

Neil Collins
Head of Planning
Lewes District Council,
High Street
LEWES BN7

Date: 13 August 2026

our ref: ESCC/2026/001/CB
your ref:

Dear Mr Collins,

TOWN AND COUNTRY PLANNING ACT 1990

**ESCC/2026/001/CB - USE OF LAND FOR SMALL GLAMPING SITE WITH 2 WOODEN CABINS, 4 YURTS, SHEPHERD HUT, 2 HEALING CABINS AND REPLACEMENT STABLES. APPLICATION INCLUDES REGULARISATION OF EXISTING TOILETS, DECKING, CABINS AND TIERED SEATING AREA AND REMOVAL OF TRAILER. (CROSS-BOUNDARY APPLICATION WITH THE SOUTH DOWNS NATIONAL PARK)
66 THE LOOKOUT, PEACEHAVEN, BN10 8AA (WITHIN LAND EDGED RED ON APPLICANTS PLAN LOCATION PLAN)**

At their meeting on 15 July 2026 and the subsequent meeting held on 12th August the Planning Committee of the Regulatory Committee on behalf of the County Council resolved, to authorise the carrying out of the above development. Planning Permission is now granted. A copy of the Decision Notice is attached hereto.

Therefore, in accordance with the above Act would you please accept this letter in conjunction with the plans shown as formal notification of the development for the purpose of your Register of Planning Applications and Decisions.

Approved Plan(s) and documents numbered:

TL039_P_10 Healing Cabin - Plans, Sections and Elevations, 2227-P-06 Proposed Healing Cabins 1:50, 2227-P-07B - Location Plan, Site Management Plan Amended April 2026, 2227-P-01N - Site Plan, Block and Aerial Plan, Planning Statement (Amended) 30 June 2026

Yours sincerely



Sarah Iles
Team Manager Planning Policy & Development Management

T: 01273 481846

E: Development.control@eastsussex.gov.uk

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

To: Mr Burgess
Lewis & Co Planning
2 Port Hall Road
Brighton
BN1 5PD

County Ref: ESCC/2026/001/CB
District/Borough Ref:

In pursuance of their powers under the above mentioned Act, Order and Regulations, the Council as the local planning authority hereby GRANT PLANNING PERMISSION for Use of land for small glamping site with 2 wooden cabins, 4 yurts, shepherd hut, 2 healing cabins and replacement stables. Application includes regularisation of existing toilets, decking, cabins and tiered seating area and removal of trailer. (Cross-boundary application with the South Downs National Park)

66 The Lookout, Peacehaven, BN10 8AA (Within land edged red on applicants plan location plan) in accordance with your application validated by the East Sussex County Council on 2 March 2026 and the plans and particulars submitted in connection therewith and subject also to due compliance with the condition(s) specified hereunder:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans and documents listed in the Schedule of Approved Plans and Documents.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The two healing cabins hereby approved shall not be used for overnight accommodation at any time.

Reason: To ensure the number of guests can be appropriately controlled in the interests of the amenity of the neighbouring occupiers in accordance with Policy DM25 of the Lewes Local Plan Part 2020.

4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no use of the application site as a temporary recreational campsite as defined within Schedule 2, Part 4, Class BC, shall be undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the use of land and safeguard the appearance of the site and the character of the area in accordance with Policy DM25 of the Lewes Local Plan Part 2.

Schedule Of Approved Plans and Documents

TL039_P_10 Healing Cabin - Plans, Sections and Elevations, 2227-P-06 Proposed Healing Cabins 1:50, 2227-P-07B - Location Plan, Site Management Plan Amended April 2026, 2227-P-01N - Site Plan, Block and Aerial Plan, Planning Statement (Amended) 30 June 2026

INFORMATIVES

1. Planning permission does not grant lawful authority to drive motorised vehicles on a Public Right of Way. It remains the applicant's responsibility to ensure they possess the necessary private vehicular rights to avoid committing a criminal offence.

The policies relevant to this decision are:

Lewes District Local Plan Part 1: Joint Core Strategy 2016: Core Policies 4 (Economic development and regeneration), 5 (Visitor economy), 10 (Natural environment and landscape character) and 13 (Sustainable travel).

Lewes District Local Plan Part 2: Site Allocations and Development Management Policies 2020: Policies DM9 (Farm diversification); DM12 (Caravan and Camping Sites); DM25 (Design) and DM35 (Footpath, Cycle and Bridleway Network).

South Downs Local Plan 2019: Although this Plan relates to the National Park and therefore does not form part of the Development Plan for this application, the following policies provide some context for that part of the proposed development within the Park: Strategic Policies SD4 (Landscape character), SD23 (Sustainable Tourism); SD25 (Development strategy); SD31 (Extensions to Existing Dwellings and Provision of Annexes and Outbuildings) and SD34 (Sustaining the local economy); and Development Management Policies and SD22 (Parking Provision).

National Planning Policy Framework (NPPF) 2024: Parts 9 (Promoting sustainable transport), 12 (Achieving well-designed places) and 15 (Conserving and enhancing the natural environment) are relevant.

Peacehaven & Telscombe Neighbourhood Development Plan 2026 The plan was made on 24th June 2026 and now forms part of the Development Plan. The policies of relevance include PT4 (Impacts on the South Downs National Park) PT11 (Travel Planning); PT12 (Enhancing Accessibility to the South Downs National Park and Coastal Areas) and PT25 (Tourism).

Environment Act 2021, Schedule 14: In England, developers must deliver a Biodiversity Net Gain (BNG) of 10% under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The proposed development is subject to the requirements of this Act; however, this will be fully considered by the duplicate planning application that the SDNPA will determine at its Planning Committee on 16 July 2026.

For Note

In determining this planning application, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought

views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed: 

Sarah Iles

Team Manager Planning Policy & Development Management

Date: 13 August 2026

All enquiries should be addressed to:

Director of Communities Economy and Transport,
Communities Economy and Transport Department,
County Hall, St Anne's Crescent,
Lewes, East Sussex, BN7 1UE.

Development.control@eastsussex.gov.uk

IMPORTANT - Please read notes attached.

Copies to: Planning Liaison Officer - Environment Agency - for information
dncmgrac.doc

NOTIFICATION AS REQUIRED BY THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

Appeals to the Secretary of State

- o If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- o Appeal forms and information are available from the Secretary of State. Appeals should be made online via Appeal a planning decision (<https://appeal-planning-decision.service.gov.uk/before-you-start>) . If someone does not have access to the internet and need help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance:

(<https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>)

- o The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- o The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- o If either the local planning authority or the Secretary of State refuses planning permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor can the owner render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- o In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

NOTES

- (1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1990, otherwise than under Section 70-76 or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts: e.g. Building Regulations approval may be required from the relevant District/Borough Council for the construction of a building granted planning permission by East Sussex County Council.
- (2) Developers are reminded that the grant of this permission does not permit the obstruction of a right of way and that, if it is necessary to stop up or divert a public right of way to enable the development to be carried out, they should apply without delay:-
 - (a) in the case of a footpath or bridleway, to the County Council for an order under Section 257 of the Town and Country Planning Act, 1990;
 - (b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act, 1990.
- (3) The applicant is recommended to retain this form with the title deeds of the property.
- (4) The grant of planning permission under Section 73 of the Town & Country Planning Act does not prevent the implementation of the previous planning permission, subject to the previous conditions.

IMPORTANT

Any failure to adhere to the details of the plans hereby approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act, 1990, in respect of which enforcement action may be taken.

If it is desired to depart in any way from the approved proposals, you should consult the Planning Policy & Development Management Team, Communities Economy and Transport Department, County Hall, St Anne's Crescent, Lewes, East Sussex BN7 1UE Development.control@eastsussex.gov.uk before carrying out the development.