

Issued: 29 September 2022

WINCHESTER CITY COUNCIL

ENFORCEMENT NOTICE 07

relating to land at

Shedfield Equestrian Centre, Botley Road, Shedfield, Southampton, Hampshire

Neil McArthur, Service Lead - Legal, Winchester City Council, City Offices, Colebrook
Street, Winchester, Hampshire, SO23 9LJ

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE 07

ISSUED BY: WINCHESTER CITY COUNCIL

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND AFFECTED**

Land at Shedfield Equestrian Centre, Botley Road, Shedfield, Hampshire (“the Land”) shown edged red on the attached plan (Appendix A).

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission:

- i) the material change of use of the Land to B8 storage; together with ancillary parking and operational development which facilitates the change of use of the Land.
- ii) engineering operations consisting of raising of land levels and creation of retaining walls.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Local Planning Authority that the aforementioned breaches of planning control occurred within the last ten and four years respectively.

The development is contrary to policies MTRA3 and MTRA4 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it results in inappropriate development within the countryside with no justification.

The Council does not consider that planning permission should be granted. Planning conditions would not overcome these objections to the development.

5. **WHAT YOU ARE REQUIRED TO DO**

- i. Cease the B8 storage and ancillary parking use of the Land.
- ii. Remove all containers, stored materials, and miscellaneous items related to the unauthorised use and development from the Land.
- iii. Remove the retaining walls shown in the approximate position edged in blue on the attached plan (Appendix B) from the Land.
- iv. Remove all fencing and gates from the Land.
- v. Break up and remove any hardstanding, shown in the approximate position hatched green on the attached plan (Appendix B) and other materials used to raise the height of the Land and restore the Land to its original levels.
- vi. Remove any resultant waste from the Land.
- vii. Lay topsoil and seed with grass on the Land to reinstate the Land to its former level and condition.

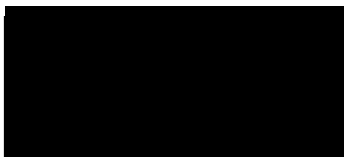
6. **TIME FOR COMPLIANCE**

6 months after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 31 October 2022 unless an appeal is made against it beforehand.

Date: 29 September 2022



Signed

Name: Neil McArthur, Service Lead - Legal

on behalf of: Winchester City Council, City Offices, Colebrook Street,
Winchester, Hampshire SO23 9LJ

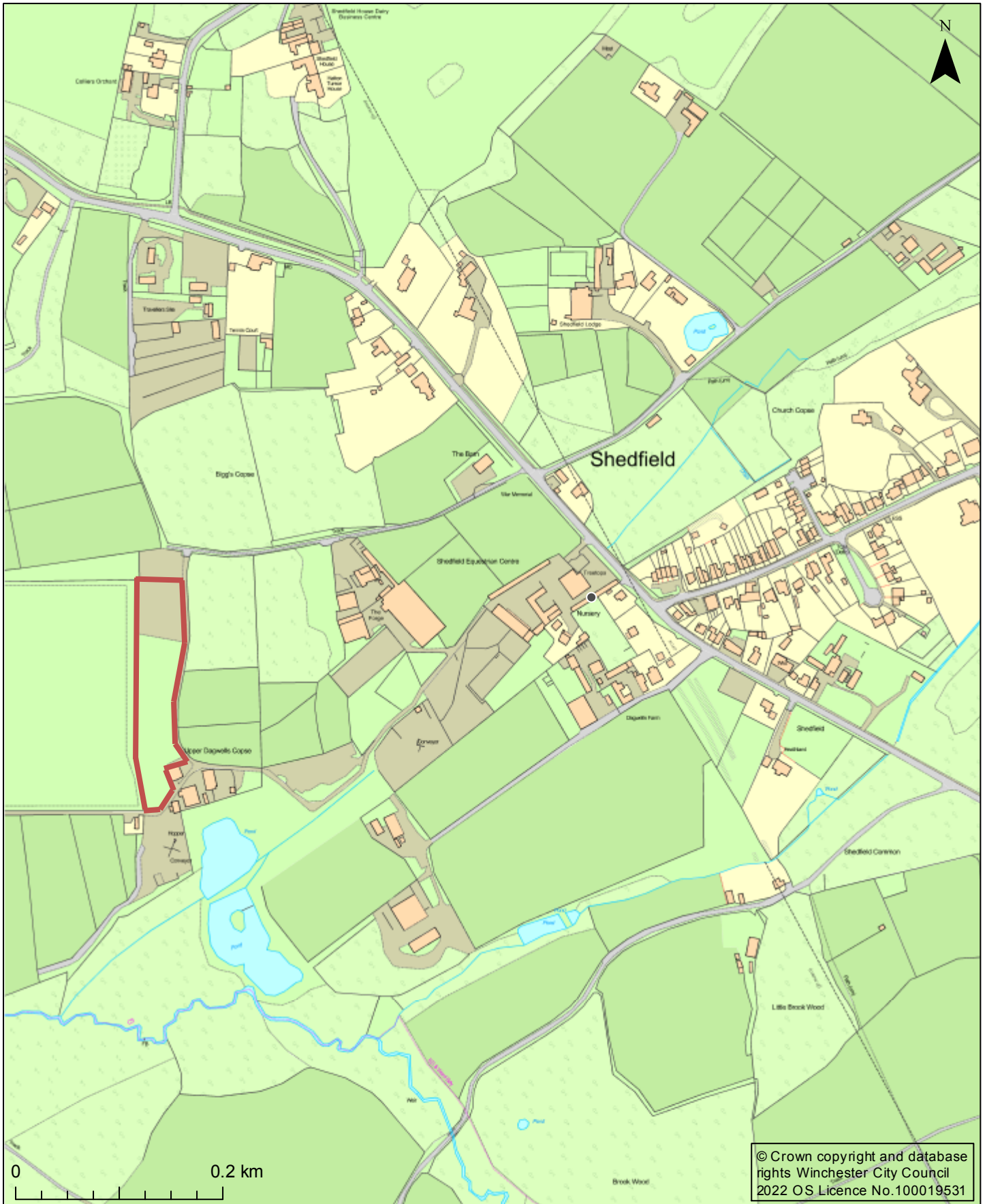
ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate acting on behalf of the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



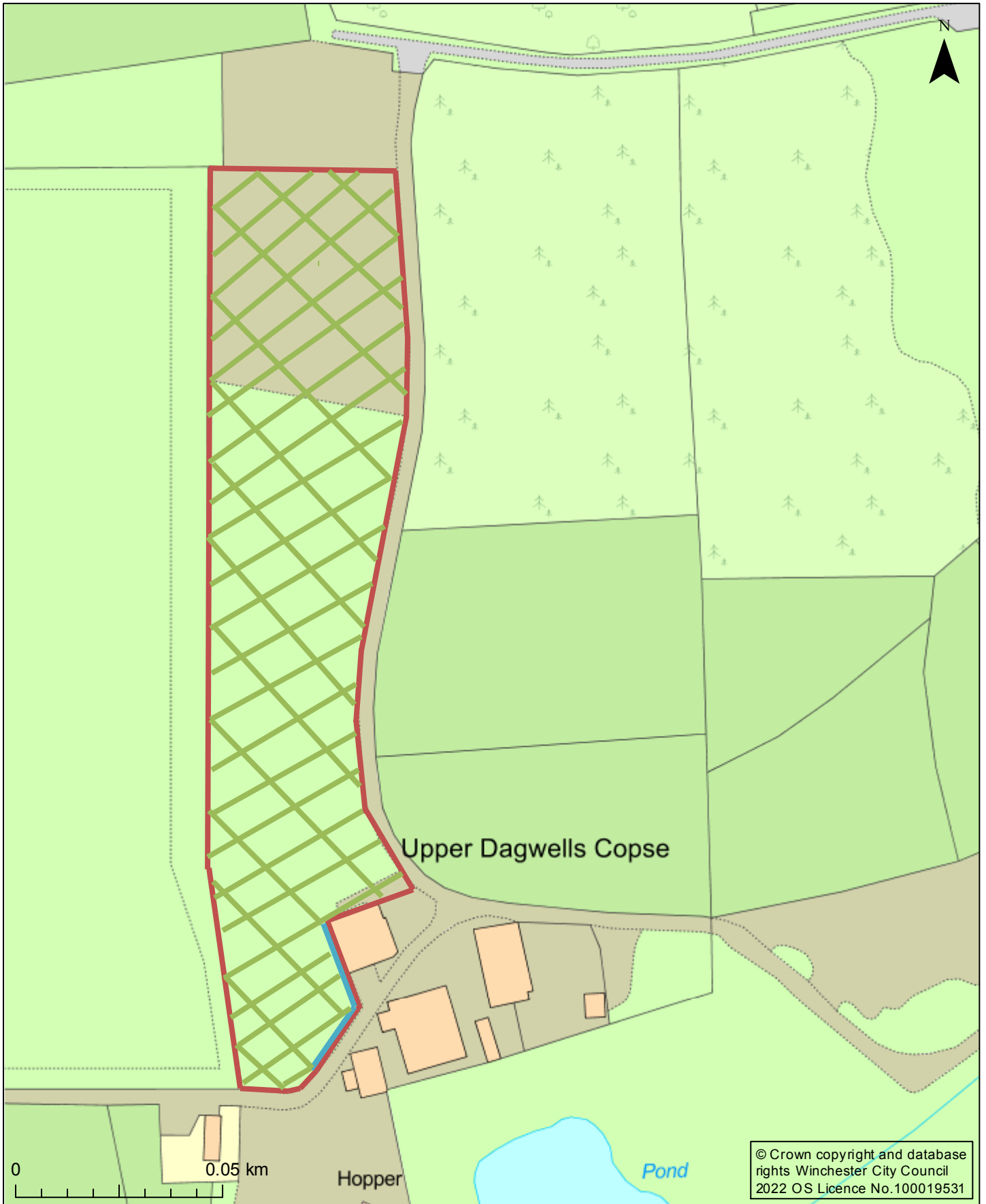
Date: 27/09/2022

Scale: 1:5,000

Author:

Appendix A

Legend



Date: 27/09/2022

Scale: 1:1,250

Author:

Appendix B

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