

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: ARUN 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 to the East of Heath Place Business Centre, Heath Place, Bognor Regis, West Sussex, PO22 9SL, shown shaded in red on the attached plan.

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

Without planning permission, the use of the land for the parking and storage of vehicles, trailers and lorry bodies, the siting of storage containers and portable buildings and the storage of imported waste. The creation of earth bunds along the northern and eastern boundaries and the laying of hardstanding.

4. REASONS FOR ISSUING THIS NOTICE

4.1 When considering any application for development the Council will have regard to the following aspects:

4.2 1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features craftsmanship and hard and soft landscaping to reflect the local area.

4.3 The engineering operations of the bunds.

The bunds have resulted in a negative visual impact on the amenity of the area, as well as displacing surface water run-off, increasing flood risk to neighbouring properties. As such the development would conflict with policies C - SP1, W - DM2, QE - SP1 and QE - DM4 of the Arun Local Plan 2011 - 2031 and paragraphs 134, 159, 160 and 167 of the National Planning Policy Framework (NPPF), 2021.

4.4 The hardstanding and associated parking and storage of vehicles.

The hardstanding and parking and storage of vehicles, trailers and lorry bodies has introduced an alien and incongruous form of development within an open amenity space to the detriment of visual amenity and the character and appearance of the landscape. The industrial estate has been designed to incorporate the parking of vehicles within the existing hardstanding areas to the front and side and to retain the amenity space at the rear as a natural gap between the industrial estate and the caravan park to the east. The encroachment of which results in material harm to the landscape setting of the area, contrary to policy D DM1 of the Arun Local Plan 2011 - 2031.

5. WHAT YOU ARE REQUIRED TO DO

5.1 To cease the material change of use of the land shaded in red for the parking and storage of vehicles.

5.2 To remove all of the vehicles, trailers and lorry bodies parked on the land shaded in red from the site.

5.3 To cease the use of the land for the siting of shipping containers and remove all shipping containers from the land shaded in red.

5.4 To cease the use of the land for the siting of portable building and remove all portable building from the land shaded in red.

5.5 To remove all hardstanding from the land shaded in red and reinstate the land to its former condition.

5.6 To remove all imported waste, rubble and material from the site shaded in red and reinstate the land to its former condition.

5.7 Remove the earth bunds along the northern and eastern boundaries, shaded in red on the attached plan and reinstate the land to its former condition. All resultant debris and waste material to be removed from the site.

5.8 Remove the palisade fencing and gates along the southern and western boundaries of the site shaded in red on the attached plan.

6. TIME FOR COMPLIANCE

Three months from the date this Notice comes into effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 7th December 2022 unless an appeal is made against it beforehand.

Dated: 8th November 2022

