

IMPORTANT -
THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE
EN/18/2280/EN1

ISSUED BY BUCKINGHAMSHIRE COUNCIL ("the Council")

The Town and Country Planning Act 1990 (as amended)

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) 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:

The Beeches, Swan Road, Iver, Buckinghamshire SL0 9LA under Title Number BM13616 as shown edged with a thick black line on the attached plan ("the Plan").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission: The material change of use of the Land to a mixed (sui generis) use comprising residential and a caravan park for residential purposes by the stationing caravans ("the Unauthorised Use");

4. REASONS FOR ISSUING THIS NOTICE

4.1 It appears to the Council that the breach of planning control referred to in section 3 above has occurred within the last 10 years and that it is expedient to issue this Notice for the following reasons:-

4.2 The site is located within the Green Belt wherein there is a presumption against inappropriate development save for a closed list of specified exceptions. One of the exceptions is the redevelopment of previously developed land provided there is no greater impact on the openness of the Green Belt than the existing development. The addition of the proposed mobile home and caravans and associated domestic paraphernalia result in a loss of openness and contribute to the development's urbanising effect on the site and its surroundings. By its very nature, the development conflicts with the Government's principle aim of protecting the openness and permanence of the Green Belt and is inappropriate development. The development fails to contribute to the achievement of sustainable development, no very special circumstances which clearly outweigh the harm to the Green Belt by reason of inappropriateness and the other harm that have been identified. The development is therefore contrary to Policy GB1 of the South Bucks District Local Plan (adopted March 1999 Consolidated September 2007 and February 2011), Core Policy 4 of the Adopted South Bucks Core Strategy (February 2011), the National Planning Policy Framework (February 2019) and the Planning Policy for Traveller Sites (August 2015).

- 4.3 The development has resulted in the over development and visual cluttering of the site. This is out of keeping with the character and appearance of the street scene and locality which is characterised by sporadic buildings on generously sized plots interspersed by swathes of open countryside. As such, the development is contrary to Policy EP3 of the South Bucks District Local Plan (adopted March 1999 Consolidated September 2007 and February 2011), Policies CP4 and CP8 of the Adopted South Bucks Core Strategy (February 2011), Section 12 of the NPPF and the guidance provided in the PPG National Design Guide (October 2019)
- 4.4 The site is located within a designated Biodiversity Opportunity Area (Colne Valley Park) within which Policy CP9 of the Adopted Core Strategy seeks to ensure the conservation, enhancement and net gain in local biodiversity resources. It is considered that the intensified residential use of the site would cause harm to the character and appearance of the Colne Valley Park. The pressure arising from the intensified residential occupation of the site and all that encompasses would be bound to have a negative impact on biodiversity, contrary to Policy CP9 of the Adopted South Bucks Core Strategy (February 2011)
- 4.5 The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the Unauthorised.

5 WHAT YOU ARE REQUIRED TO DO

- 5.1 Cease the Unauthorised Use of the Land;
- 5.2 Remove from the Land all caravans (including mobile homes), any associated bases, skirts or screens and other domestic paraphernalia brought onto the Land in connection with the Unauthorised Use;
- 5.3 Remove from the Land all debris and materials arising as a result of compliance with the steps above

4 TIME FOR COMPLIANCE

Steps 5.1, 5.2 and 5.3 : 6 months from the date on which this notice takes effect.

5 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **3rd June 2021** unless an appeal is made against it beforehand.

Dated: 6th April 2021



Signed

Steve Bambrick - Service Director Planning and Environment
Buckinghamshire Council, Council Offices, Queen Victoria Road, High Wycombe,
Buckinghamshire, HP11 1BB