

Land Adjacent Mandai

Statement of Common Ground.

1. The site is a rectangular-shaped plot of land, approximately 0.14 ha (0.33 acres) in size, lying on the west side of St Peter's Road at the southern extremity of North Hayling.
2. It lies immediately to the south of the property known as Mandai a two-storey house separated from the land by fencing and hedging.
3. The land currently enjoys a lawful use as "garden detached from a dwelling" having been used as such between 1983 and 2006/7.
4. The land is currently occupied by 2 caravans, one permanently sited and a touring caravan, a wooden shed, a shipping container and associated paraphernalia.
5. The Local Plan for the area is The Havant Borough Core Strategy adopted on 1 March 2011 which sets out local planning policy until 2026.
6. Policies CS5 and CS17 are applicable to this proposal
7. The proposal seeks to provide up to 3 pitches for touring caravans.
8. On 21 September 2018 the application was refused for the following reason

The proposal represents the undesirable addition of a touring holiday/tourism caravan site in a non-urban area, for which there is no overriding justification, and which would adversely affect the character and appearance of the countryside. It is therefore contrary to policies CS9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012.