

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL REFERENCE : APP/L1765/C/22/3300697

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

SECTION 174 APPEAL BY: CHRISTOPHER IAN COLLINS

**STATEMENT OF CHRISTOPHER IAN COLLINS – RESPONSE TO
REPRESENTATIONS FROM THE LOCAL PLANNING AUTHORITY AND THIRD PARTIES**

I, **CHRISTOPHER IAN COLLINS** of Ivy Cottage, Wickham Road, Curdridge, Southampton, SO32 2HG 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. This statement is my response to the statement made by the Winchester City Council and the third party comments concerning my Enforcement Notice appeal.
3. In this statement I refer to paragraphs numbered in the Winchester City Council (**Council**) Statement of Case dated August 2022 (**Statement**).

Ground (a) – planning should be granted for what is alleged in the notice

1. The Council has referred to a search on Property Link on the Estates Gazette website. I have undertaken the same search by which I searched for general industrial units within 5 miles of Shedfield. I have chosen the description “general industrial” since this is the use of IT Southern Blast and Paints Limited (**Southern Blast**). My search produces 15 properties within the search criteria. All of those 15 are on urban industrial estates which are unlikely to permit the business activities of Southern Blast. One property at Church House Farm is not on a standard industrial estate but the rental is £50,000 per annum. Accordingly, none of these properties are

suitable for Southern Blast demonstrating a need for the type of premises provided by site which is the subject of the enforcement notice (Site).

2. Referring to paragraph 2.25 of the Statement, the reference to trees having already been removed/damaged in this area does not mean that the continued use of the Site for a further 18 months is going to cause or likely to cause any further damage to trees.
3. Referring to paragraph 2.26 of the Statement, there is no evidence that any water run off from the is going to cause any further damage or likely to cause damage to trees in the vicinity. It is acknowledged by the Council that the Barrell Tree consultancy report of 22 October 2020 covers the entire site of Shedfield Equestrian Centre and is not specifically relevant to the Site.
4. With regards to paragraph 2.24 and the reference to the Priority habitat and the SINC there is no risk. Southern Blast have installed a separation tank which collects the water and grit and filters the water and grit before being discharged.
5. The highway impact is minimal. Mr Bevis of Southern Blast reports that he works on two or three commercial vehicles each week so each vehicle arrives at the Site and departs once only. Local private customers arrive 3 to 4 times a week with small jobs eg metal gates.
6. The shot blasting and painting takes place inside the building which reduces the noise.
7. Concerning the conditions proposed by the Council I shall leave the Inspector to consider which of them are appropriate. Generally the conditions are acceptable save for conditions numbered 9, 11, 16, 17, 18 and 19 which are beyond what is required.

Ground (f) - Steps required exceeding what is necessary to remedy any breach


8. The Site has not been "open countryside" for at least 10 years. The requirement to return the Site to grass is exceeding the requirements that are necessary to remedy the alleged breach. If this appeal is unsuccessful, I acknowledge that the building will need to be removed but I do not consider it is necessary to remove the hard standing; to lay top soil; and then seed with grass.

Ground (g) - Time for compliance – what should reasonably be allowed

9. Referring to paragraph 4.2 of the Statement - see comments above concerning the Estates Gazette searches and the availability of suitable alternative premises for Southern Blast.
10. Referring to paragraph 4.3 of the Statement – see comments above.

Third Party Representations

11. The third party representations refer to traffic and noise.
12. There is reference to increase in traffic in the event of Southern Blast continuing to occupy the Site during the compliance period. I have spoken to Callum Bevis of Southern Blast who explains that his business works on two and sometimes three commercial vehicles each week, so the weekly commercial vehicle movements in and out of the Site are limited. Private customers bring in small items about 3 or 4 times each week. These limited vehicle movements in and out of the Site are a very small proportion of the total vehicle movements in and out of Shedfield Equestrian Centre.
13. With regards to environmental issues, Southern Blast carry out the shot blasting and painting within the building and there is a separation tank that collects the water and grit from the business activities. This tank is emptied under a waste management service contract .
Southern Blast does not cause or threaten to cause any harm to the Site or in the vicinity.

 Dated: 29 August 2022
Christopher Ian Collins