

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE

Issued by Lewes District Council (the Council)

1. ENFORCEMENT NOTICE

This is a formal notice issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the TCPA 1990, at the Land. It is considered expedient to issue this notice, having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land on the north-west side of Ringmer Road, Newhaven shown edged red on the attached plan (the Land).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of the unauthorised wooden (chalet style) building shown in the attached photograph

4. REASONS FOR ISSUING THIS NOTICE

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

The development is contrary to;

- Policy CP11 (Built and Historic Environment and High-Quality Design) of the Lewes District Local Plan Part 1 JCS 2010-2030 by reason of not conserving or enhancing the rural character of the area.
- Policy DM25 (Design), of the Lewes District Local Plan Part 2 by reason of its location, inappropriate development that does not respond sympathetically to the characteristics of the development site, its relationship with its immediate surroundings
- Policy DM1: (Planning Boundary) of Lewes District Local Plan Part 2 by reason that development outside the planning boundaries, the distinctive character and quality of

the countryside will be protected and only permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated

- The development has a detrimental impact on the character and appearance of the surrounding area, which is visible from the highway and the surrounding area .
- It is intrusive and an unneighbourly development
- The Council consider that planning permission should not be given, because planning conditions could not overcome these objections to the development.
- Paragraphs 59 of the NPPF

5. WHAT YOU ARE REQUIRED TO DO

You must

- (i) Remove the unauthorised wooden (chalet style) building in its entirety and
- (ii) Permanently remove all resultant materials and debris from the Land

6. TIME FOR COMPLIANCE

The periods for compliance with the steps set out in paragraph 5 are:

- (i) and (ii) Six months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 1st February 2023 unless an appeal is made against it beforehand.

Dated: 21 December 2022

Signed:

Kate Slattery Interim Head of Legal Services

on behalf of Lewes District Council

Nominated officer: Simon Cullen

Telephone number: 07935 085762