

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

**Appeal on behalf of Maurice Doe
[CCW Services Ltd]**

Against the decision of Eastleigh Borough Council to refuse a Certificate of Lawful Existing
Use or Development

at

Broadway Farm,
Broad Oak,
Botley
SO30 2EU

LPA Reference: LDC/23/95111

Appeal Ref: APP/W1715/X/23/3331326

Proof of Evidence

Andrew Tracey

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1 Personal details

- 1.1 I am Andrew Tracey, of 31 Walker Gardens, Hedge End, Southampton SO30 2RH.¹
- 1.2 I am a Director and part owner of County Crest Pallets where I have been working since 2000 to the present. The business has operated from Broadway Farm, Botley, Hampshire all that time.
- 1.3 Up until about 2016, the pallet business operated out of the warehouses located at the northern end of the site adjacent to the parking apron at the northeast of the site². After that time the business moved next door just to the west. We had a small office, a staff toilet, the warehouse and we stored pallets in the yard.
- 1.4 My job is to work the forklift trucks moving pallets around the site every day and for that reason I am very conscious of what is going on generally around the whole site. I would usually be working on a forklift from around 6am to 5pm, sometimes, in the earlier days, until 7 or 8pm.

2 Use of the Site

- 2.1 In 2006 we used to use part of the apron to park our own cars which allowed part of the yard to be freed up for easier manoeuvring of vehicles including the forklifts; this was also a major improvement for the health and safety of the site.

¹ CD – F27

² CD – F4

2.2 It is my recollection that the parking apron has been used daily before and after the hardcore went down for the loading, unloading, the storage and parking of trailers and other vehicles.

2.3 There has always been plenty of activity on the site and I have not noticed anything unusual to what was happening before the works were done.

3 Works

3.1 I cannot remember when the ground was made more solid with the hardcore but it was certainly more than ten years ago and I do recall that the parked vehicles no longer sank into the ground and we were not asked to rescue the vehicles. I had no involvement in any engineering works.

3.2 I do remember the contractor preparing the ground with crushed concrete because there was a lot of building work going on at the time. I also recall them using a roller to compact the ground before the soil and grass was planted to make a solid base for the vehicle parking area.

3.3 Before the crushed hardcore and concrete material was laid down on the parking apron, Mr Doe had lots of problems with heavy vehicles sinking into the ground particularly during wet weather. He asked us for help so we used our forklift trucks and our heavy-duty chains to pull the vehicles and trailers free from the ground.

4 Summary

4.1 I have been working on the Broadway Site for the last 23 years since 2000. As my job has been mainly outside in the yard, I have observed various changes including the

engineering works to make the ground more solid for the parking. Throughout the last 10 years at least, the parking apron has been used for parking of vehicles and trailers.

Signed.....

Andrew Tracey