

**ENFORCEMENT NOTICE: Change of Use**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)

**Issued By : SOUTH DOWNS NATIONAL PARK AUTHORITY**

**ENFORCEMENT NOTICE**

█ [REDACTED]  
█ [REDACTED]

1. **THIS IS A FORMAL NOTICE** which is issued by the South Downs National Park Authority ("the SDNPA") because it appears that there has been a breach of planning control, within paragraph (a) of Section 171A(1) of the above Act, at the land described below. The Authority considers that it is expedient to issue this notice, having regard to the provisions of the development plan and to 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**

The land and property known as Devils Halt, south of Devils Dyke Road in Brighton & Hove City, East Sussex and shown edged in red on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission has erected a structure between the two original brick buildings on site. This structure consists of two rooms, one bedroom and one toilet made of wood panels and double glazed doors and windows, with an outer wall of corrugated metal panels and a roof of plastic materials. The approximate location of the structure is shown in grey and edged in black on a second attached plan.

4. **THE REASON FOR ISSUING THE NOTICE**

The erected structure has been built without planning permission, it is of poor design and fails to conform with the policy that all new buildings in this area must demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. Further it is detrimental to the landscape and scenic beauty of the area.

The unauthorised creation of a residential accommodation and the erection of this building is contrary to Purpose 1 of the South Downs National Park Authority, 'To conserve and enhance the natural beauty, wildlife and cultural heritage of the area', Policy NC5 'Urban Fringe', Policy NC6 'Development in the countryside / downland', Policy NC7 'Sussex Downs Area of Outstanding Natural Beauty or South Downs National Park' and Policy QD1 - Design, (which states that all new buildings must demonstrate a high standard of design and make a positive contribution to the visual quality of the environment) of the Brighton & Hove Local Plan, plus Para 115 of the National Planning Policy Framework (March 2012). (The full text of these policies is attached at Annex 4 of this Notice).

The SDNPA does not consider that planning permission should be given because planning conditions could not overcome these objections.

For the reasons set out above the SDNPA consider it expedient to issue this Enforcement Notice.

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

To take down and remove the structure erected between the two original brick buildings on the site, that being the two rooms made of wood panelling and double glazing units, together with the wall of corrugated metal and the roof of plastic materials.

**6. TIME FOR COMPLIANCE**

Two months from the effective date of this Notice.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on Monday 23<sup>rd</sup> March 2015, unless an appeal is made against it beforehand.

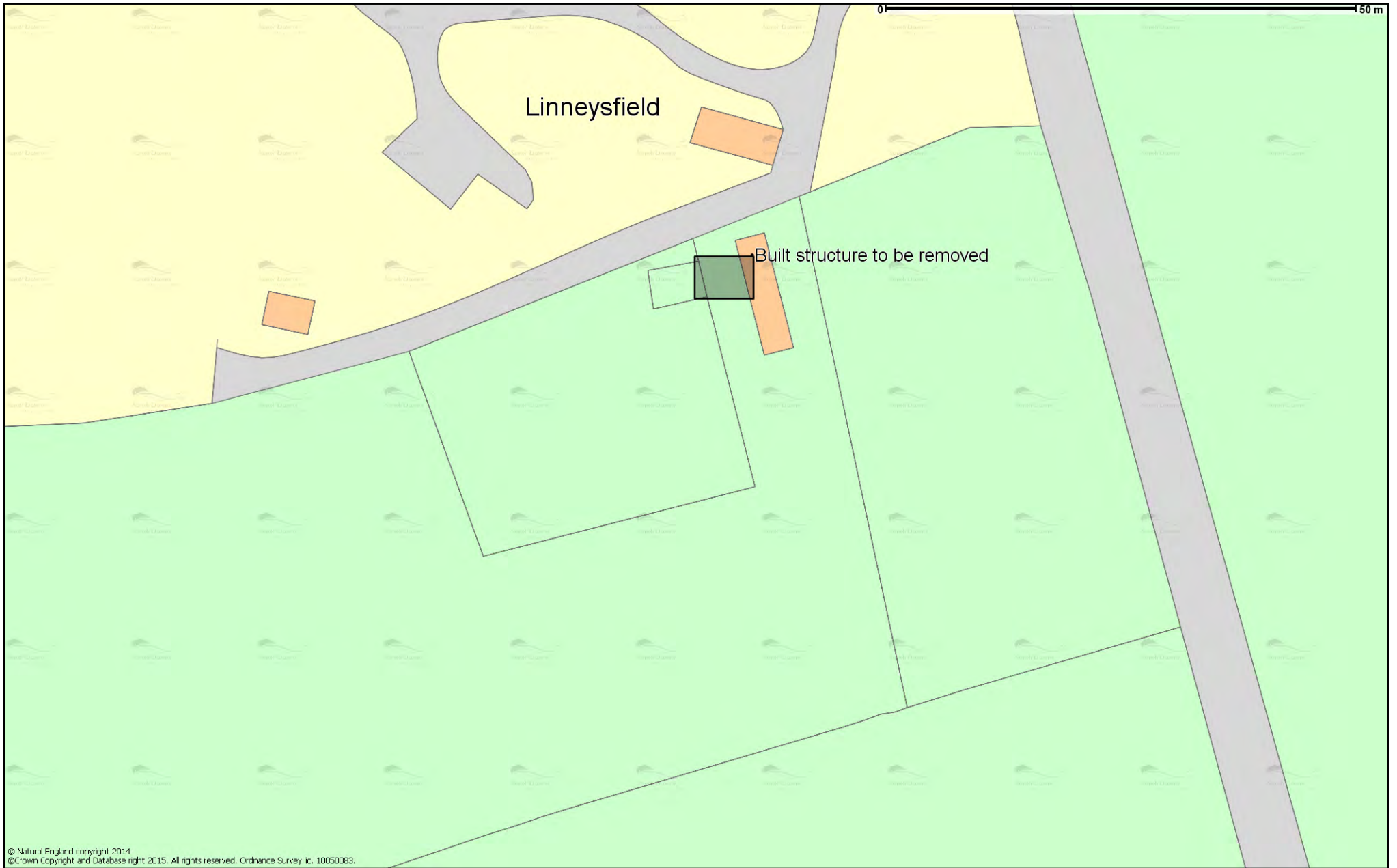
**8. TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)(ENGLAND AND WALES) REGULATIONS 1999**

The SDNPA considers that the development is not EIA development. If the development subject of this Notice were to be granted planning permission, an environmental statement would not be required.

**Date : 13<sup>th</sup> February 2015**



**Signed: Tim Slaney, Director of Planning**



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Development Management,  
 Enforcement

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Scale 1:550



**Devils Halt, Devils Dyke Road, Brighton**

Devils Halt site, position of built structure

