



IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: Rother District Council

1. **THIS NOTICE** is issued by the Council because it appears to them 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. They consider 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 at Bryants Wood, Wards Lane, Wadhurst, Ticehurst, East Sussex shown edged red on the attached plan (the 'Land')

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL – OPERATIONAL DEVELOPMENT

Without planning permission the undertaking of large scale engineering works creating numerous hard-standing areas and severally altering the appearance of land.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

The development does not benefit from planning permission and is inappropriate within this location.

The development has caused significant harm to the character and appearance of the ancient woodland and the countryside within the High Weald Area of Outstanding Natural Beauty (AONB) designation and is contrary to the relevant planning policies – Rother Local Plan - Core Strategy 2014 Policy - OSS4 - General Development Considerations, Policy RA3 Development in the Countryside and Policy EN1 – Landscape Stewardship.

The Council 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 all engineering operations within the Land,
- ii) Cease all importation of soil,
- iii) Cease the use if the land otherwise than in connection with the authorised forestry use of the land,

- iv) Remove all hard standings hard-core and other materials including rubble, rubbish, debris, tools and equipment from the land
- v) Reseed replant and re-profile the land so that it can be returned to its former woodland condition.
- vi) Remove all rubbish debris tools and equipment from the land arising from the compliance with step (v) above.

6. TIME FOR COMPLIANCE

Regarding steps 5 i) – iv) above One month after this notice takes effect and steps 5 v) and vi) six months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 16th November 2017 unless an appeal is made against it beforehand.

Dated: 4th October 2017

Signed:
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Solicitor to the Council
on behalf of Rother District Council,
Town Hall,
Bexhill-on-Sea,
East Sussex TN39 3JX

Ref: MKN224

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 attached leaflet details how an appeal can be made.

If you want to appeal you can do it:

online at the Planning Casework Service area of the Planning Portal
<https://acp.planninginspectorate.gov.uk> or

- by getting enforcement appeal forms by phoning on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

WHAT HAPPENS IF YOU DO NOT APPEAL

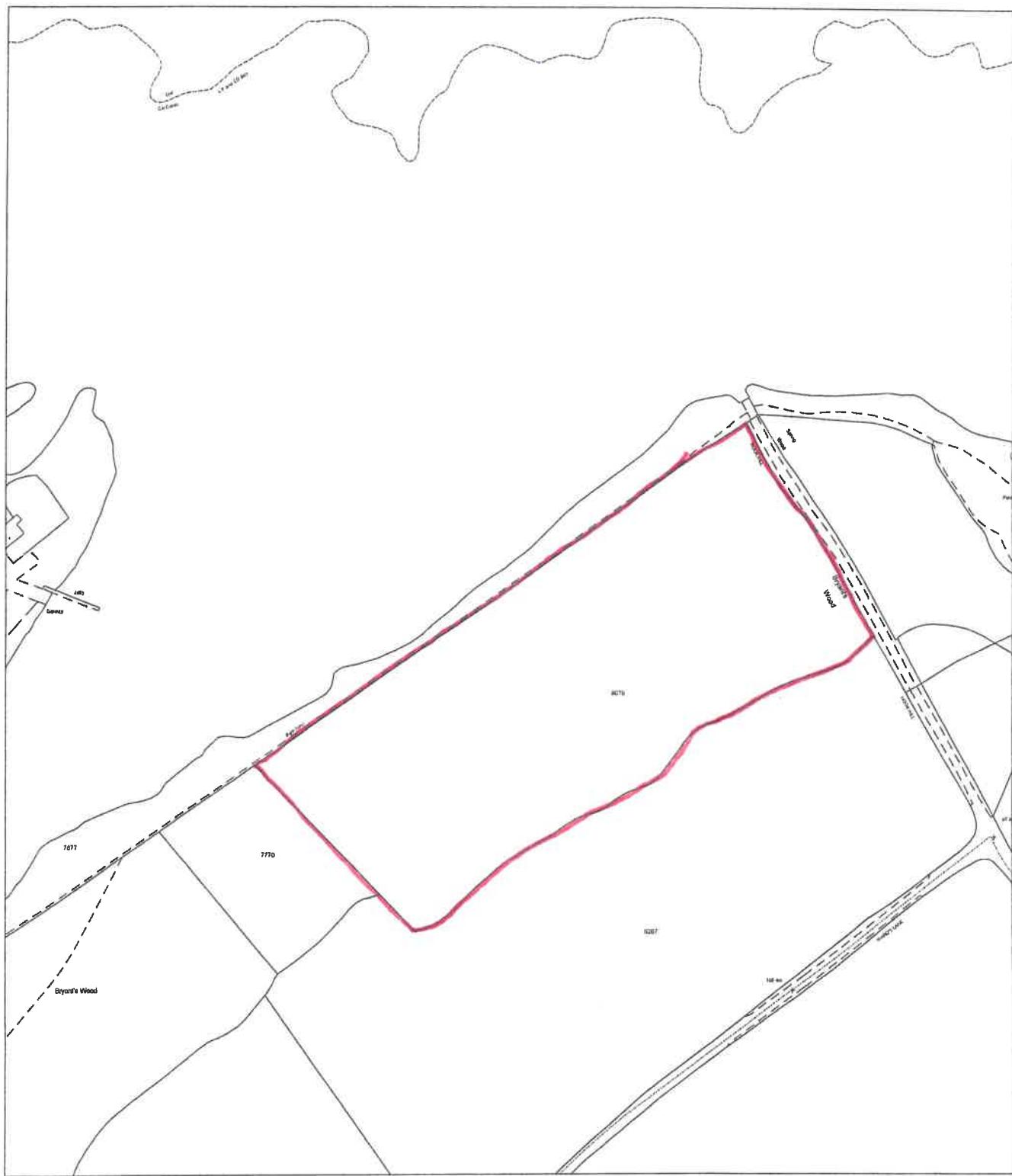
If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure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

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Plan: Enforcement

File: Bryant's Wood

Scale: 1:2500

N.G. Ref: TQ6632NE