

COPY

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

**ENFORCEMENT NOTICE
MATERIAL CHANGE OF USE**

ISSUED BY: CHICHESTER DISTRICT COUNCIL (“the Council”)

REFERENCE NUMBER: PS/71

1. **THIS NOTICE** is issued by the Council 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 Council 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 TO WHICH THE NOTICE RELATES**

Land at Oxencroft, Ifold Bridge Lane, Ifold, West Sussex (“the Land”), shown edged red on the attached plan (“the Plan”).

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

Without planning permission, the material change of use of the land and buildings to a mixed use comprising the stationing of a mobile home/caravan(s) for purpose of human habitation, B8 (Storage), forestry and agriculture.

4. **REASONS FOR ISSUING THIS NOTICE**

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

The forestry and agricultural activities being carried on do not require the provision of on-site residential accommodation and so the stationing of a mobile home/caravan on the Land is considered to be tantamount to the creation of a new dwellinghouse in the countryside.

Without any demonstrable need for the development to have taken place in the countryside it is considered to be contrary to Policies 2 and 45 of the Chichester Local Plan: Key Policies 2014-2029 where development is strictly controlled to that which requires a countryside location. The aims of these policies are supported by the Government’s National Planning Policy Framework (NPPF) which emphasises a presumption in favour of sustainable development. However this is not an unconditional presumption and it makes it clear that any proposals for development within the countryside must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The use is also contrary to the objectives of the NPPF in respect of its overarching aim to achieve sustainable patterns of development and, in respect of new dwellings in the countryside, the requirement to only permit such homes where there is an essential need which cannot be met within or immediately adjacent to existing settlements.

In addition the site is located within the Sussex North Water Resource Zone. Natural England has published a statement regarding water supply issues which are likely to impact the Arun Valley SAC, SPA and Ramsar site. As a result development within the zone needs to be subject to Habitats Regulation Assessment and can only proceed if water neutrality can be achieved. Consideration of measures to avoid or reduce the harmful effects upon the Arun Valley and achieve water neutrality can only be taken into account at the Appropriate Assessment stage of Habitats Regulation Assessment. As sufficient mitigation has not been made against such an impact the development is considered to be contrary to Policy 49 of the CLP; the Conservation of Habitats and Species Regulations 2017 and the Environment Act 2021.

As such the development fails to comply with Chichester Local Plan: Key Policies 2014-2029 Policies 1, 2, 5, 25, 33, 39, 40, 45, 48 and 49 and sections 2, 4, 5, 12 and 15, and paragraphs 8-11, 12, 55, 59, 78, 79, 122, 127, 130, 134, 174 and 180-182 of the National Planning Policy Framework (July 2021) and there are no material considerations that would outweigh the harm identified.

The Council does not consider that planning permission should be granted, because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Discontinue the use of the Land for stationing of a mobile home/caravan(s) for the purposes of human habitation;
- (ii) Remove the said mobile home/caravan(s) from the Land;
- (iii) Remove the septic tank and re-instate the Land to its previous condition by levelling the land and re-seeding with grass;
- (iv) Dismantle the outbuildings (in the approximate positions shown on the attached plan) and remove the resulting debris from the Land;
- (v) Remove the earth banks (in the approximate position shown on the attached plan) from the Land; and
- (vi) Demolish the brick pillars (in the approximate position shown on the attached plan), and remove the resultant debris and timber gates from the Land.

6. TIME FOR COMPLIANCE:

Six months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 8th June 2022, unless an appeal is made against it beforehand.

Dated: 27th April 2022



Signed:
Principal Solicitor

on behalf of
Chichester District Council
East Pallant House
East Pallant
Chichester
West Sussex
PO19 1TY

EXPLANATORY NOTE

YOUR RIGHT OF APPEAL

There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the notice. You can appeal against this Notice, but any appeal must be received, or posted in time to be received by the Secretary of State before the date specified in paragraph 7 of the Notice. **Please see the enclosed information sheet from The Planning Inspectorate which tells you how to make an appeal.**

The Planning Inspectorate produce a booklet entitled "Making your Appeal" which sets out your rights and the procedure to be followed. You can obtain this booklet either from Planning Inspectorate or from their Customer Support Unit by phoning 0117 3726372. The grounds on which an appeal may be made are set out in section 174 of the Town & Country Planning Act 1990. You will find an explanation of the grounds in the "Making your Appeal" booklet.

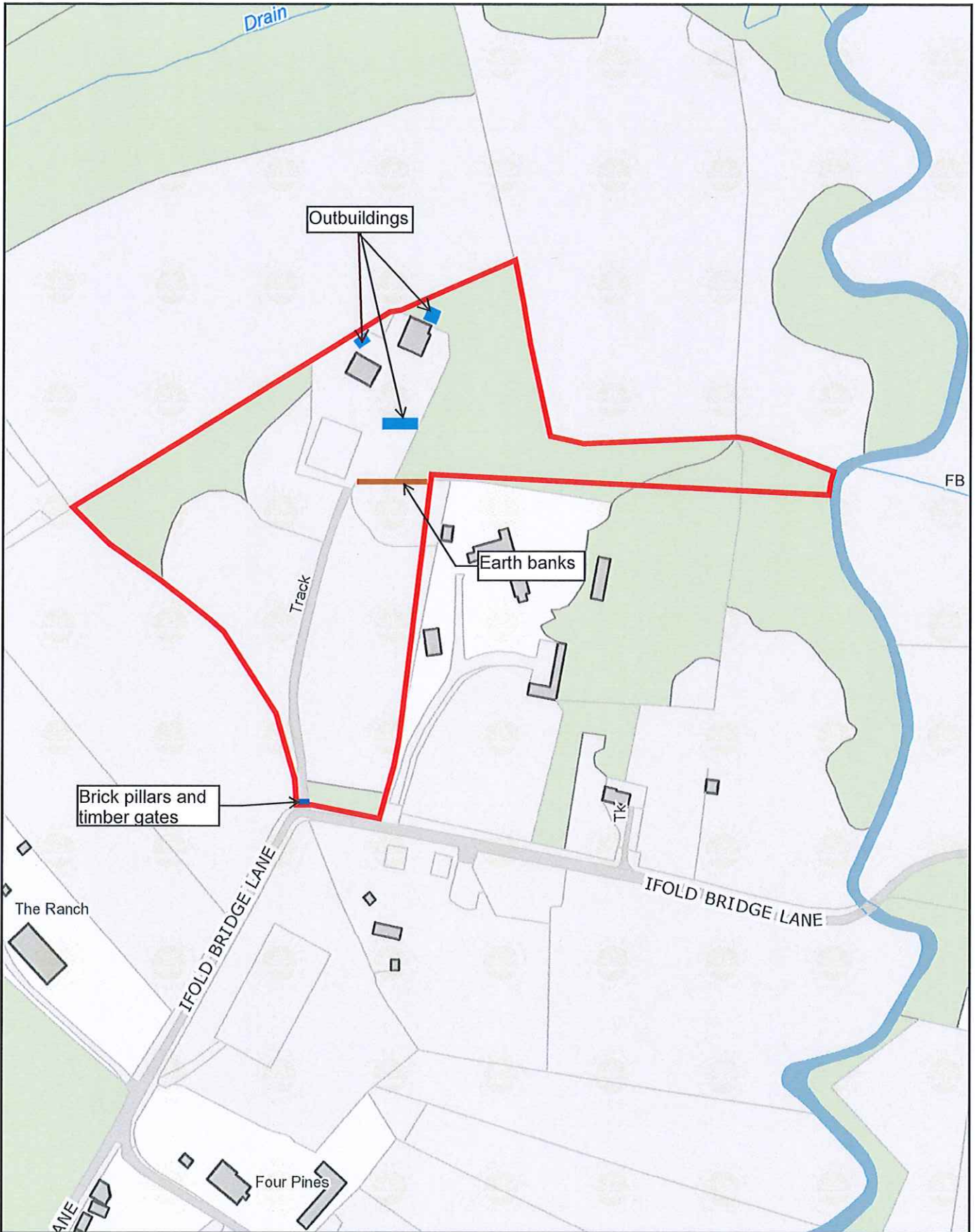
Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds (not all of these grounds may be relevant to you)

- (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.

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.

FEE PAYABLE FOR THE DEEMED APPLICATION

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



Land at Oxencroft, Ifold Bridge Lane, Ifold, West



N
Scale: 1:2000

Enforcement Notice Plan
Reference: PS/20/00414/CONHH

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in the notice. You should pay the fee in full to Chichester District Council (cheques should be made payable to Chichester District Council), which in the case of an enforcement appeal is **double** the amount for a normal planning application fee. Please see the attached Chichester District Council's Development Control Fees Schedule for a guideline on the **single** "deemed application" fee (also available on webpage https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
Once the Ground (a) appeal has been submitted, please contact the Planning Enforcement Team either by email planningenforcement@chichester.gov.uk or telephone 01243 534734 to confirm the amount of fee payable.

The fee payable to the Local Planning Authority is £924.00. Payments can be made by Debit Card by calling the Customer Services Team on 01243 534734.

No fee is payable where the person who has appealed against the relevant enforcement notice had—

- (a) before the date when the notice was issued, made an application to the local planning authority for planning permission for the development to which the relevant enforcement notice relates (and had paid to the authority the fee payable in respect of that application); or
- (b) before the date specified in the notice as the date on which the notice is to take effect, made an appeal to the Secretary of State against the refusal of the local planning authority to grant such permission,

and at the date when the relevant enforcement notice was issued that application or, in the case of an appeal, at the date specified in the relevant enforcement as the date on which the notice is to take effect, that appeal had not been determined.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against the Enforcement Notice, the Notice will take effect on the date specified in paragraph 7 indicated above and you must then ensure that the required steps for complying with it, and 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 that has taken effect is a criminal offence and can result in legal proceedings and or remedial action by the Council.

PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE

In accordance with the legislation, this Enforcement Notice has been served on the following individuals / organisations:

The Owner

1. Premier Tree Care and Conservation Limited, Manor Farm, Ashford Road, Laleham Village, Surrey, TW18 1RX
2. Premier Tree Care and Conservation Limited, Land at Oxencroft, Ifold Bridge Lane, Ifold, West Sussex RH14 0UJ

The Occupiers

3. Mr Stephens, Manor Farm, Ashford Road, Laleham Village, Surrey, TW18 1RX
4. Mr Stephens, Land at Oxencroft, Ifold Bridge Lane, Ifold, West Sussex RH14 0UJ
5. Mrs Stephens of Manor Farm, Ashford Road, Laleham Village, Surrey, TW18 1RX
6. Mrs Stephens, Land at Oxencroft, Ifold Bridge Lane, Ifold, West Sussex, RH14 0UJ
7. The Occupier of Mobile Home, Land at Oxencroft, Ifold Bridge Lane, Ifold, West Sussex RH14 0UJ
8. National Westminster Bank PLC, Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ

The Enforcement Notice has been sent for information to the following individuals / organisations:

Other named Parties The Clerk of Plaistow Parish Council (by email only)

TOWN & COUNTRY PLANNING ACT 1990 ENFORCEMENT Sections 171A, 171B, 172-177

s. 171A. Expressions used in connection with enforcement

(1) For the purposes of this Act—

- (a) carrying out development without the required planning permission; or
- (b) failing to comply with any condition or limitation subject to which planning permission has been granted, constitutes a breach of planning control.

(2) For the purposes of this Act—

- (a) the issue of an enforcement notice; or
- (b) the service of a breach of condition notice, constitutes taking enforcement action.

(3) In this Part “planning permission” includes permission under Part III of the 1947 Act, of the 1962 Act or of the 1971 Act. 1971 Act.

s.171B. Time limits

(1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.

(2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwelling house, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.

- (3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.
- (4) The preceding subsections do not prevent—
- (a) the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect; or
 - (b) taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take enforcement action in respect of that breach.]

s.172. Issue of enforcement notice

- (1) The local planning authority may issue a notice (in this Act referred to as an “enforcement notice”) where it appears to them—
- (a) that there has been a breach of planning control; and
 - (b) that it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.
- (2) A copy of an enforcement notice shall be served—
- (a) on the owner and on the occupier of the land to which it relates; and
 - (b) on any other person having an interest in the land, being an interest which, in the opinion of the authority, is materially affected by the notice.
- (3) The service of the notice shall take place—
- (a) not more than twenty-eight days after its date of issue; and
 - (b) not less than twenty-eight days before the date specified in it as the date on which it is to take effect.

s.173. Contents and effect of notice

- (1) An enforcement notice shall state—
- (a) the matters which appear to the local planning authority to constitute the breach of planning control; and
 - (b) the paragraph of section 171A(1) within which, in the opinion of the authority, the breach falls.
- (2) A notice complies with subsection (1)(a) if it enables any person on whom a copy of it is served to know what those matters are.
- (3) An enforcement notice shall specify the steps which the authority require to be taken, or the activities which the authority require to cease, in order to achieve, wholly or partly, any of the following purposes.
- (4) Those purposes are—
- (a) remedying the breach by making any development comply with the terms (including conditions and limitations) of any planning permission which has been granted in respect of the land, by discontinuing any use of the land or by restoring the land to its condition before the breach took place; or
 - (b) remedying any injury to amenity which has been caused by the breach.
- (5) An enforcement notice may, for example, require—
- (a) the alteration or removal of any buildings or works;
 - (b) the carrying out of any building or other operations;
 - (c) any activity on the land not to be carried on except to the extent specified in the notice;
- or
- (d) the contour of a deposit of refuse or waste materials on land to be modified by altering the gradient or gradients of its sides.
- (6) Where an enforcement notice is issued in respect of a breach of planning control consisting of demolition of a building, the notice may require the construction of a building (in this section referred to as a “replacement building”) which, subject to subsection (7), is as similar as possible to the demolished building.

(7) A replacement building—

(a) must comply with any requirement imposed by any enactment applicable to the construction of buildings;

(b) may differ from the demolished building in any respect which, if the demolished building had been altered in that respect, would not have constituted a breach of planning control;

(c) must comply with any regulations made for the purposes of this subsection (including regulations modifying paragraphs (a) and (b)).

(8) An enforcement notice shall specify the date on which it is to take effect and, subject to sections 175(4) and 289(4A), shall take effect on that date.

(9) An enforcement notice shall specify the period at the end of which any steps are required to have been taken or any activities are required to have ceased and may specify different periods for different steps or activities; and, where different periods apply to different steps or activities, references in this Part to the period for compliance with an enforcement notice, in relation to any step or activity, are to the period at the end of which the step is required to have been taken or the activity is required to have ceased.

(10) An enforcement notice shall specify such additional matters as may be prescribed, and regulations may require every copy of an enforcement notice served under section 172 to be accompanied by an explanatory note giving prescribed information as to the right of appeal under section 174.

(11) Where—

(a) an enforcement notice in respect of any breach of planning control could have required any buildings or works to be removed or any activity to cease, but does not do so; and

(b) all the requirements of the notice have been complied with, then, so far as the notice did not so require, planning permission shall be treated as having been granted by virtue of section 73A in respect of development consisting of the construction of the buildings or works or, as the case may be, the carrying out of the activities.

(12) Where—

(a) an enforcement notice requires the construction of a replacement building; and

(b) all the requirements of the notice with respect to that construction have been complied with, planning permission shall be treated as having been granted by virtue of section 73A in respect of development consisting of that construction.

s.173A. Variation and withdrawal of enforcement notices

(1) The local planning authority may—

(a) withdraw an enforcement notice issued by them; or

(b) waive or relax any requirement of such a notice and, in particular, may extend any period specified in accordance with section 173(9).

(2) The powers conferred by subsection (1) may be exercised whether or not the notice has taken effect.

(3) The local planning authority shall, immediately after exercising the powers conferred by subsection (1), give notice of the exercise to every person who has been served with a copy of the enforcement notice or would, if the notice were re-issued, be served with a copy of it.

(4) The withdrawal of an enforcement notice does not affect the power of the local planning authority to issue a further enforcement notice.