

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

BREACH OF CONDITION NOTICE

Served by: LEWES DISTRICT COUNCIL (the Council)

1. THIS FORMAL NOTICE served by the Council, under section 187A of the above Act, because the Council consider that a condition[s] imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council consider that you should be required to comply OR secure compliance with the condition specified in this notice. The Annex at the end of this notice contains important additional information.

2. THE LAND TO WHICH THIS NOTICE RELATES

Land at 1 Little Paddock, Ringmer, BN8 5PU shown edged red on the attached plan.

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by the Council on 17/08/2023 under reference number LW/23/0267 for Section 73A retrospective application for use of land by highway to display motor vehicles for sale (resubmission of LW/22/0662).

4. THE BREACH OF CONDITION

The following condition 4 of planning permission LW/23/0267 has not been complied with:

Hedging shall be planted on the western edge of the display area within the next planting season (October - April) following the date of this position in accordance with full details in terms of position, height at planting and species which are to be submitted to and approved by the Local Planning Authority.

Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of comparable size and species.

Reason: In the interest of visual amenity and biodiversity in accordance with LLP1 policies CP10 and CP11, LLP2 policy DM24 and DM27, para. 130 of the NPPF and RNP policy 9.6.

5. WHAT YOU ARE REQUIRED TO DO IN RELATION TO THE BREACH(ES) OF CONDITION

As the person responsible for the breach of condition 4 specified in paragraph 4 of this notice, you are required to comply with the stated condition 4 by taking the following steps:

Submission of a full planting scheme to include position, height of planting and species to be approved by the Local Planning Authority.

6. PERIOD FOR COMPLIANCE

One Month beginning with the day on which this notice is served on you.

7. WHEN THIS NOTICE TAKES EFFECT

THIS NOTICE TAKES EFFECT IMMEDIATELY IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST.

Dated: 3 March 2025

Signed:

On behalf of: Lewes District Council

ANNEX

DO NOT LEAVE YOUR RESPONSE TO THE LAST MINUTE

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE.

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates' Court, for which the maximum penalty is [STANDARD LEVEL 4] for a first offence and for any subsequent offence.

If you are in any doubt about what this notice requires you to do, you should get in touch immediately with the Planning Enforcement Team on enforcement@lewes-eastbourne.gov.uk.

If you do need independent advice about this notice, you are advised to contact a lawyer, planning consultant or other professional adviser specialising in planning matters urgently.

If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.