

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990 (“the 1990 Act”)
ENFORCEMENT NOTICE

Issued by: **EAST HAMPSHIRE DISTRICT COUNCIL** (“the Council”) on behalf of the South Downs National Park Authority

1. ENFORCEMENT NOTICE

THIS NOTICE is issued by the Council because it appears that there has been a breach of planning control, within paragraph (b) of section 171A(1) of the 1990 Act, 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 Lords Wood, Brightstone Lane, Lower Farringdon, Alton, Hampshire shown edged red on the attached plan (“the Land”).

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

Without planning permission and within the last 10 years, operational development comprising the siting of storage containers, erection of a polytunnel, and engineering operations to widen a track and create a bund.

4. REASONS FOR ISSUING THIS NOTICE

The site lies within the South Downs National Park, outside a designated Settlement Policy Area where policies in the Development Plan seek to strictly control development within the countryside unless there is a proven need. The aims of these policies are supported by the Government’s National Planning Policy Framework (NPPF) which emphasises a presumption in favour of sustainable development. However, this is not an unconditional presumption, and it makes it clear that any proposals for development in the countryside must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is located in ancient woodland in a rural setting where it is considered that the operational development, including containers, a polytunnel and engineering operations to the access, results in an inappropriate form of development within the rural area. There is no evidence that the development is genuinely required in connection with the lawful forestry use of the land.

The operational development within a previously untouched area of ancient woodland, consisting of engineering works, containers with solar panels affixed to the roof, and a polytunnel without justification, causes visual harm to the rural area and the tranquillity of the locality by reason of the scale and form of the development and the associated activity and vehicular movement to and from the Site. There is no demonstrable evidence that the development supports a forestry or agricultural use. The development therefore fails to conserve or enhance the natural beauty of the South Downs National Park which is contrary to the first statutory purpose of the National Park and to National Advice.

The development is contrary to policies SD1, SD5, SD8, SD21, SD25, SD39, SD48 and SD49 of the South Downs Local Plan, and the National Planning Policy Framework 2024, in particular paragraphs 60, 135, and 193.

The council does not consider that planning permission should be given, because planning conditions could not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

You must:

- i. Remove all shipping containers and solar panels from the Land;
- ii. Remove all polytunnels from the Land;
- iii. Remove the earth bunds adjacent to the access, in the approximate location as marked hatched black on the plan.

6. TIME FOR COMPLIANCE

The period for compliance with the steps set out in paragraph 5 is **SIX MONTHS** from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **02 May 2026** unless an appeal is made against it beforehand.

Dated: 02 April 2026 (**Date of issue**)

Signed by:

A black rectangular redaction box covering the signature of Shona Archer.

Shona Archer – Interim Planning Enforcement Manager
East Hampshire District Council
On behalf of: South Downs National Park Authority

ANNEX

East Hampshire District Council (on behalf of the South Downs National Park Authority) has issued an enforcement notice relating to Land at Lords Wood, Brightstone Lane, Lower Farringdon, Alton, Hampshire. 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.

THE RIGHT OF APPEAL

If you own, rent or lawfully occupy the Land 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 ordinary course of post or transmission, it would be delivered to the Planning Inspectorate) before the date specified in paragraph 7 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal.

STATEMENT ON GROUNDS OF APPEAL

If you decide to appeal, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

PLANNING APPLICATION FEE

If you wish to appeal on ground (a) of section 174(2) of the 1990 Act this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £1,220.00. You should pay the fee to South Downs National Park Authority. If the fee is not paid then that ground of appeal will not be valid.

STATUTORY PROVISIONS

A copy of sections 171A, 171B and 172 to 177 of the 1990 Act are attached for your information.

WHAT HAPPENS IF THE ENFORCEMENT NOTICE IS NOT APPEALED

Unless an appeal is made against this enforcement notice, it will take effect on the specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Persons served with a copy of this enforcement notice are as follows:

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