

Issued: 15th November 2022

WINCHESTER CITY COUNCIL

ENFORCEMENT NOTICE

Relating to land and premises
Greenclose also known as Lower Parklands, Wangfield Lane, Curdridge, Southampton,
Hampshire, SO32 2DA

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

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 (b) 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 Greenclose also known as Lower Parklands, Wangfield Lane, Curdridge, Southampton, Hampshire, SO32 2DA shown edged red on the attached plan ("the Land").

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

Without planning permission:

- (i) The making of a material change of use of the land from an agricultural use of the land to a mixed use of the land for B8 storage (both open storage and storage within the barn) and equestrian purposes;
- (ii) The erection on the land of buildings, fencing and a storage container to facilitate the unauthorised use in (i).
- (iii) The laying of hard-surfacing to facilitate the unauthorised development in (i) and (ii) above.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The mixed use of the land for storage and equestrian purposes is an incongruous feature in this locality and represents an unnecessary intrusion into the countryside, detrimental to the rural character. The mixed use is harmful to the rural character. The mixed use of the land for storage and equestrian purposes is therefore contrary to policies MTRA 4

Development in the Countryside of the Winchester Local Plan Part 1 and policies DM12, DM15 Local Distinctiveness and DM23 Rural Character of the Winchester Local Plan Part 2.

The Council do not consider that planning permission should be given because planning conditions could not overcome these objections to the development. In terms of the equestrian development whilst in principal it is acceptable the position currently would not be and conditions could not overcome the current scheme.

5. WHAT YOU ARE REQUIRED TO DO

- i) Cease the use of the Land for storage and equestrian purposes
- ii) Remove from the land the buildings, fencing, storage container, caravans, vehicles and all other paraphernalia brought onto the land to facilitate the unauthorised use in (i).
- iii) Dig up and permanently remove from the land the hard surfacing (in the approximate location hatched in blue on the attached plan);
- iv) Remove from the land all materials, rubble, rubbish and debris arising from steps (i) to (iii).
- v) Reseed the land to grass.

6. TIME FOR COMPLIANCE

For all steps (i) to (v); **6** months from the date the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 20th December 2022 unless an appeal is made against it beforehand.

Date: 15th November 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: 21/10/2022

Scale: 1:2,500

Author:

Notes:

Legend