



BY EMAIL

Application	EA/26/102004
Please ask for	John Saunders
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Wednesday 30 September 2026

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 174**

Address of site to which the appeal relates: LAND TO EAST OF 32 HILLVIEW MANOR PARK, WINCHESTER ROAD SO50 7JF

Alleged breach: Without planning permission, the material change of use of land to mixed use of agricultural, residential and open storage and hardstanding at Land to the east of 32 Hillview Manor Park, Winchester Road, Fair Oak, SO50 7JF.

Application Reference: EA/26/102004

Appellant's name: Aaron Ireland

Planning Inspectorate appeal reference: 6015249

Appeal start date: Thursday 17 September 2026

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Eastleigh Borough Council on Monday 27 July 2026

The enforcement notice was issued for the following reasons:

- (1) It appears to the Council that the above breach of planning control has occurred within the last 10 years and steps should be taken to remedy the breach in accordance with s.174(4) Of the TCPA 1990.
- (2) The Land is within an area of designated countryside and settlement gap where policies seek to protect the character of the rural area. The use and ancillary development are considered to be unacceptably harmful and detrimentally urbanising to the character of the Land and that of the immediate surrounding area.
- (3) The hardstanding is not development permitted by the Town and Country Planning Act (General Permitted Development) (England) Order 2015 and therefore requires planning permission which has not been granted.
- (4) Details of the materials imported and used for the sub-base and hardstanding have not been provided to the Local Planning Authority to enable an assessment of ground contamination and impact upon the surrounding natural environment.
- (5) No drainage provisions have been installed to mitigate adverse harm to the environment and ecology of the Land and surrounding area. Surface water run-off is

not filtered through a drainage system and there is no mitigation for land contamination or pollution of the adjoining poultry farm to the east or Site of Importance for Nature Conservation to the north.

(6) The mixed use and ancillary development are contrary to the requirements of Policies S5, S6 and DMI, DM6, DM8 and DM11 of the Eastleigh Borough Local Plan 2016-2036, and Paragraphs 135 and 187 of the National Planning Policy Framework.

The enforcement notice requires the following steps to be taken:

- i. Cease the residential use of the Land;
- ii. Cease the use of the Land for open storage;
- iii. Remove the ancillary mobile home, horse truck, boat, plant machinery, machinery, building materials, building waste, household items and any other non-agricultural items stored on the land;
- iv. Remove the hardstanding, hardcore and any sub-base (marked in black on the attached plan).
- v. Following removal of the hardstanding, hardcore and sub-base, reinstate the grassed surface.

The appellant has appealed against the notice on the following grounds:

Ground (a) – “that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged”.

Ground (c) – that those matters (if they occurred) do not constitute a breach of planning control.

Ground (d) – that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.

Ground (e) – that copies of the enforcement notice were not served as required by section 172.

Ground (f) – that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments you can do so online at

<https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIENT

69 Buckingham Avenue
Slough
SL1 4PN

All representations must be received by Thursday 29 October 2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and the Council and will be considered by the Inspector when determining the appeal.

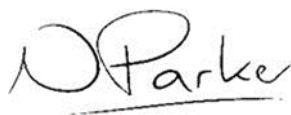
If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by Thursday 29 October 2026.

Details of this appeal can be found on our website at <https://planning.eastleigh.gov.uk/s/public-register>. The appeal documents are available for inspection at Eastleigh House. The Council's statement should be available within a month of the date of this letter. Should you wish to see the documents please contact John Saunders on the above number.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully



Nicholas Parker
Planning Manager