

Please return this form to the Case Officer: Planning Inspectorate

From: Shedfield Parish Council

Case No: APP/L1765/C/22/3300722

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.

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

We 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)

#### SECTION E

##### Ground (d) and Facts

We do not believe it is too late for the LPA to take action. Satellite images confirm the area in 2013 and 2005 was countryside. There appears to be no storage on the site.

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.

##### Ground (f) and Facts

We 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 wood storage or distribution. The land should be fully restored to its former state. The TPO woodland should be taken into account.

## Ground (g) and Facts

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

The Appellant has been aware for over 12 months that WCC have been investigating the site. Contingency plans should be in place for wood storage and distribution

## SECTION F

### Choice of Procedure

(b) There are multiple live Enforcement Notices/Appeals adjacent/near the appeal site and SPC anticipate further enforcement action by WCC. SPC would draw The Inspector's attention to other bodies such as Hampshire County Council and their enforcement updates to the Regulatory Committee regarding the Shedfield Equestrian Centre, along with recent Hampshire County Council applications such as Avery B in the hinterland. A business that is operating without planning permission.

For decades, Shedfield Parish Council 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 weekends, dust, light disturbance and habitat concerns for the countryside and destruction of TPO woodland.

We believe that WCC have thoroughly investigated the appeal site and ownership. We support all grounds contained within the Enforcement Notice and question the grounds of appeal 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