

EAST SUSSEX COUNTY COUNCIL (EXCEAT BRIDGE REPLACEMENT – A259 EASTBOURNE ROAD) COMPULSORY PURCHASE ORDER 2023

**THE HIGHWAYS ACT 1980
AND
THE ACQUISITION OF LAND ACT 1981**

1. Notice is hereby given that the Secretary of State for Transport in exercise of their power under the above Acts, on 7 October 2025, confirmed with modifications the East Sussex County Council (Exceat Bridge Replacement – A259 Eastbourne Road) Compulsory Purchase Order 2023 submitted by the East Sussex County Council.
2. The Order as confirmed provides for the purchase for the purpose of
 - i. the construction of a replacement bridge at the A259 over the Cuckmere River with a two lane bridge with footpath including re-profiling of the river and road bed embankments, alterations to access, provision of shared surface area and habitat creation;
 - ii. the construction of other highways and improvement of existing highways in the vicinity of the route of the above mentioned highway in pursuance of the East Sussex County Council (Exceat Replacement Bridge – A259 Eastbourne Road) (Classified Road) (Side Roads) Order 2023;
 - iii. the provision of new means of access to premises in pursuance of the East Sussex County Council (Exceat Bridge Replacement – A259 Eastbourne Road) (Classified Road) (Side Roads) Order 2023;
 - iv. the diversion of watercourses and the carrying out of other works on watercourses in connection with the construction and improvement of highways and the provision of new means of access to premises as aforesaid;
 - v. the use by the acquiring authority in connection with the construction and improvement of highways and the provision of new means of access to premises as aforesaid;
 - vi. the carrying out of drainage works in connection with the construction of the highways; and
 - vii. mitigating the adverse effect which the existence or use of the highways proposed to be constructed or improved will have on the surroundings thereofof the land and new rights described in Schedule 1 hereto.
3. A copy of the Order as confirmed by the Secretary of State and of the map referred to therein have been deposited at
 - i. The Reception Desk, East Sussex County Council, County Hall, St Anne's Crescent, Lewes, East Sussex BN7 1UE; and
 - ii. Seaford Library, 15-17 Sutton Park Road, Seaford BN25 1QX; and
 - iii. Eastbourne Library, Grove Road, Eastbourne BN21 4TL.and may be seen at all reasonable hours. A copy of the order and of the map may be viewed online at <https://live.eastsussexhighways.com/highway-schemes/exceat-bridge/3>
4. The Order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the Order may, by application to the High Court

within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the Order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirements relating to the Order.

5. Once the Order has become operative East Sussex County Council may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under Section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
6. Every person who, if a general vesting declaration were executed under Section 4 of that Act in respect of the land comprised in the Order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to East Sussex County Council at County Hall, St Anne's Crescent, Lewes, East Sussex BN7 1UE about the person's name, address, and interest in the land using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.
7. East Sussex County Council has a period of 3 years beginning on which the Order becomes operative to serve a notice to treat or execute a general vesting declaration. The Order will become operative on the date on which this notice is first published or, if the Order is subject to special parliamentary procedure the date on which the Order becomes operative under the Statutory Orders (Special Procedures) Act 1945.

SCHEDULE 1

LAND AND THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED

The land particularised in the Order and the accompanying map referred to in the Order by means of the number or numbers against that item below:-

In the Parish of Sutton With Seaford in the County of East Sussex

- 1/1 138 square metres of part of the carriageway and verge of the classified road known as the A259 Eastbourne Road forming the junction with the carpark entrance to The Cuckmere Inn public house located southwest of the Exceat Bridge

In the Parish of Cuckmere Valley in the County of East Sussex

- 1/1a 1,329 square metres of part of the full width of the carriageway, footways and verges of the classified road known as the A259 Eastbourne Road located east of the Exceat Bridge
- 1/1b 1,162 square metres of pastureland, ditches and wooded areas including part of public footpath SEA/28/1 located north of the classified road known as the A259 Eastbourne Road and east of the Cuckmere River

In the Parishes of Sutton With Seaford and Cuckmere Valley in the County of East Sussex

- 1/1c 772 square metres of pastureland, ditches and wooded areas including part of public footpath CMV/24/1 located south of the classified road known as the A259 Eastbourne Road and east of the Cuckmere River

In the Parish of Cuckmere Valley in the County of East Sussex

- 1/1d 84 square metres of pastureland located north of the classified road known as the A259 Eastbourne Road and east of the Cuckmere River
- 1/1e 285 square metres of pastureland located north of the classified road known as the A259 Eastbourne Road and east of the Cuckmere River
- 1/1f 152 square metres of track, ditches and wooded areas including part of public footpath CMV/24/1 located south of the classified road known as the A259 Eastbourne Road and east of the Cuckmere River
- 1/1g 3,844 square metres of pastureland, ditches and wooded areas including part of public footpath CMV/15/7 located north of the classified road known as the A259 Eastbourne Road and east of the Cuckmere River
- 1/1h 77 square metres of a half width of the carriageway of the classified road known as the A259 Eastbourne Road located west of the Exceat Bridge and east of The Cuckmere Inn public house

In the Parish of Sutton With Seaford in the County of East Sussex

- 1/2 5,480 square metres of arable land and hedgerow forming part of the agricultural holding known as Dymock Farm located north of the classified road known as the A259 Eastbourne Road and east of the Cuckmere River
- 1/3 182 square metres of garden forming part of the property known as The Boat House, Eastbourne Road, Exceat located northeast of the classified road known as the A259 Eastbourne Road and west of the Cuckmere River
- 1/3a 7 square metres of hedgerow forming part of the property known as The Boat House, Eastbourne Road, Exceat located northeast of the classified road known as the A259 Eastbourne Road and west of the Cuckmere River
- 1/3b 388 square metres of garden forming part of the property known as The Boat House, Eastbourne Road, Exceat located northeast of the classified road known as the A259 Eastbourne Road and west of the Cuckmere River
- 1/3c 109 square metres of hedgerow forming part of the property known as The Boat House, Eastbourne Road, Exceat located northeast of the classified road known as the A259 Eastbourne Road and west of the Cuckmere River
- 1/3d 586 square metres of part of the half width of the carriageway and verge of the classified road known as the A259 Eastbourne Road located south of the property known as The Boat House, Eastbourne Road, Exceat and west of the Cuckmere River
- 1/4 140 square metres of wooded area forming part of the property known as Blackberry Cottage, Eastbourne Road, Exceat located west of the classified road known as the A259 Eastbourne Road and north of The Cuckmere Inn public house.
- 1/4a 165 square metres of wooded area forming part of the property known as Blackberry Cottage, Eastbourne Road, Exceat located west of the classified road known as the A259 Eastbourne Road and north of The Cuckmere Inn public house.
- 1/4b 16 square metres of wooded area and part of the garden of the property known as Blackberry Cottage, Eastbourne Road, Exceat located west of the classified road known as the A259 Eastbourne Road and north of The Cuckmere Inn public house.
- 1/4c 1 square metre of stepped access forming part of the garden of the property known as Blackberry Cottage, Eastbourne Road, Exceat located west of the classified road

- known as the A259 Eastbourne Road and north of The Cuckmere Inn public house.
- 1/4d 234 square metres of the half width of the carriageway and verge of the classified road known as the A259 Eastbourne Road located north of the property known as Blackberry Cottage, Eastbourne Road, Exceat and west of the Cuckmere River.
 - 1/5 432 square metres of saltmarsh located between the classified road known as the A259 Eastbourne Road and the Cuckmere River north of the Exceat Bridge.
 - 1/5a 199 square metres of the half width of the carriageway and verges of the classified road known as the A259 Eastbourne Road located west of the Cuckmere River and north of the Exceat Bridge.
 - 1/6 32 square metres of frontage including signage, footway and stepped access and landscaping of The Cuckmere Inn public house located west of the Exceat Bridge.
 - 1/6a 1 square metre of part of the grounds of The Cuckmere Inn public house located west of the Exceat Bridge.
 - 1/6b 6 square metres of part of the stepped access serving The Cuckmere Inn public house located west of the Exceat Bridge.
 - 1/6c 814 square metres of carpark and grass verge forming part of The Cuckmere Inn public house and footpath SEA/27/1 located southwest of the Exceat Bridge and west of the Cuckmere River.
 - 1/6d 96 square metres of the half width of the carriageway and verge of the classified road known as the A259 Eastbourne Road located west of the Cuckmere River and northeast of the Exceat Bridge.

In the Parishes of Sutton With Seaford and Cuckmere Valley in the County of East Sussex

- 1/7 New rights over land comprising 413 square metres of riverbank and bed being the western half-width of the watercourse known as Cuckmere River located north of the Exceat Bridge
- 1/7a 523 square metres of part of the riverbank and bed being the western half-width of the watercourse known as Cuckmere River located north of the Exceat Bridge

In the Parish of Cuckmere Valley in the County of East Sussex

- 1/7b 698 square metres of part of the riverbank and bed of the watercourse known as Cuckmere River including that crossed by the Exceat Bridge located east of The Cuckmere Inn public house

In the Parishes of Sutton With Seaford and Cuckmere Valley in the County of East Sussex

- 1/8 128 square metres of riverbank and bed being part of the eastern half-width of the watercourse known as Cuckmere River located north of the Exceat Bridge

In the Parish of Cuckmere Valley in the County of East Sussex

- 1/8a 536 square metres of pastureland, ditches and treeline including part of public footpath SEA/28/1 and part of the riverbank and bed being the eastern half-width of the watercourse known as Cuckmere River located north of the classified road known as the A259 Eastbourne Road

In the Parishes of Sutton With Seaford and Cuckmere Valley in the County of East

Sussex

- 1/8b 300 square metres of part of the riverbank and bed being the eastern half-width of the watercourse known as Cuckmere River located south of the classified road known as the A259 Eastbourne Road
- 1/8c 36 square metres of part of the riverbank and bed being the eastern half-width of the watercourse known as Cuckmere River located north of the Exceat Bridge.

SCHEDULE 2

FORM OF STATEMENT OF EFFECT OF PARTS II AND III OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

- 1 Once East Sussex County Council (Exceat Bridge Replacement – A 259 Eastbourne Road) Compulsory Purchase Order 2023 has become operative, East Sussex County Council ("**the Council**") may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("**the Act**"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

- 2 As soon as may be after the Council execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the Order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Council together with the right to enter on the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of their interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of their interest in the land, with interest on the compensation from the vesting date.
- 3 The "vesting date" for any land specified in a declaration will be the first day after the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

- 4 In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more

than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.

- 5 The modifications are that the Council may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3

FORM FOR GIVING INFORMATION

EAST SUSSEX COUNTY COUNCIL (EXCEAT BRIDGE REPLACEMENT – A 259 EASTBOURNE ROAD) COMPULSORY PURCHASE ORDER 2023

To: East Sussex County Council, County Hall, St Anne's Crescent, Lewes, East Sussex BN7 1UE

[I] [We] being [a person] [persons] who, if a general vesting declaration were made under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part of] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981.

- 1 Name and address of informant(s) (i)
.....
.....
 - 2 Land in which an interest is held by informant(s) (ii)
.....
.....
 - 3 Nature of interest (iii)
.....
.....
- Signed:
Date:
[on behalf of]

- (i) In the case of a joint interest insert the names and addresses of all the informants.
- (ii) The land should be described concisely.
- (iii) If the land is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other encumbrance, details should be given, e.g. name of building society and roll number.

Dated the 24 day of October 2025

Sharpe Pritchard LLP

Sharpe Pritchard LLP
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Solicitors to East Sussex County Council