contained in any of the following enactments:-
  - the Transport Act 1962  
section 14 (1) (d);
  - the Transport Act 1968  
section 10 (1) (x);
  - the Transport Act 1968  
section 50(6).

2. The improvement, maintenance or repair of any inland waterway to which section 104 of the Transport Act 1968 applies which is not a commercial waterway or a cruising waterway, and the repair or maintenance of culverts, weirs, locks, aqueducts, sluices, reservoirs, let-off valves or other works used in connection with the control and operation of such waterways.

3. The use of any land for the spreading of dredgings.

DET 30882

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

*M. Thompson*

subject to the modifications shown in red  
ink thereon.

*M. Thompson*  
(N THOMPSON)

Signed by authority  
of the Secretary of  
State

An Assistant Secretary  
in the Department of  
the Environment.

11<sup>TH</sup> AUGUST 1978

LEWES DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 197

DIRECTION UNDER ARTICLE 4

RELATING TO LAND AT TIDEMILLS

NEWEHAVEN, EAST SUSSEX

DATED 23rd November, 1977

LEWES DISTRICT COUNCIL  
COUNCIL OFFICES  
FISHER STREET  
LEWES  
EAST SUSSEX