

**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 at More House Farm, Ditchling Road, Wivelsfield, 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 a summerhouse, the approximate position of which is shown in green on the attached plan for identification purposes only .

**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.

- Planning application LW/15/0166 was refused for the continued use of the land as a lake and the retention of a summerhouse. The lake has subsequently obtained planning permission under LW/16/0597. It is considered that the erection of the summerhouse represents unnecessary and inappropriate development in the countryside, introducing unnatural and man made features into the otherwise rural landscape contrary to the aims and objectives of Policy CT1 of the Lewes District Local Plan and wider objectives of the NPPF.

**5. WHAT YOU ARE REQUIRED TO DO**

You must:

(i) Demolish/Remove from the land the summer house and all materials and debris resulting from its removal

**6. TIME FOR COMPLIANCE**

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

(i) 2 months from the date this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 27 March 2017, unless an appeal is made against it beforehand.

Dated: 24 February 2017

Signed:



J. STONE SOLICITOR

On behalf of Lewes District Council, Southover House, Southover Road, Lewes, BN7 1AB

Nominated officer: Jennifer Baxter

Telephone number: 01273 471600

# More House Farm, Wivelsfield



