

Appeal APP/L1765/C/22/3309990

Mr Christopher Collins, Shedfield Equestrian Centre, Botley Road Shedfield SO32 2HN

Background of Shedfield Equestrian Centre

The Appellant purchased this once horticultural nursery site and has significantly increased its land size and range of activities over many decades. Sometimes planning applications are submitted but mostly they are not. There is an extensive history of LDC and enforcement. Winchester City Council has been conducting a detailed investigation of the whole site, triggering a roll out of enforcement notices and prosecution. Currently, there are live Hampshire County Council retrospective planning applications triggered by county enforcement.

In recent years, the site has developed a mixed 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. Protected woodland has been destroyed to develop the hinterland. The landowner was successfully prosecuted by Winchester City Council in November 2022 on numerous counts.

It was once possible to look from the A334 and enjoy a countryside view with TPO woodland. TPO 1569W1.

Shedfield Parish Council make the following comments regarding the details within the Appellant's ENFORCEMENT NOTICE APPEAL FORM

SECTION B

Agent Details

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 [REDACTED] on the documentation.

SECTION E

Grounds and Facts

(d) Shedfield Parish Council (SPC) do not believe that the appeal site has a long history of commercial uses that support this appeal.

Historically, it has been agricultural land and was part of Raglington Farm. It was the owner of Raglington that secured the landfill permission. This project was mostly completed in 2004 but extensions were granted up until approx. 2008/9. SUEZ Recycling and Recovery Southern (SUEZ), part of SUEZ Recycling and Recovery UK group hold a current environmental permit for the restored landfill site at Raglington Farm which, is regulated by the Environment Agency. The conditions remain.

The landfill site was accessed via a haul road off the A334 near Hall Court, some distance away from Shedfield Equestrian Centre. We understand all storage for the landfill project was to the east of this appeal site, near Hall Court. Furthermore, a similar arrangement was employed for the build of the subsequent solar park. There is no evidence to suggest on the WCC solar planning application, 12/00913/FUL that any storage of commercial equipment was on the appeal site. Indeed, the papers show significant discussion on maintaining hedgerows and new planting to screen on/adjacent to the appeal location. This sensitive landscape should in theory still be in place See attached Full Block Plan.

There is no shortage of open storage in The Southern Parishes.

There is no evidence on Google maps of storage of plant or machinery before or since 2012 on the appeal site.

SPC believe the change in ground level is unnatural.

(f) The Raglington landfill permission had robust conditions, one being to restore the surface of the land for further use. Suez monitor this site. The site was restored to grassland.

Many areas of SEC that were once countryside are now a barren wasteland and the subject of enforcement action. SPC would suggest that the landowner has permitted the ground level to rise by dumping soil or other materials at this location.

(g). Owing to the nature of the Southern Parishes, open storage is readily available e.g., Clamp Farm at Newtown.

The Appellant was served a PCN by WCC over 12 months ago. This procedure would have clarified the land and it's use . Yet the Appellant continues to let land knowing that there is no planning permission, even as recently as April 2022.

The site known as SEC is causing great distress to our residents, especially those near the site. The complaints range from noise, dust, smoke and anti-social working hours from before 6am and over weekends. Debris on the roads and pavements from this site is causing a hazard to the A334 highway.

SPC fully support the enforcement action that has taken place at the appeal location and do not agree the time period or contents of the notice are excessive.

