

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: 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 SDNPA 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**

Land Adjoining The Stewards, Lewes BN7 1UR.

3. **THE BREACH OF PLANNING CONTROL ALLEGED WITHOUT PLANNING PERMISSION**
 - i) Without planning permission the erection of approximately 460m of fencing adjacent to the Gallops on Front Hill (indicated in red on the attached plan) on land adjoining The Stewards, Lewes BN7 1UR, classed as unauthorised operational development.
 - ii) Without planning permission the erection of approximately 50m of fencing across the Gallops on Front Hill (also indicated in red on the attached plan) on land adjoining The Stewards, Lewes BN7 1UR, classed as unauthorised operational development.
 - iii) Without planning permission the erection of gates and fencing on Front Hill (within the black hatched area on the attached plan) on land adjoining The Stewards, Lewes BN7 1UR, classed as unauthorised operational development.

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

The SDNPA considers that this operational development has occurred within the last four (4) years without the benefit of planning permission and is unacceptable for the following reasons:

- i) The fencing, by reason of their sense of enclosure are considered to fail to conserve and enhance the open down land character of this part of the South Downs National Park or the Lewes Battlefield designation. This would be contrary to policies CT11, ST3, ST11, RE8 and LW9 of the Lewes District Local Plan (2003) and policies CP10 and CP1 of the Lewes District Joint Core Strategy (2016), policies SD1, SD4, SD5, SD6, SD12 and SD24 of the emerging South Downs Local Plan, the NPPF and the first purpose of the National Park.
- ii) The fencing, by reason of their sense of enclosure are considered to fail to conserve and enhance the open down land character of this part of the South Downs National Park or the Lewes Battlefield designation. This would be contrary to policies CT11, ST3, ST11, RE8 and LW9 of the Lewes District Local Plan (2003) and policies CP10 and CP1 of the Lewes District Joint Core Strategy (2016), policies SD1, SD4, SD5, SD6, SD12 and SD24 of the emerging South Downs Local Plan, the NPPF and the first purpose of the National Park.
- iii) The fencing and gates, by reason of their sense of enclosure are considered to fail to conserve and enhance the open down land character of this part of the South Downs National Park or the Lewes Battlefield designation. This would be contrary to policies CT11, ST3, ST11, RE8 and LW9 of the Lewes District Local Plan (2003) and policies CP10 and CP1 of the Lewes District Joint Core Strategy (2016), policies SD1, SD4, SD5, SD6, SD12 and SD24 of the emerging South Downs Local Plan, the NPPF and the first purpose of the National Park.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the approximate 460m of fencing adjacent to the Gallops on Front Hill (indicated in red on the attached plan) on land adjoining The Stewards, Lewes BN7 1UR and any associated debris.
- (ii) Remove the approximate 50m of fencing across the Gallops on Front Hill (also indicated in red on the attached plan) on land adjoining The Stewards, Lewes BN7 1UR and any associated debris.
- (iii) Remove the gates and fencing on Front Hill (indicated within the black hatched area on the attached plan) on land adjoining The Stewards, Lewes BN7 1UR and any associated debris.

6. TIME FOR COMPLIANCE

- (i) Two (2) months beginning on the day this notice takes effect.
- (ii) Two (2) months beginning on the day this notice takes effect.
- (iii) Two (2) months beginning on the day this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **12 February 2019** unless an appeal is made against it beforehand.

Date: 14 January 2019

Signed:



Tim Slaney
Director of Planning

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/enfinfosheet.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 SDNPA.

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 SD1, SD4, SD5, SD6, SD12 and SD24 of the South Downs Local Plan Pre-Submission (2017).

CT11, ST3, ST11, RE8 and LW9 of the Lewes District Local Plan (2003).

CP1 and CP10 of the Lewes District Joint Core Strategy (2016).

ANNEX 5

GUIDANCE NOTES ON HOW TO MAKE AN APPEAL

Printed copies attached:

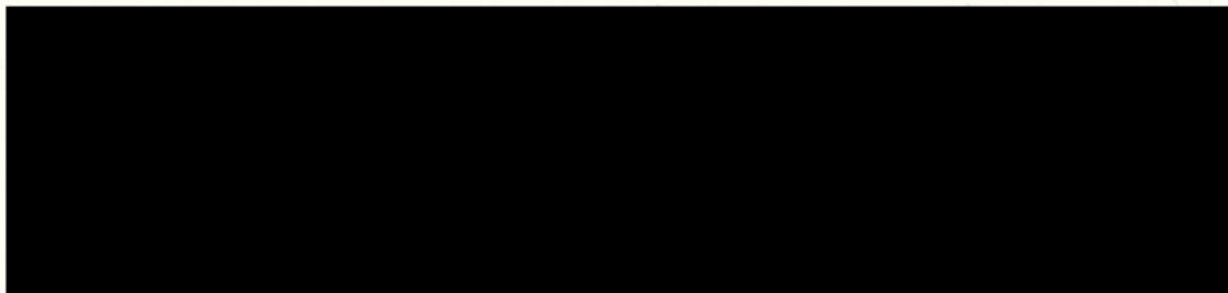
1. Planning Inspectorate – Making your appeal - How to Complete Your Enforcement Appeal Form - England (May 2018).

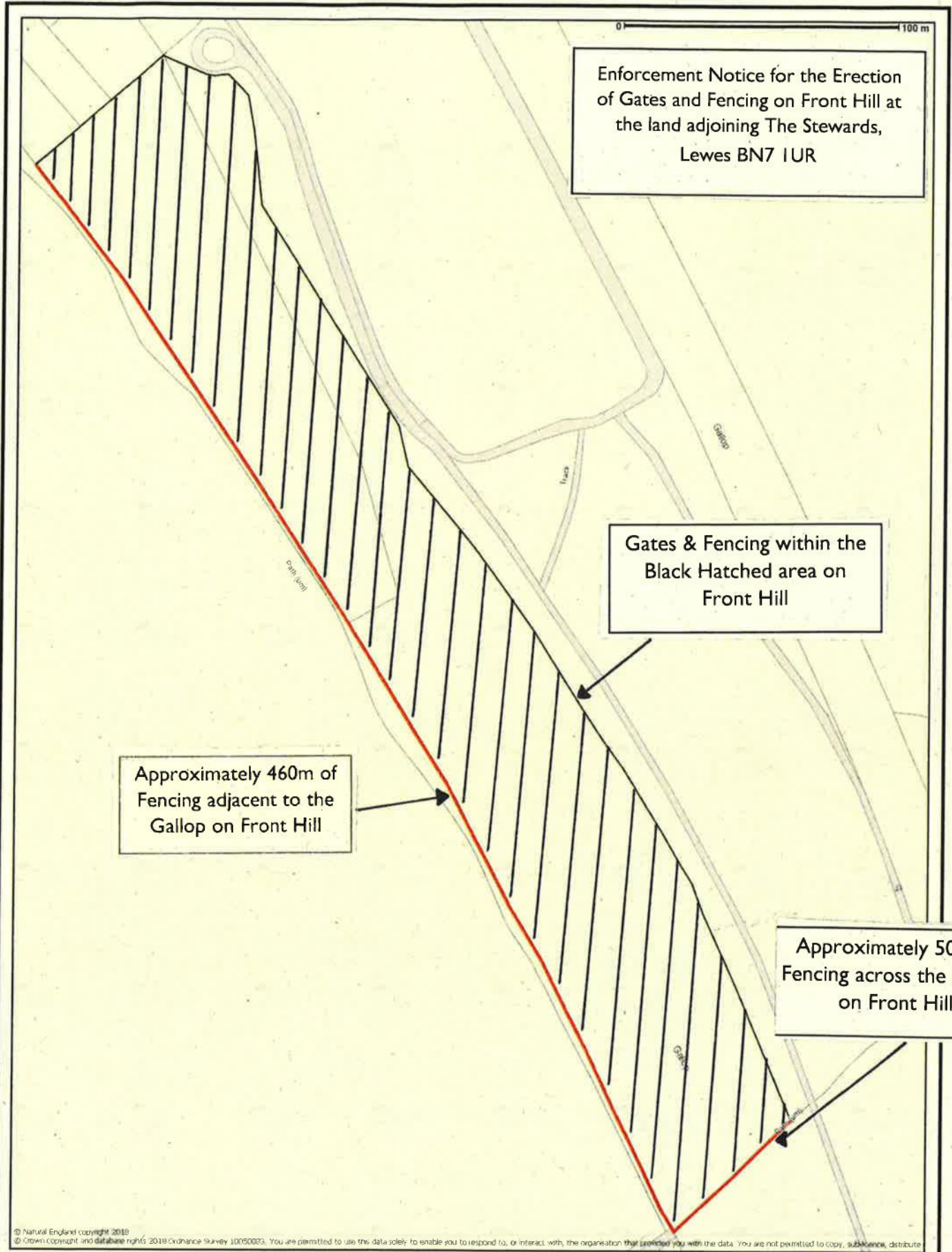
2. Planning Inspectorate – Procedural Guidance – Enforcement Notice Appeals – England (March 2016).

These documents can also be found at: <https://www.gov.uk/appeal-enforcement-notice>.

ANNEX 6

THOSE PERSONS SERVED WITH THIS NOTICE





Enforcement Notice for the Erection of Gates and Fencing on Front Hill at the land adjoining The Stewards, Lewes BN7 1UR

Gates & Fencing within the Black Hatched area on Front Hill

Approximately 460m of Fencing adjacent to the Gallop on Front Hill

Approximately 50m of Fencing across the Gallop on Front Hill

© Natural England copyright 2018
 © Crown copyright and database rights 2018 Ordnance Survey 10050083. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute

© Crown copyright and database rights 2018 Ordnance Survey 10050083. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



SDNP/17/00164/OPDEV
 Erection of Gates & Fencing on Front Hill



Enforcement Notice

