

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE - Issued by Lewes District Council (the Council)

1. ENFORCEMENT NOTICE

This is a formal notice 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 TCPA 1990, at the Land. It is considered expedient to issue this notice, having regard to the provisions of the development plan and to all 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

Plot 91, Block 17, Harbour Heights Estate, Newhaven (also known as Land off Westdean Avenue, Westdean Avenue, Newhaven) approximate location shown edged red on the attached plan ("the Land").

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

Without planning permission, the material change of use of the Land from agricultural use to residential use and without planning permission, the erection of a structure in the form of a tent.

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 development is contrary to;

- **CP10 (Natural Environment and Landscape Character)** of the Lewes District Local Plan Part 1 JCS 2010-2030 by reason that the development does not enhance a sense of place within the rural setting.
- **CP11 (Built and Historic Environment and High-Quality Design)** of the Lewes District Local Plan Part 1 JCS 2010-2030 by reason of not conserving or enhancing the character of the rural environment.
- **DM24 (Protection of Biodiversity and Geodiversity)** of the Lewes District Local Plan Part 2 November 2017 by reason being that the development would result in damage or loss of biodiversity value including wildlife habitat.

- **Paragraphs 60 and 135 of the NPPF (National Planning Policy Framework)** by reason of its detrimental impact on the character and appearance of the land and its surrounding area.

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

5. WHAT YOU ARE REQUIRED TO DO

You must:

1. Cease using the Land for human habitation
2. Remove the erected tent from the Land
3. Remove all resultant debris from the Land resulting from the compliance of steps 1 and 2.

6. TIME FOR COMPLIANCE

The period for compliance with the steps set out in paragraph 5 are:

Four weeks from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 23 July 2025 unless an appeal is made against it beforehand.

Dated: 11 June 2025

Signed:

A black rectangular box redacting the signature of the Head of Legal Services.

Head of Legal Services on behalf of Lewes District Council