

ENFORCEMENT NOTICE

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)**

Issued by: Winchester City Council, on behalf of the South Downs National Park Authority

1. **THIS IS A FORMAL NOTICE** which is issued by Winchester City Council, on behalf of the South Downs National Park Authority ("the SDNPA"), because it appears that there has been a breach of planning control, under Section 171A(1)(a) 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 AFFECTED**

Land at The Sanctuary, Manor Farm Green, Twyford, Winchester Hampshire SO21 1RA shown edged red on the attached plan ("The Land").

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

Without planning permission, the creation of a dwellinghouse with a raised platform /patio.

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

The Local Planning Authority considers it expedient to issue this Notice because:

It appears to the Local Planning Authority that the aforementioned breach of planning control occurred in the last four years.

The Site is situated in the South Downs National Park. The SDNPA has the following statutory purposes and socio-economic responsibilities, as specified in the Environment Act 1995.

~~1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.~~

2. To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.

Working in partnership with other Local Authorities and other organisations, it is also the duty of the SDNPA to seek to foster the economic and social well-being of the local communities within the National Park.

The creation of a dwellinghouse at The Sanctuary is in conflict with Policy MTRA 4 of the Winchester District Local Plan Part 1 Joint Core Strategy- Development in the Countryside. Major alterations have been undertaken to the former field shelter to create what in effect is now a dwellinghouse. There is no operational need for someone to live in this countryside location, such as for agriculture, horticulture or forestry. The development conflicts with Policies CE.20 (Housing for Essential Rural Workers (permanent dwellings) and CE.22 (Dwellings for Other Rural Workers) of the Winchester District Local Plan Review (Saved Policies) 2006 and the National Planning Policy Framework (2012).

The alterations to the field shelter to create the dwelling with associated raised platform/patio does not make a positive contribution to the local environment and is in conflict with Policy CP13 - High Quality Design. The new dwelling is not in keeping with the rural character of the site; it conflicts with the National Park purpose 1, Policy CP19 - South Downs National Park and Policy CP20 - Heritage and Landscape Character. In addition the development conflicts with Policy DP.3 (General Design Criteria) and Policy RT.1 (Important Amenity Areas) of the Winchester District Local Plan Review Adopted 2006.

The Local Planning Authority does not consider that planning permission should be given, because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Demolish the dwelling on the Land.
- (ii) Remove from the Land all debris, waste and building material together with all plant, equipment and machinery associated with step (i).
- (iii) Remove the raised platform/patio and all ancillary items and domestic paraphernalia associated with the dwelling on the Land.

6. TIME FOR COMPLIANCE

Three (3) months after the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 12th June 2017 unless an appeal is made against it beforehand.

Date 10th May 2017

Signed


Head of Legal and Democratic Services, Winchester City Council, City Offices,
Colebrook Street, Winchester Hampshire SO23 9LJ

on behalf of: South Downs National Park Authority
North Street
Midhurst
GU29 9DH

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received or posted in time to be received by the Planning Inspectorate before the date specified in paragraph 7 of the Notice. The enclosed leaflet from the Planning Inspectorate explains what you need to do if you wish to appeal.

Three copies of the enforcement notice are enclosed:

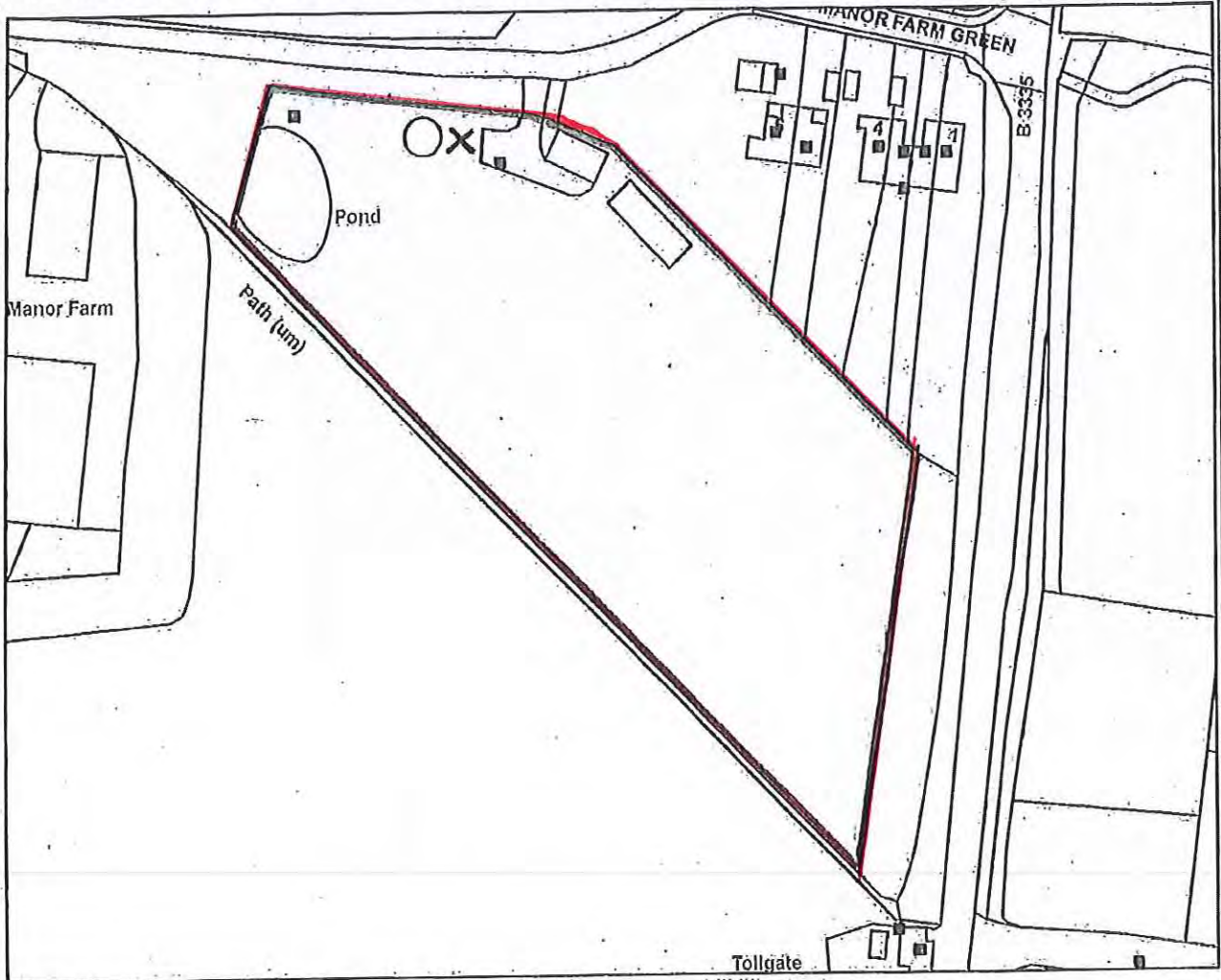
- (a) One is for you to send to the Planning Inspectorate if you decide to appeal,
- (b) Send the second copy of the appeal form and notice to:-
Head of Legal Services, Winchester City Council, City Offices, Colebrook Street, Winchester, Hants, SO23 9LJ
- (c) The third copy is for your own records.

WHAT HAPPENS IF YOU DO NOT APPEAL

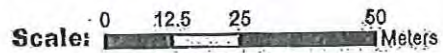
If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



Unauthorised Change of Use of agricultural / equine land to residential / domestic



Legend	



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Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	11/05/2016
MSA Number	100019531

If you need information in a different format e.g. large print, Braille, electronically or a translation, contact our Customer Service Centre on 01962 840 222 or by email customerservice@winchester.gov.uk