

Please return this form to the Case Officer: Planning Inspectorate

From: Shedfield Parish Council

Case No: APP/L1765/C/22/3300697

Closing Date for comments: 09 August 2022

Site Address: Shedfield Equestrian Centre Botley Road Shedfield Southampton Hampshire SO32 2HN

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## Comments:

### Shedfield Parish Council wish to comment as follows:

#### Background of Shedfield Equestrian Centre

The Appellant purchased this once horticultural nursery site and has significantly increased the land size and range of activities over many decades. Sometimes planning applications are submitted, sometimes they are not. There is a history of LDC and enforcement. Winchester City Council (known as WCC) has been conducting a detailed investigation of the whole site triggering a roll out of Enforcement Notices. We understand that Hampshire County Council Enforcement and the EA are monitoring the site.

In recent years, the site has developed a business hinterland, carved from the countryside. This is unseen from the road owing to businesses such as Lockhams Recycling Ltd LDC and its huge soil mounds and the strategic use of land and screening. However, we believe woodland has been destroyed to develop the hinterland. It was once possible to look from the A334 and enjoy a countryside view with TPO woodland on this site. TPO 1569W1 and this appeal site refers.

Shedfield Parish Council (known as SPC) make the following comments on the enforcement notice and the details within the Appellant's ENFORCEMENT NOTICE APPEAL FORM

#### SECTION B

##### Agent Details

SPC believe the Appellant does have an Agent acting for him being Graeme Quar. Mr Quar provides legal advice and specialises in commercial property law property law. Reference [graeme@grazingwithgazelles.com](mailto:graeme@grazingwithgazelles.com) on the documentation.

#### SECTION E

##### Ground (a) and Facts

SPC disagree with 'There is an acute shortage of small general industrial premises with yards in South Hampshire' There has been expansion of suitable units for small businesses along the M27 corridor. The appeal site businesses are excessively noisy attracting large vehicles. They are unsuitable for a countryside location.

The Appellant states that the business occupying the appeal site has operational requirements to be located in Shedfield owing to the majority of its customer base. SPC cannot find any local evidence of this. Indeed, reviews are available on a company website and Face Book sites. These include Wright Mini Mix based in Warmley, Bristol , Somerset Concrete Pumping in Chew Stoke, Bristol and customer Andy Lewis describes the site as 'down in Hampshire' suggesting the customer is from another county.

Since the business arrived, SPC have had continuous complaints from residents regarding noise described as thuds, crashes and heavy mechanical noise, dust, anti-social working hours and heavy vehicles entering the site and causing chaos on the A334.

The road and access is totally unsuitable for the HGV traffic using the appeal site. This traffic passes by a riding school and other service businesses such as a cafe. Highway photographic evidence is attached.

#### Ground (f) and Facts

SPC disagree that the steps required to comply with the requirements of the notice are excessive. SPC fully support WCC with their enforcement action. Reference is made to other commercial uses in the locality. One presumes this refers to land at Shedfield Equestrian Centre. Other businesses on Shedfield Equestrian Centre near the appeal site have been served with enforcement action and SPC understand significant further action is planned. The Appellant is aware of this.

SPC do not believe the time to comply is too short. The LPA s and the EA have regularly visited Shedfield Equestrian Centre during their investigations and in particular since late 2019. The Appellant should not have been surprised that an Enforcement Notice has been served and we believe that the businesses on the site have had adequate time to form a contingency plan to comply with the terms of the notice. This would have allowed the Appellant to restore and make good the land.





Signed: *T S Daniels*  
Planning and Projects Officer

Date: 08 August 2022