

Land at North Copse Proposal

Zita Good and Naomi Good

Land Registry – SH13364



Land at North Copse Proposal:

We recently purchased the land at North Copse with the intention to reinstate a mobile home. Our family have lived at Finchwood Farm which adjoins the plot for over 50 years. We were friendly with the original owner and remember there being 2 mobile homes on the site.

When we purchased the site we were not aware of the complications of a TPO which was introduced in 2007.

It is our intention to site a mobile home in the back section where the trees have been removed by the previous occupier, we will only improve the beauty of the site as this is why the plot was so attractive in the first place. There has always been two mobile homes on the site with one still standing and several utility blocks still there today.

The area we would like to site the mobile home is clear of trees, having somebody live on site will keep the area managed and secure to avoid trespassers, fly tipping and any further damage to the existing trees.

We look to the council for a fair review of the situation, we are looking to reach a compromise with regards to the TPO allowing us to use the section that is clear while returning the rest of the site to nature.

We are outdoors nature loving people that have no intention of any commercial use, just to have the opportunity to provide a home for a young family and look after the remaining trees on the site.

There is evidence of historic use of the site, with water supplies, electricity and concrete foundations of utility blocks. We are only intending to use the site in line with historic use.

The site - Background

For many years the site was enjoyed by two separate families and 2 mobile homes were on the site, the remains of one of the mobile homes still exists.

Over recent years the site has been abandoned and become overgrown and the site attracted fly tipping.

In 2020 we informed the council as noticed works on the site, we were concerned about the intention of the current owners. We didn't want lots of housing or industry to be constructed on such a beautiful site in our neighbourhood.

When the site came up for sale, we purchased with the intention to continue its existing use as a site for a mobile home and keeping the rest as a site for nature.

At point of purchase the site was a mess with lots of rubbish, we tidied up the site, cleared over 100 tyres and made the entrance safe and clear.

We were contacted by the council in reference to the TPO and cease all work and that we would need to get approval from the council to continue works. We were advised to erect a fence to prevent continued fly tipping or unwanted visitors.

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Image of existing mobile home

Removal of Rubbish

- When we purchased the site we experienced fly tipping, we tried to remove the rubbish and clear up the site. For example we had to pay to remove over 100 tyres.
- There is still plenty of rubbish to be cleared but we were instructed by the council to cease all works





Examples of
fly tipping and
building with
concrete
foundations



Existing foundations - Outhouses

There are several existing buildings that the original owners used as out houses and storage





Utilities

- There is evidence of electrical connections on several of the locations across the site



Water

- There is evidence of water connections on several of the locations



Entrance on Copse Lane – Pre Ownership

- The previous owners reinstated the original entrance
- When we purchased the entrance was a mess with a section dug out and flooded



Entrance on Copse Lane – Current Status



Entrance on Copse Lane - Plan

- We are going to erect a gate on the front access point so that we can gain access but keep the site secure. Above is an example of the type of gate, we think it is in keeping with the site and the location.

Reinstate mobile home

- Under the The Town & Country Planning Act 1990 it is our intention to re instate the use of a mobile home on the site for Naomi, partner and son to live. Property being very expensive there is not enough available in the area. Family and outdoors are important.
- It is our proposal that we install a wooden style mobile home that is compliant to the caravan act. A wooden style would blend into the natural environment.
- In Section 29 (1) of the Caravan Sites and Control of Development Act 1960, a caravan is defined as:
“...any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether towed, or by being transported on a motor vehicle or trailer)”

Location of mobile home

- There is a large clearing at the back section of the site there are no existing trees in this area so this would be a good location to site a mobile home.



- To the right you can see the access to the back section
- Below you can see the large clear section



We Love Trees!

- Zita was chairman for many years of the Hayling Island Tree Society we understand the importance to protect trees and ensure more trees are planted.
- We have personally planted 100s of trees on the Island at our own expense.
- Please see example image of trees planted at Lower Tye Farm



Trees

- We were not aware of the complications of a TPO on this site. We are tree lovers, none of the trees would be disturbed it would be sited on the clear section at the back of the plot, the present road access would be used.
- We understand we have to advise the council of anything we wish to do on a site with a TPO.

Benefits of a mobile home on the site

The site will be loved and nurtured, allowing nature to return in a large section of the site.

The area to be secure and safe from intruders damaging and fly tipping

Affordable housing for a young family

No commercial use on the site

New trees to be planted

Existing trees to be respected

Next Step

- Michael Wilson our solicitor suggested a compromise would be fair we will leave the front section as it is and possibly plant more trees and use the area at the back for the mobile home.
- We would also like to clear the rubbish that has been fly tipped.
- We would like to arrange a face-to-face meeting to discuss the next stage.

Contact Details:

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