

Case Ref: 19/00050/CARAVN

Issued: 3 June 2019

**WINCHESTER CITY COUNCIL**

**ENFORCEMENT NOTICE**

Relating to land and premises

Southwick Ranch Southwick Road North Boarhunt Fareham Hampshire PO17 6JS

Maria Memoli, Interim Service Lead - Legal, Winchester City Council, City Offices,  
Colebrook Street, Winchester, Hampshire, SO23 9LJ

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT NOTICE**

**To: Mr Derek Saunders, Southwick Ranch, Southwick Road, North Boarhunt,  
PO17 6JF**

**ISSUED BY: WINCHESTER CITY COUNCIL**

1. THIS IS A FORMAL NOTICE (“the Notice”) which is issued by the Council (“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 AFFECTED**  
  
Land known as Southwick Ranch to the north of Southwick Road North Boarhunt Fareham Hampshire PO17 6JS Hampshire, shown edged red on the attached plan (“the Land”).
3. **THE BREACH OF PLANNING CONTROL ALLEGED**  
  
The material change of use of the Land from agriculture to use for the siting of 4 residential caravans and ancillary equestrian purposes and the laying of hardstanding associated with the residential use of the land.
4. **REASONS FOR ISSUING THIS NOTICE**
  - The siting and residential occupation of caravans on the Land represents the creation of new dwellings in the countryside for which there is no justification and is therefore contrary to Policies MTRA3, MTRA4 and CP5 of the Winchester District Local Plan Part 1 - Joint Core Strategy, and policies DM1 and DM4 of the Winchester District Local Plan Part 2 - Development Management and Site Allocations of the adopted Gypsy, Traveller and Travelling Showpeople Development Plan Document and Government Planning Policy for Traveller Sites.
  - The residential use and associated development and activities on this previously undeveloped agricultural land has resulted in the increased domestication of this rural area to the detriment of its character and

appearance. The development is therefore contrary to Policies DM15 and DM23 of the Winchester District Local Plan Part 2 - Development Management and Site Allocations.

- The development is contrary to Policies CP15 and CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to protect and enhance biodiversity across the District by failing to make appropriate provision for the Solent Disturbance and Mitigation Charge Zone.

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the residential use of the Land
- (ii) Remove from the Land the caravans, the mobile stable and mobile lavatory and all other items associated with the non-agricultural use of the Land including the generator, vehicles table and chairs
- (iii) Remove from the Land the hard standing shown in on the attached plan
- (iv) Remove from the Land all materials and debris resulting from compliance with steps 5(i) to (iii) above
- (v) Restore the Land to levels prior to the breach occurring and reseed with grass after compliance with steps (i) to (iv)

**6. TIME FOR COMPLIANCE**

28 days after this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 4 July 2019 unless an appeal is made against it beforehand.

Date 3 June 2019

Signed ..  .....  
Maria Memoli, Interim Service Lead - Legal

on behalf of: Winchester City Council  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

ANNEX

**YOUR RIGHT OF APPEAL**

You can appeal against this notice, but any appeal must be received or posted in time to be received by the Planning Inspectorate before the date specified in paragraph 7 of the Notice. The enclosed leaflet from the Planning Inspectorate explains what you need to do if you wish to appeal.

Three copies of the enforcement notice are enclosed:

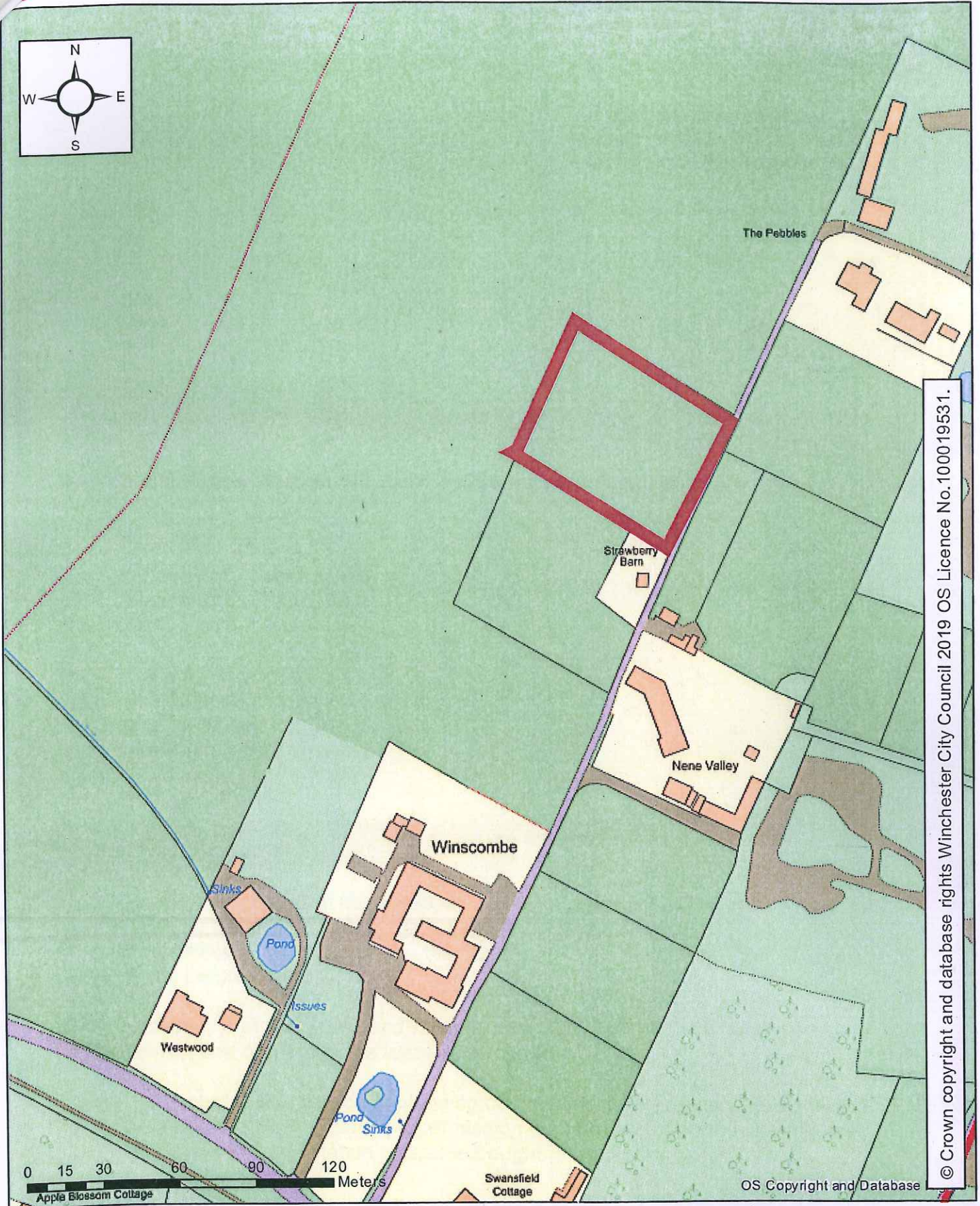
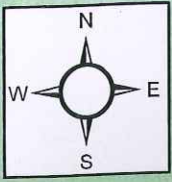
- (a) One is for you to send to the Planning Inspectorate if you decide to appeal,
- (b) Send the second copy of the appeal form and notice to:-

Interim Head of Legal Services, Winchester City Council, City Offices,  
Colebrook Street, Winchester, Hants, SO23 9LJ Ref: **19/00050/CARAVN**

- (c) The third copy is for your own records.

**WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.




Date: 20/05/2019

Scale: 1:2,000

Author: Winchester City Council

**Map Notes**

**Legend**

 Rights of Way