



**BOROUGH OF
BROXBOURNE**
www.broxbourne.gov.uk

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TEMPORARY STOP NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Served by: Broxbourne Borough Council ("the Council")

**To: CREST NICHOLSON OPERATIONS LIMITED (Co. Regn. No. 01168311) of Crest House, Pycroft Road, Chertsey KT16 9GN
Any other owner(s) or person(s) carrying out building works**

1. The Council considers that there has been a breach of planning control on the land described in paragraph 4 below. The breach of planning control is carrying out operational development without planning permission.
2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred in the last 4 years to the Temporary Stop Notice to be issued in regard to the breach. The Notice is served by the Council, under section 171E of the 1990 Act.

It is considered that the breach is having significant detrimental impact on the highway safety and surrounding environment contrary to Policies T3 and T5 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005) and Policies TM2 and TM3 of the emerging draft Local Plan 2018-2033, and policies contained in the National Planning Policy Framework..

4. THE LAND TO WHICH THIS NOTICE RELATES

Land at Small Acre Nursery and Oak view Farm, Crouch Lane, Goffs Oak, Hertfordshire EN7 shown edged red on the attached plan.

5. THE ACTIVITY TO WHICH THIS NOTICE RELATES

Carrying out activities consisting of using Crouch Lane for deliveries and as means of access to the construction site on the land edged red on the attached plan.

6. WHAT YOU ARE REQUIRED TO DO

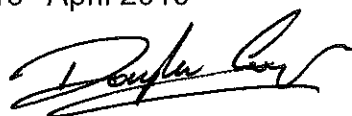
Cease all the activity specified in this notice. (see point 5 above)

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **16th April 2019** when all the activity specified in this notice shall cease. This notice will cease to have effect on 14th May 2019.

Dated: 16th April 2019

Signed:

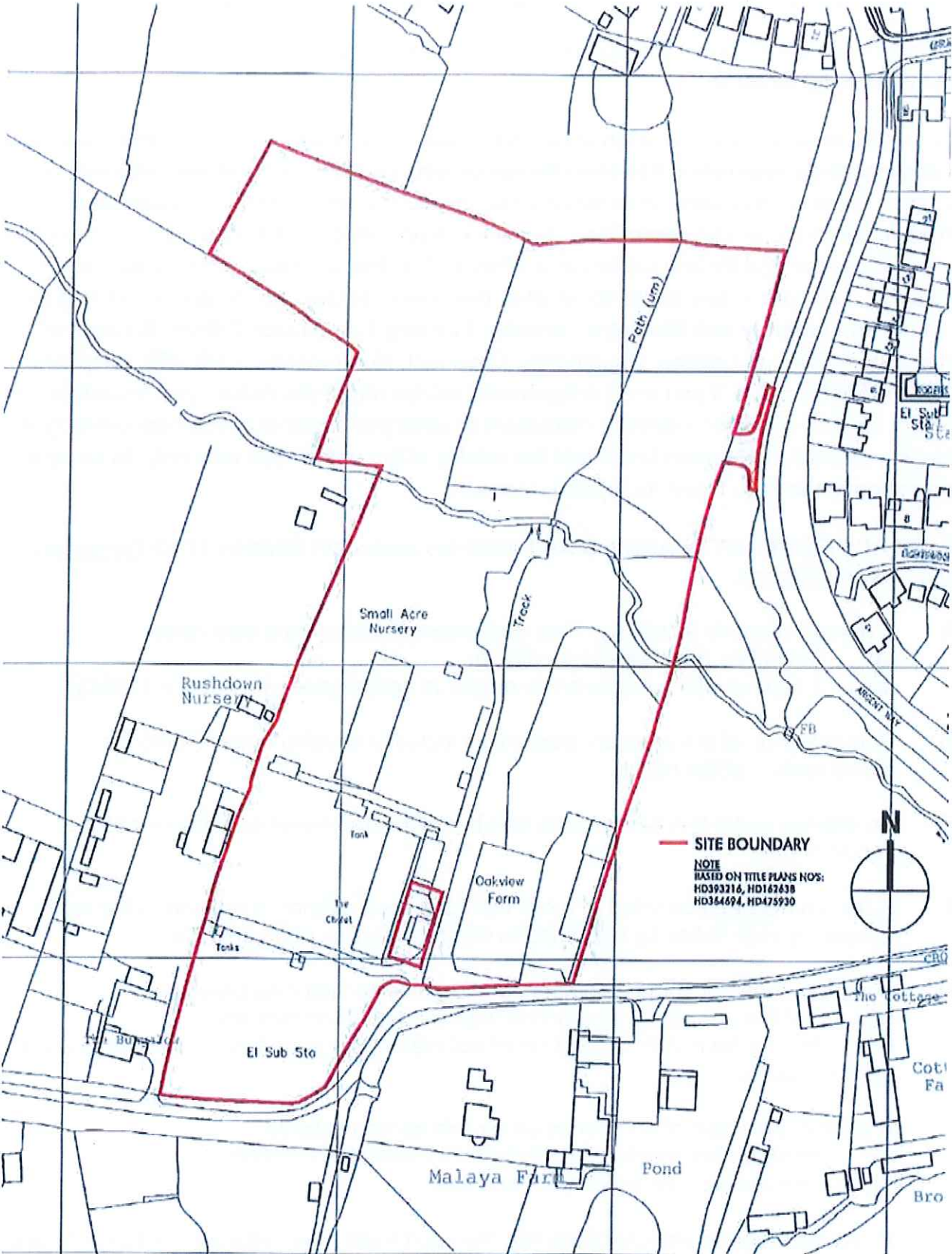


Mr Douglas C Cooper
Head of Planning and Development

On behalf of: Borough of Broxbourne
Bishops College
Churchgate
Cheshunt
Hertfordshire
EN8 9XB

Nominated Officer: Ms Petra Connolly
Tel. Number: 01992 785555 x 5954

SITE PLAN



ANNEX

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.

THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE.

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you. (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which is unlimited penalty on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Ms Petra Connolly, Planning Compliance Officer, Borough of Broxbourne, Bishops College, Churchgate, Cheshunt, Hertfordshire, EN8 9XB, telephone 01992 785555 x 5954. If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. 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.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) Section 171G Temporary Stop Notice: Offences

- (1) A person commits an offence if he contravenes a temporary stop notice—
 - (a) which has been served on him, or
 - (b) a copy of which has been displayed in accordance with section 171E(5).
- (2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
- (3) An offence under this section may be charged by reference to a day or a longer period of time.
- (4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
- (5) A person does not commit an offence under this section if he proves—
 - (a) that the temporary stop notice was not served on him, and
 - (b) that he did not know, and could not reasonably have been expected to know, of its existence.
- (6) A person convicted of an offence under this section is liable—
 - (a) on summary conviction, to a fine not exceeding £20,000;
 - (b) on conviction on indictment, to a fine.
- (7) In determining the amount of the fine the court must have regard in particular to any financial benefit which has accrued or has appeared to accrue to the person convicted in consequence of the offence.