



VARIATION OF CONDITION 6 Birdham Road Hayling Island

PLANNING STATEMENT

October 2023

PREPARED ON BEHALF OF:

South Downs Caravans



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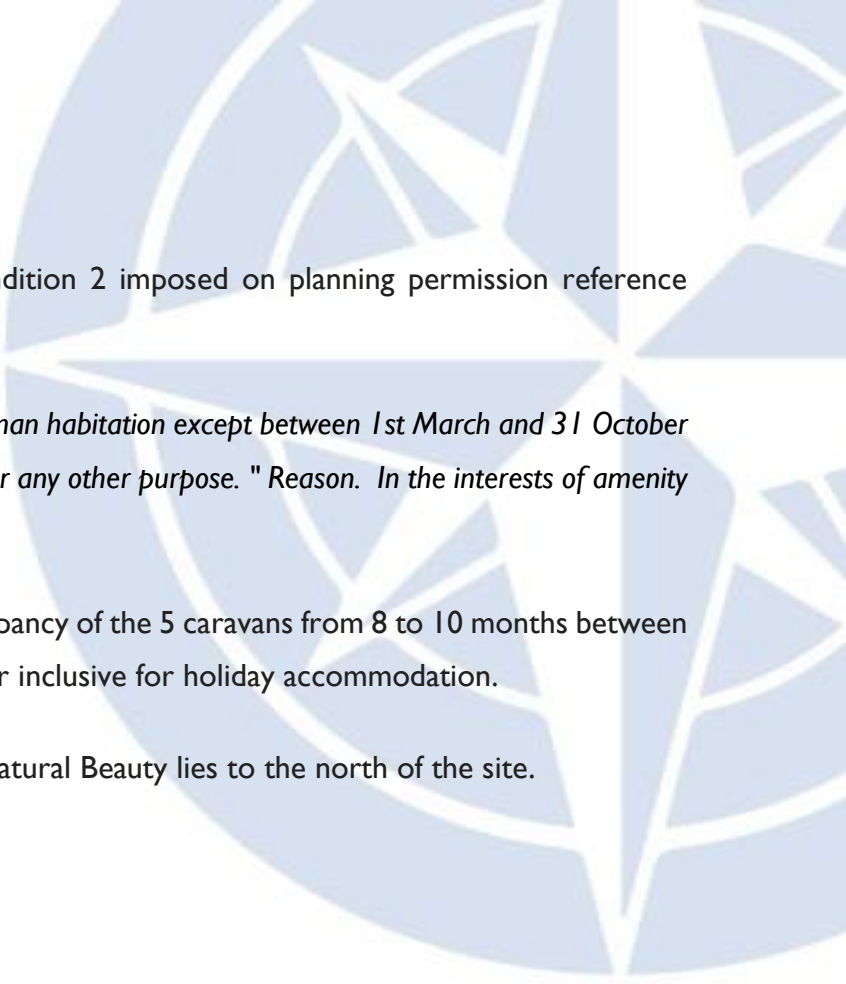
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SECTION I

INTRODUCTION AND SITE DESCRIPTION

- 1.1 Southern Planning Practice Ltd has been instructed to prepare and submit an on behalf of South Downs Caravans Ltd. Permission is requested to vary a condition to extend the period of occupation by two months. The site is at 6 Birdham Road Hayling Island
- 1.2 The following plans and documents are submitted together with this statement for the Council's consideration:
- Site Location Plan
 - Existing Site Plan
 - Proposed Plan
 - Proposed Elevations
- 1.3 The site lies on the east side of Birdham Road, midway between Eastoke Avenue and Haven Road. The site comprises of 5 caravans, with access from Birdham Road. The site is located within an area populated with a number of caravan sites.
- 1.4 The site lies within Flood Zone 2/3.



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- 1.5 The proposal seeks a variation of condition 2 imposed on planning permission reference 28505 which stipulates:

"The caravan shall not be occupied for human habitation except between 1st March and 31 October in any year and shall at no time be used for any other purpose. " Reason. In the interests of amenity and the proper planning of the area "

- 1.6 The proposal seeks to extend the occupancy of the 5 caravans from 8 to 10 months between the dates of 1st March to 31 December inclusive for holiday accommodation.
- 1.7 The Chichester Area of Outstanding Natural Beauty lies to the north of the site.

SECTION 2

PLANNING HISTORY

- 2.1 There is only one application of relevance ref number 28505 – This application permitted 5 no private caravans site with seasonal occupation. The condition stated:

"The caravan shall not be occupied for human habitation except between 1st March and 31 October in any year and shall at no time be used for any other purpose. " Reason. In the interests of amenity and the proper planning of the area "

- 2.2 There are a number of other caravan sites in the vicinity that have a 10 month holiday let period either through a lawful use or a planning permission.

SECTION 3

PROPOSAL

- 3.1 Variation of Condition 2 of Planning Permission 28505 to extend occupancy of 5 No. caravans from 8 months to 10 months between dates of 1st March to 31st December inclusive for holiday accommodation.

SECTION 4

POLICY

4.1 Planning Policy

National

- National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)
- CS5 (Tourism)
- DM4 (Static Holiday Caravan Development)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Other

- Havant Borough Council Borough Design guide SPD December 2011
- Havant Borough Council Parking SPD July 2016

SECTION 5

PLANNING CONSIDERATIONS

5.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- I. Principle of development
- II. Impact upon the character and appearance of the area
- III. Impact upon residential amenity
- IV. Flooding

Principle of Development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The extended use of the caravan site for holiday accommodation, would improve this existing tourist facility in the Borough, which is supported by Policy CS5 of the Havant Borough Local Plan (Core Strategy)

Impact upon the character and appearance of the area and the AONB

The proposal would not result in an increase in caravans on the land, which is 5, which remain on the land all year round. The caravans are located within an area surrounded by caravan sites, which is the main character and appearance of the area. The increase in the occupation of these 5 caravans from 8 to 10 months would not materially impact on the character or appearance of the locality, or impact on the AONB.

Impact upon residential amenity

The site is surrounded by caravan sites. The increased use of these caravans from 8 to 10 months a year should not give rise to a significantly greater level of noise and disruption to the occupiers of neighbouring sites, then currently experienced.

The proposal would accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy).

Flooding

The site lies within Flood Zones 2/3. Policy CS15 of the Havant Borough Local Plan (Core Strategy) seeks to ensure, amongst other matters, that the development is safe, including the access, without increasing flood risk elsewhere

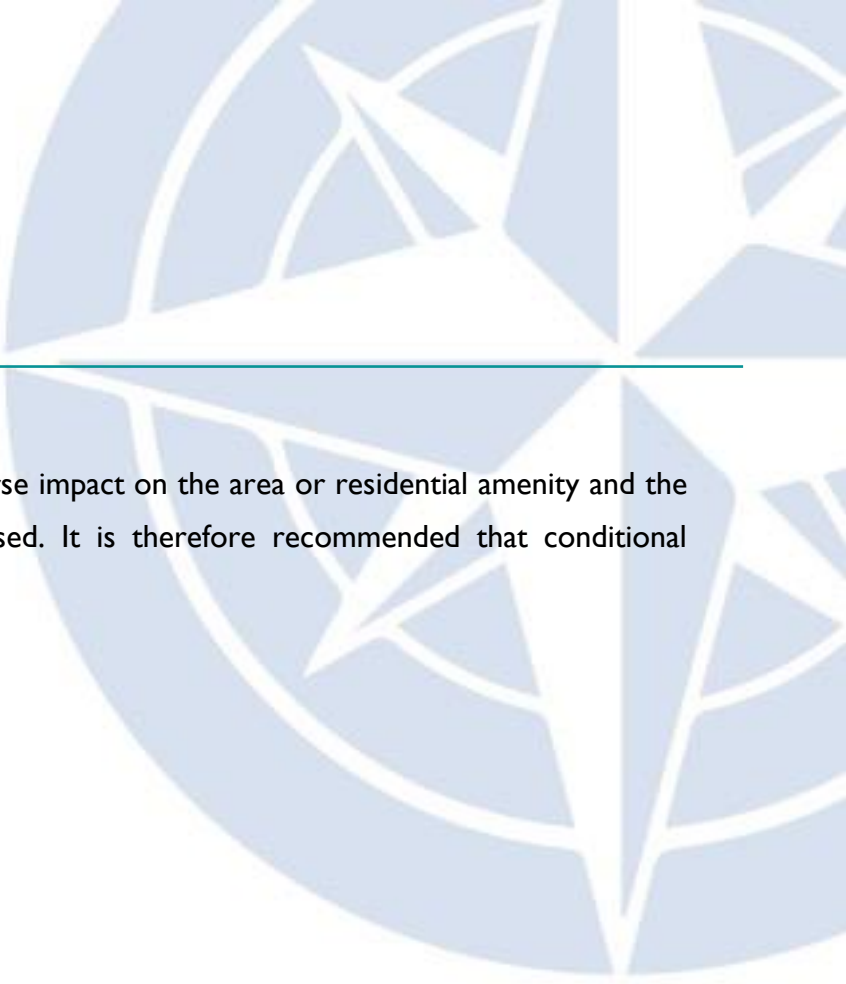
The proposal seeks to extend the use of the caravan site for holiday accommodation from 8 to 10 months. Therefore the proposal is not for a new development, but an intensification of an existing use of the land as a holiday caravan site for an additional 2 months' a year

As advised in the NPPF at paragraph 163, a site-specific flood-risk assessment has been submitted.

As to a sequential test for changes of use this should be applied as appropriate for a caravan, camping or chalet site, or to a mobile home or park home site, as advised in the NPPF. The land may lawfully be used as a holiday caravan site, with its use only limited, by the imposition of a condition. Therefore having regard to the particular circumstances of the application, there is no change of use and a sequential test is not considered necessary or relevant to the application

As to an exception test this is required if the development is highly vulnerable and in Flood Zone 2/3. The development is not highly vulnerable as the use of the caravans is not for residential purposes, but holiday accommodation. Also the proposal is not new development, it just seek an extension of the lawful use of the land from 8 to 10 months

The proposal therefore accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy)



SECTION 6

CONCLUSION

- 6.1 The proposal would not have an adverse impact on the area or residential amenity and the potential flood risk has been addressed. It is therefore recommended that conditional planning permission be granted.