

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)

TO :



Issued By: South Downs National Park Authority

- 1. THIS IS A FORMAL NOTICE** which is issued by 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 this Notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Camp Site, Pleasant Rise Farm, Cuckmere Road, Alfriston, Polegate, East Sussex, BN26 5TN as shown edged black on the attached plan

3. THE BREACH OF PLANNING CONTROL ALLEGED WITHOUT PLANNING PERMISSION

Without planning permission, the erection of a shower / toilet block classed as unauthorised development along with any other associated camping structures

4. THE REASON FOR ISSUING THE NOTICE

The Authority considers that a shower / toilet block (classed as development and marked red on the attached map) has been erected without the benefit of planning permission for the purposes of the campsite operation within the last four (4) years and is unacceptable for the following reasons:

1. The unauthorised development is within the South Downs National Park and is harmful to the visual quality and characteristics of the protected landscape and does not seek to conserve and enhance the landscape character contrary to statutory purposes of the National Park within S61 of the Environment Act 1995 and Paragraph 172 of the National Planning Policy Framework (NPPF) and Strategic Policy SD4 of the South Downs Local Plan Pre-Submission (2017) and TM8 of the Wealden District Local Plan (1998)
2. No planning application has been submitted containing a diversification plan contrary to SDNPA Development Management Policy SD40 and Strategic Policy SD23 of the South Downs Local Plan Pre-Submission (2017)
3. The camping operation (which the toilet / shower block is related to) appears on a scale that has replaced the farming enterprise as opposed to supplementing it which could harm the long-term viability of farm holdings contrary to SD40 of the South Downs Local Plan Pre-Submission (2017)

5. WHAT YOU ARE REQUIRED TO DO

- i) Remove the one (1) toilet / shower block indicated in red on the attached map and any associated hard-standing or other development associated with a camping use
- ii) Remove from the land (within the area marked in black on the attached map) all water taps and hard-standing, fire equipment, lights, and all other equipment, materials, supplies and paraphernalia associated with a camping use

6. TIME FOR COMPLIANCE

Six (6) months beginning with the day on which the notice was served on you.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **11 October 2018** unless an appeal is made against it beforehand.

Date: 13 September 2018

Signed: 

ANNEX 1

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 acting on behalf of the Secretary of State 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

<http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>

ANNEX 2

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this 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 Authority.

ANNEX 3

GUIDANCE NOTES

The following sections of the Town and Country Planning Act 1990 are relevant to Enforcement

Notices:

S171A – Expressions used in connection with enforcement

S171B – Time limits

S172 – Issue of an Enforcement Notice

172A – Assurance as regards prosecution for person served with a notice

S173 – Contents and effect of Notice

S173A – Variation and Withdrawal of Notice

S174 – Appeal against a Notice

S175 – Appeal – supplementary provisions

S176 – General provisions relating to the determination of appeals

S177 – Grant/modification of planning permission on appeals against Notices.

Lodging an Appeal

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:

(a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;

(b) that those matters have not occurred;

(c) that those matters (if they occurred) do not constitute a breach of planning control;

(d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

(e) that copies of the enforcement notice were not served as required by section 172;

(f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

(g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 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 £924.00; to the South Downs National Park Authority. Joint appellants need only pay one set of fees. If you decide to appeal, when you submit it, 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.

ANNEX 4

LIST OF ALL RELEVANT POLICIES

S61 of the Environment Act 1995 and Paragraph 172 of the National Planning Policy Framework (NPPF)

Strategic Policy SD4 of the South Downs Local Plan Pre-Submission (2017) and TM8 of the Wealden District Local Plan (1998)

SDNPA Development Management Policy SD40

Strategic Policy SD23 of the South Downs Local Plan Pre-Submission (2017)

SD40 of the South Downs Local Plan Pre-Submission (2017)

ANNEX 5

GUIDANCE NOTES ON HOW TO MAKE AN APPEAL

Printed copies attached

1.Planning Inspectorate – Making your appeal - How to Complete Your Enforcement Appeal Form - England (May 2016)

2.Planning Inspectorate – Procedural Guidance – Enforcement Notice Appeals – England (March 2016)

These documents can also be found at:

<https://www.gov.uk/appeal-enforcement-notice>

ANNEX 6

THOSE PERSONS SERVED WITH THIS NOTICE

