

**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 Ridge House, Ditchling Road, Wivelsfield, East Sussex, RH16 4QU situated on land 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 use of the barn, the approximate location shown in green on the attached plan (for identification purposes only) as a self-contained residential dwelling.

**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 application site is outside the planning boundary as defined by the Lewes District Local Plan and therefore is subject to policy CT1 which seeks to restrict development outside of these defined boundaries.
- The conversion of the building to form a new dwelling is also considered to conflict with Policy ST3 of the Lewes District Local Plan.
- The Council consider that planning permission should not be given, because planning conditions could not overcome these objections to the development. The unauthorised erection of the building and the use as residential accommodation is

contrary to policies CT1, ST3 of the Lewes District Local Plan, The Lewes District Local Plan Part 1: Joint Core Strategy 2010 – 2030 (May 2016) and the National Planning Policy Framework.

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

You must:

[(i) Cease the use of the building as a residential dwelling.

[(ii) Permanently remove the two toilets and the oven from the barn.

**6. TIME FOR COMPLIANCE**

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

(i) 6 months from the date this notice takes effect.

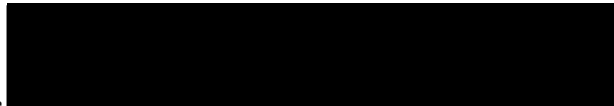
(ii) 7 months from the date this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 28 June 2016, unless an appeal is made against it beforehand.

Dated: 27 May 2016

Signed:



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

---

Nominated officer: Jennifer Baxter

Telephone number: 01273 484440/484439

**ANNEX**

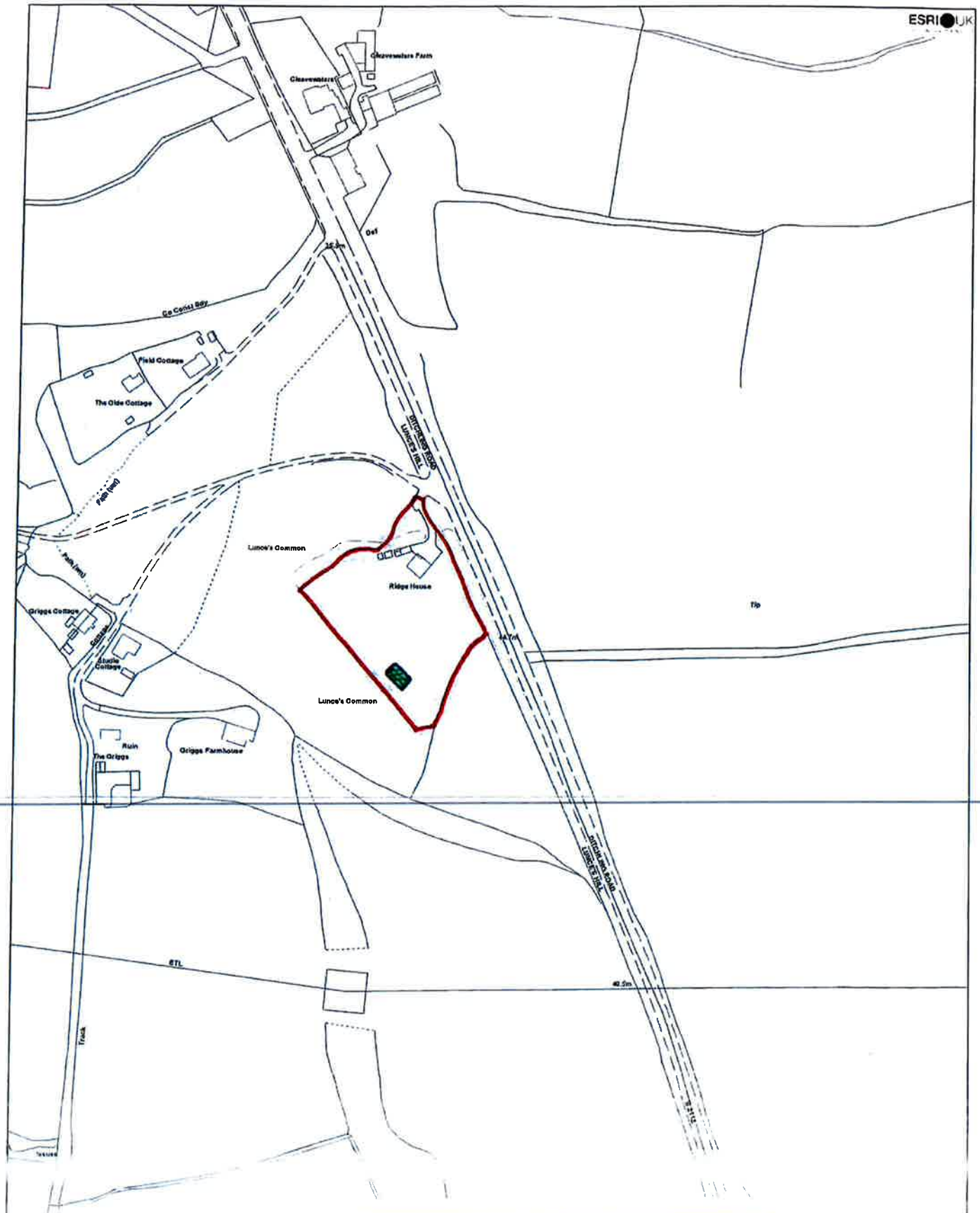
Lewes District Council has issued an enforcement notice relating to land at The Barn, Ridge House, Ditchling Road, Wivelsfield, East Sussex RH16 4QU and you are served with a copy of that notice as you have an interest in the Land. Copies of the notice have also been served on the parties listed at the end of this Annex.

**YOUR RIGHT OF APPEAL**

You can appeal against this enforcement notice, but any appeal must be **received** by the Planning Inspectorate (or be posted or electronically communicated at such time that, in the

# The Barn, Ridge House, Wivelsfield

ESRI UK



© Crown copyright and database rights 2013  
Ordnance Survey 100019275.

Km			
0.05	0.1	0.15	0.2
<b>Date</b>	25 May 2016	<b>Scale</b>	1:2500



