

Mr Aaron Ireland
86 Spring Vale
Swanmore
Hampshire
SO32 2PH

My ref ENF/2023/369
Please John Saunders
ask for
Direct 023 8068 8000
dial
e-mail john.saunders@eastleigh.gov.uk
Hours of Mon-Fri 9-5
work

Dear Mr Ireland,

Re: Unauthorised use of land and hardstanding

SITE: Land lying to the east of 32 Hillview Manor Park, Winchester Road, Fair Oak, Eastleigh, SO50 7JF

I hereby serve upon you the attached Planning Contravention Notice ("Notice").

You are required to complete the enclosed Notice and return it to me within the time specified.

I would advise you that failure to comply with the requirements of this Notice is an offence which if convicted can result in a fine not exceeding £1000.

Should you wish to make representations about this Notice, you are invited to attend the Council Offices at the date and time specified in Schedule 3 of the enclosed Notice, or telephone to make an alternative appointment should that given be inconvenient.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J Saunders", written over a horizontal line.

John Saunders
Planning Enforcement Officer

Enc.

TOWN & COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING & COMPENSATION ACT 1991)

PLANNING CONTRAVENTION NOTICE

IMPORTANT

THIS COMMUNICATION AFFECTS YOUR PROPERTY

SERVED BY: EASTLEIGH BOROUGH COUNCIL

TO: Mr Aaron Ireland, 86 Spring Vale, Swanmore, Hampshire, SO32 2PH

1. Notice

This Notice is served by Eastleigh Borough Council ('the Council') being the Local Planning Authority for the purposes of Section 171C of the Town & Country Planning Act 1990 ('the Act'), because it appears to them that there may have been a breach of planning control, within section 171(A)1, in respect of the land described in Schedule 1. ('the Land')

This Notice is served on you as a person who appears to be the owner or occupier of the land or to have another interest in it, or who is carrying out operations in, on, over or under the land or using it for any purposes.

2. The Land To Which This Notice Relates

The Land to which this notice relates is identified in Schedule 1 and outlined in red on the attached plan.

3. The Matters Which Appear To Constitute a Breach Of Planning Control

The suspected breach of planning control is specified in Schedule 2.

4. What You Are Required To Do

In exercise of their powers under Section 171C(2) and (3) of the Act, the Council require you, so far as you are able, **to provide them the information stated, in writing, within 21 days**, beginning with the day on which this Notice is served on you. The enclosed form, PCN 1, is provided for this purpose.

5. Opportunity To Make Representation In Response To This Notice

If you wish to make an offer to apply for planning permission, or to refrain from carrying out any operations or activities, or to undertake remedial works, or to make any representations about this Notice, the Council, or representatives of the Council, will consider them on the date specified in Schedule 3, at Eastleigh

Borough Council, Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN.
You will be able to make any representations in person at that time and place.

6. Warning

It is an offence to fail, without reasonable excuse, to comply with any requirement of this Notice within 21 days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence.

It is also an offence knowingly or recklessly to give information, in response to this Notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is an unlimited fine.

7. Additional Information

If you fail to respond to this Notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an Enforcement Notice under Section 172 of the 1990 Act requiring the breach, or any injury to amenity caused by it, to be remedied.

If the Council serve a Stop Notice under Section 183 of the 1990 Act, Section 186(5)(b) of the Act provides that should you otherwise become entitled (under Section 186) to compensation for loss or damage attributed to that Stop Notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this Notice, or had you otherwise co-operated with the Council when responding to it.

DATED: 23/06/2025

SIGNED:



HEAD OF LEGAL SERVICES AND DATA PROTECTION OFFICER (ACTING)

**ON BEHALF OF:
EASTLEIGH BOROUGH COUNCIL
UPPER MARKET STREET
EASTLEIGH HAMPSHIRE
SO50 9YN**

SCHEDULE 1

Land lying to the east of 32 Hillview Manor Park, Winchester Road, Fair Oak,
Eastleigh, SO50 7JF (outlined in red on the attached plan)

Plan Attached

SCHEDULE 2

Unauthorised use of land and hardstanding

SCHEDULE 3

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

10:00am
2nd July 2025

**Please complete and return the enclosed questionnaire,
retaining one copy for your records**

Question 1: Please state your interest in the land and give your full name and address

Your Interest in the land is: _____

e.g. freeholder/tenant/leaseholder

Your Name and Address is:

Question 2: Please give the name and address of any other person with an interest in the land.

Bank/Building Society	Other Persons with interest	Other Persons with interest
Interest	Interest	Interest
Name	Name	Name
Address	Address	Address

If there are any other persons with any interest in the land or the activities you should attach their details on a separate sheet.

Question 3: Please confirm when you purchased the land.

Question 4: Please confirm when the hardstanding was laid on the land and advise of the materials used and the process followed when laying the hardstanding.

Question 5: Please confirm what the land is currently used for and when that use began. If the land is used for more than one purpose, please provide details of each use.

Question 6: Please confirm the date that the mobile home was brought onto the land.

Question 7: Please confirm the use of the mobile home.

Question 8: Please confirm if the mobile home is moveable or has been permanently fixed to the land, please also confirm if the mobile home has been placed on a hardstanding and the materials used to create the hardstanding.

Question 9: Please confirm if the land is used for any residential purposes.

Question 10: If the land is used for residential purposes, please provide a list of all occupiers and the date their occupation of the land began.

Question 11: Is there a water, electricity or gas supply to the land? If so, please confirm when each utility was installed.

Question 12:
Please advise how foul drainage (sewage) generated from the land is treated/disposed of.

Question 13: Do any businesses operate from the land? If so, please provide the following details:

13(a) – What type of business is in operation?

13(b) – How long has the business operated from the land?

13(c) – Does the business generate any waste material? If so, is this waste material stored on the land?

13(d) – Are any business related materials and/or machinery stored on the land?

13(e) – Do any customers of the business visit the land? If so, how many customer visits are there on average per week and where do customers park their vehicles?

13(f) – Are there any staff employed in connection with the business? If so, how many?

Question 14: Please advise the reason that building machinery is stored on the land.

Question 15: Is any waste material stored on the land?

Question 16: If waste is stored on the land, is the waste commercial waste?

Question 17:

Do you and/or any other occupiers of the land hold an environmental permit?

Question 18: Do you and/or any other occupiers of the land hold a waste carriers licence?

Question 19: Please advise the reason that vehicles are stored or parked on the land (i.e., tipper trucks, camper van, horse lorry, digger, dump truck).

Question 20: Please advise the reason that scaffold towers and fencing are stored on the land.

Question 21: Please provide any other relevant information in respect of the uses undertaken on the land.

I hereby state that the answers to the questions set out above, to the best of my knowledge, comprise a true and correct statement of **all** the information required by the Notice. I understand that failing to complete some or all of the Notice or the inclusion of information which I know to be false or misleading is an offence.

Date:

Signed:

Print Name:

This form when completed should be returned with the annotated plan within 21 days to:

Head of Legal Services and Data Protection Officer (Acting)
Eastleigh House
Upper Market Street
Eastleigh
Hampshire

SO50 9YN

