

Please return this form to the Case Officer: Planning Inspectorate

From: Shedfield Parish Council

Case No: APP/L1765/C/22/3300720

Closing Date for comments: 09 August 2022

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

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.

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

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. Reference graeme@grazingwithgazelles.com

SECTION E

Ground (d) and Facts

SPC do not believe it is too late for the LPA to take action. Satellite images confirm the area in 2013 and 2005 was countryside.

The Enforcement Notice map shows an area that is covered by TPO 1569W1 . Some trees of this TPO woodland can be seen on both the 2013 and 2005 satellite images. A current satellite image will highlight the reduction of the TPO woodland.

Swanwick Construction Company Ltd and Swanwick Construction Group Ltd are declared as using the appeal site to maintain and repair machinery. There is no supporting evidence to confirm this. SPC do not have any record of these firms using the site.

The Liquidator was appointed in 2007 and again in 2011 regarding Swanwick Construction Group Ltd.

There would appear to be no storage of machinery or facilities to repair machinery on the satellite images referred to above.

There is no mention of the appeal site and its alleged use on 12/00997/LDC

Ground (f) and Facts

SPC do not believe the steps and requirements of the Enforcement Notice are excessive.

There is no evidence to support the Appellant's statement that the land was used for the maintenance of machinery. The land should be fully restored to its former state. The TPO woodland should be taken into account.

Ground (g) and Facts

SPC do not believe the time to comply is too short.

The appeal form refers to IT Auto Services Ltd at Berry Farm, Curdridge. In fact, this firm was trading from Unit 17c Bury Farm in Curbridge, a mere 3.7 miles away from Shedfield Equestrian Centre.

Bury Farm was secured by developers to significantly expand Whiteley Village. The intention to develop had been a long-standing plan, years in the making. It is likely to have been known to the site business users such as IT Auto Services Ltd. This knowledge would have allowed the business to plan a relocation and secure a new site with suitable planning permission, instead of relocating to a site without permission. We understand that IT Auto Services Ltd is also a registered MOT Station and used for standard repairs and service work. We are unaware that it has a reputation for specialist restoration. There are industrial units that are suitable within and adjoining the parish for a business such as IT Autos Ltd and we believe there were available units in 2019.

The LPA s and EA have regularly visited Shedfield Equestrian Centre during their investigations and in particular since late 2019. Both landowner and IT Auto Services Ltd should not have been surprised that an Enforcement Notice has been served. SPC believe that IT Auto Services Ltd have had adequate time to form a contingency plan to comply with the terms of the notice as served. This would have allowed the Appellant to restore and make good the land.

SECTION F

Choice of Procedure

(b) There are multiple live Enforcement Notices/Appeals adjacent near the appeal site. SPC anticipate further enforcement action by WCC at Shedfield Equestrian Centre. We would draw The Inspector's attention to other bodies such as Hampshire County Council (known as HCC) and their enforcement updates to the Regulatory Committee regarding the Shedfield Equestrian Centre. Avery B in the hinterland operates without planning permission.

For decades, SPC has received complaints from concerned and distressed residents regarding the activities on the site. In particular, those closest to the site along the A334 Botley Road with the benefit of gardens to the rear.

Since 2019, the complaints have increased owing to the development of the hinterland that contains the appeal site. The complaints include mechanical noise, bangs, crashes, thuds from early in the morning and at weekends, dust, light disturbance and habitat concerns for the countryside and destruction of TPO woodland.

SPC believe that WCC have thoroughly investigated the appeal site and ownership. SPC support all grounds contained within the Enforcement Notice and question the facts provided by the Appellant/Agent. We do not believe the requirements of the Notice are excessive.

Signed: *T S Daniels*
Planning and Projects Officer

Date: 08 August 2022