

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL REFERENCE : APP/L1765/C/22/3300720

**RE: LAND AT SHEDFIELD EQUESTRIAN CENTRE, BOTLEY ROAD, SHEDFIELD, HAMPSHIRE,
SO32 2HN**

SECTION 174 APPEAL BY: CHRISTOPHER IAN COLLINS

STATEMENT OF IAN JAMES TUFFS

I, IAN JAMES TUFFS of 4 DICKSON PARK, WICKHAM, HAMPSHIRE PO17 5LB state as follows:-

1. The facts to which I refer in this statement are within my own knowledge except where I indicate otherwise. Where facts are within my own knowledge, I know they are true. Where I am informed of facts by others, I believe them to be true.
2. I am a director of IT Auto Repairs Limited trading as IT Autos, which company was incorporated in February 2019.
3. The business carries out motor car and commercial vehicle repairs and restorations. The business moved to the land which is the subject of the enforcement notice (**Site**) in April 2019.
4. Previously IT Autos occupied converted farm buildings at Berry Farm Business Units at Curbridge, Hampshire, just 4 miles away from where I occupy at Shedfield Equestrian Centre. Berry Farm had numerous business units. The local planning department gave planning consent for a residential development of Berry Farm. The developer who purchased the site for the development gave my business up to 9 months to find new premises. It was suggested that I speak with Mr Christopher Collins concerning finding suitable premises. I spoke with Mr Collins and he showed me the land at the Site at Shedfield Equestrian Centre which was affordable, so we relocated from Berry Farm to Shedfield Equestrian Centre.
5. Our business includes long term historic car restoration projects which can take up to 12 months. For example, we were restoring an American motor car and at times we had to wait

up to 3 months for rare parts to arrive from the USA. This is one reason why we would require a reasonable amount of time to be able to complete such projects before any required relocation.

6. IT Autos has 2 employees and previously we had 2 other individuals who come in from time to time to support our business activities and to meet customer demand. Most of the customer base is from an area within a 10 mile radius of the Site so it will be important for us to find new premises close to the current location. Indeed the short distance move from Berry Farm to Shedfield Equestrian Centre meant that we lost business from some customers who did not want to travel the extra miles. This limits our opportunity to find alternative suitable premises.
7. It is very difficult for a business such as mine to find a property where the landlord permits car repairs or where there is planning permission for car repairs. IT Autos is a modest business and I cannot afford the annual rents of the urban industrial estates, even if they will accept my type of business activities.
8. As mentioned, at Berry Farm the residential developer gave me up to 9 months to find suitable alternative premises. I would need that same period for any relocation away from the Site. After finding suitable premises, it will take approximately 3 to 4 months for the agent and solicitors to process the legal work for the new lease of the new premises and to have the lease completed. After the lease was completed, IT Autos would need time to lift and shift our considerable machinery and equipment. This is adding up to 15 to 18 months to find premises; deal with the legal work; and arrange and handle the physical relocation.
9. I note that after I have vacated the Site, Mr Collins will require further time to carry out the works listed in the enforcement notice.

.....
Ian James Tuffs

Dated: 8 August 2022