

Case ref: 21/00168/COU

Issued: **1st August 2023**

WINCHESTER CITY COUNCIL

ENFORCEMENT NOTICE 09

relating to land at

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

Fiona Sutherland, Public Law Manager, 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 09

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 (known as Saxton Scaffolding), Botley Road, Shedfield, Hampshire shown edged red on the attached plan ("the Land") (Appendix A).

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

Without planning permission the material change of use of the Land to B8 storage; together with operational development which facilitates the change of use of the Land.

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 years.

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 use of the Land.
- ii. Remove all containers and any associated fixings from the Land.

iii. Remove all stored materials and equipment, related to and facilitating the B8 storage use, from the Land.

iv. Remove all fencing and gates from the Land.

v. Break up and remove any hardstanding, and other materials used to raise the height of the Land

vi. Re-level with top soil to match the level and profile of the adjacent land to the West and re-seed with grass

vii. Remove any resultant waste from the Land.

6. TIME FOR COMPLIANCE

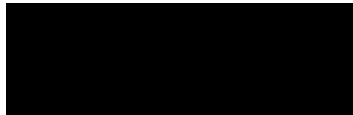
8 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **5th September 2023** unless an appeal is made against it beforehand.

Date: 1st August 2023

Signed:

A black rectangular redaction box covering the signature of Fiona Sutherland.

Fiona Sutherland: Public Law Manager

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.

APPENDIX A



Winchester City Council Web Map



Date: 25/05/2023

Scale: 1:2,500

Legend