



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 THIS NOTICE RELATES

Land at South Wood, Catsfield, East Sussex shown edged red on the attached plan.

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

Without planning permission the erection of a building shown in the approximate position hatched black on the attached plan.

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 building has been erected without the benefit of planning permission. It is not considered that there is a need for a building to accommodate the applicant's activity on the site. The building therefore does not comply with Policy RA3 (i) of the Rother Local Plan Core Strategy.

The proposed development represents unnecessary and unjustified development in the countryside. The building, while not visible from outside the woodland, would result in harm or loss of deciduous woodland, much of which is designated ancient woodland. Deciduous woodland is recognised in the Habitat Action Plan for its ecological importance and is an important landscape feature. As a matter of principle the development would be harmful to the intrinsic rural character and appearance of the landscape of the locality and this ecological habitat contrary to Policies EN1 (viii) and EN5 (viii) of the Rother Local Plan Core Strategy.

The Council do 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) Dismantle demolish and remove from the land the unauthorised building and concrete hardstanding shown in the approximate position shown hatched on the plan.
- ii) Remove from the land all materials, debris, rubble, rubbish, tools and equipment arising from complying with step (i) above.

6. TIME FOR COMPLIANCE

Three months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 1st March 2018 unless an appeal is made against it beforehand.

Dated: 22nd January 2018

Signed:

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

Ref: MKN237

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.

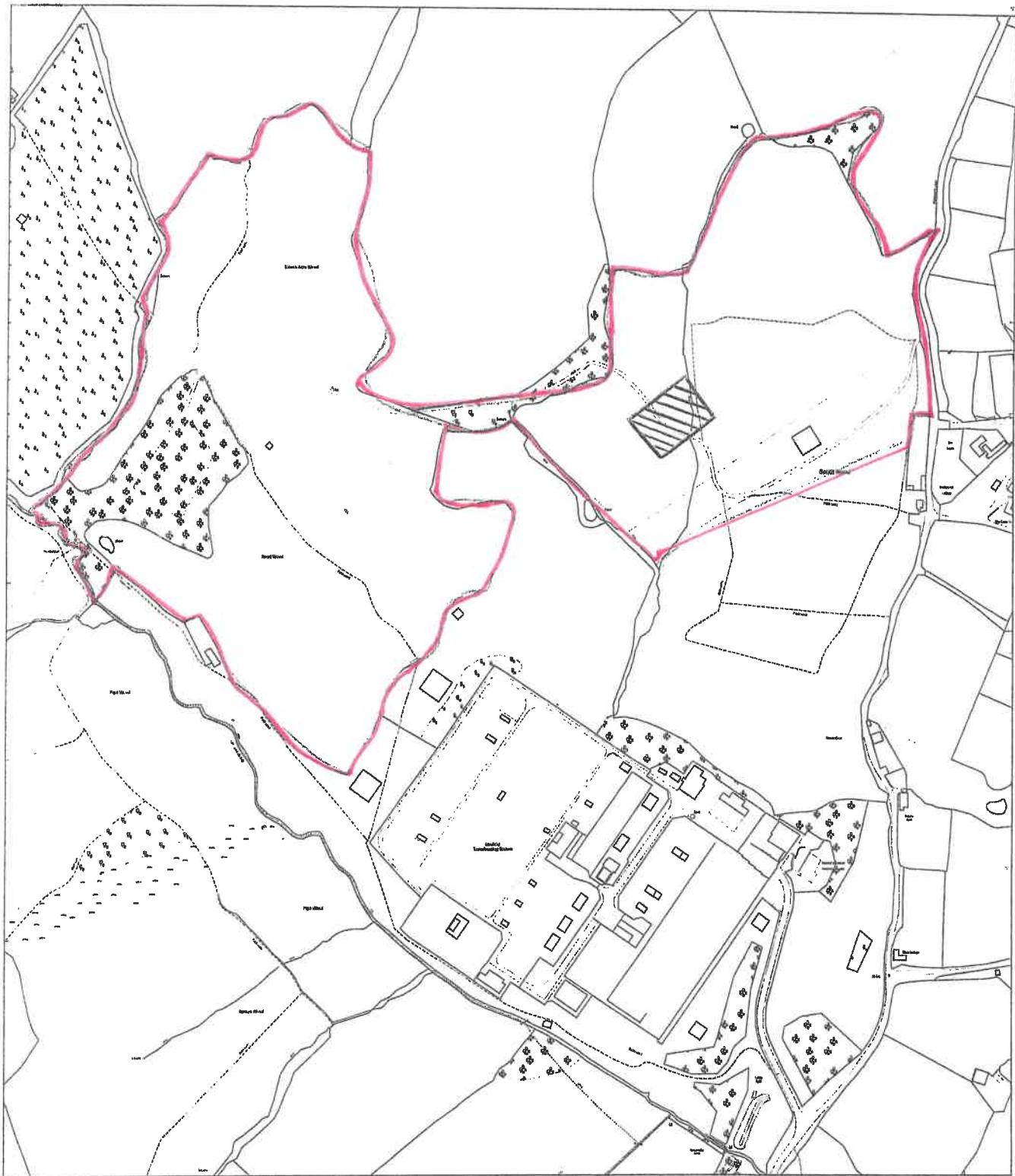
If you want to appeal you can do it:

- 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.

3(21)09



Plan: Enforcement

File:

Scale: 1:5000

N.G. Ref: TQ7212