

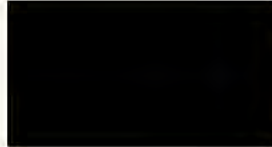
IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

SOUTH DOWNS NATIONAL PARK AUTHORITY

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

**ENFORCEMENT NOTICE
(Material Change of Use and Operational Development)**

To:



Issued by: South Downs National Park Authority

1. **THIS IS A FORMAL NOTICE** which is issued by the South Downs National Park Authority ("the Authority"), 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**

Land adjacent to the Cottages, Long Furlong Lane, Patching, West Sussex shown edged black on the attached plan ("the Land")
3. **THE BREACH OF PLANNING CONTROL ALLEGED**
 1. Without planning permission, and within the last ten years, the material change of use of the Land from agriculture to stabling, keeping and exercising horses and for other equestrian purposes including provision of mobile field shelters; and
 2. Without planning permission, and within the last four years, the carrying out of operational development comprising the erection of three buildings for stabling horses on the Land.
4. **REASONS FOR ISSUING THIS NOTICE**

The SDNPA is not aware of any planning permission authorising the material change of use of the Land from agriculture to stabling, keeping and exercising horses and for other equestrian purposes including provision of mobile field

shelters or the carrying out of operational development comprising the erection of three buildings for stabling horses on the Land.

On the basis of evidence submitted in relation to application SDNP/12/00945/LDE - Use of land for the keeping and exercising of horses, including the siting of a mobile field shelter - it appears to the SDNPA that the change of use of the Land from agriculture to stabling, keeping and exercising horses and for other equestrian purposes including provision of mobile field shelters has occurred within the last 10 years as on the balance of probability prior to 2007 the land was used occasionally for grazing horses and between May/June 2009 and 2011 on the balance of probability the Land was used occasionally for exercising horses and the first mobile field shelter was not brought onto the land until 2008.

On the basis of evidence submitted in relation to application SDNP/12/00946/LDE - Erection of three stables –it appears to the SDNPA that the operational development comprising the erection of three buildings for stabling horse has occurred within the last four years as the stables were not stationed in their current position until May 2009.

The development constitutes an unacceptable intrusion of development into the countryside which is unrelated to any farming or agricultural need and through the proliferation of structures has had an adverse impact on the landscape character and appearance of the South Downs National Park (the "SDNP"). This has neither conserved nor enhanced the natural beauty of the SDNP contrary to the first purpose of designation under S.5 (1) National Parks and Access to the Countryside Act (NPACA 1949) as amended by s.61 Environment Act 1995 (EA 1995).

Therefore, it is considered that the material change of use and operational development conflicts with policies GEN 3 and DEV 5 of the Arun Local Plan 2003 and Paragraph 115 of the National Planning Policy Framework and the English National Parks and the Broads UK Government Vision Circular 2010.

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

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the Land for stabling, keeping and exercising horses and other equestrian purposes including the provision of mobile field shelters.
- ii) Remove the three buildings hatched black on the attached plan and all resultant debris from the Land.
- iii) Remove all equestrian items, equipment and paraphernalia including the mobile field shelters from the Land.

6. TIME FOR COMPLIANCE

- i) 3 months after this notice takes effect.
- ii) 3 months after this notice takes effect.
- iii) 3 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 3rd June 2013, 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.

Dated: 22nd April 2013

Signed:

A solid black rectangular box redacting the signature of the official.

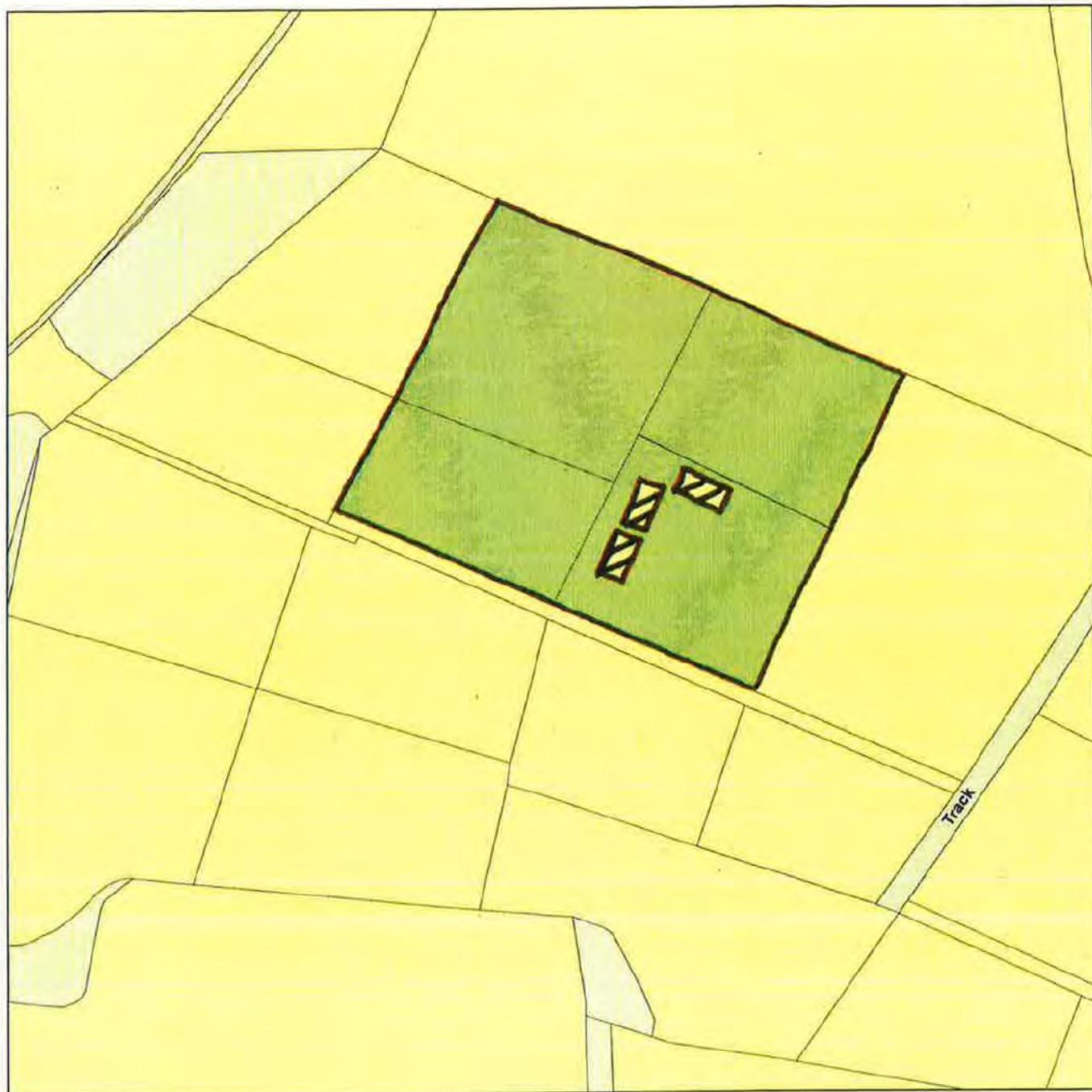
On behalf of: South Downs National Park Authority

Alleged Material Change of Use

Land lying North-West of Myrtle Grove Farm Patching



GIS by ESRI (UK)



Scale : 1:1968

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	South Downs National Park
Department	Development Management
Comments	BN13 3XL
Date	16 April 2013
SLA Number	Not Set