

APPEAL REFERENCE

APP/L1765/C/19/3230601  
APP/L1765/W/19/3221730

Southwick Ranch, land adj. Strawberry Barn, off Southwick Road,  
North Boarhunt, PO17 6JF

### **Planning Appeal**

The use of land for the stationing of caravans for residential purposes

### **Enforcement Notice Appeal**

The material change of use of the Land from agricultural to use for the siting of 4 residential caravans and ancillary equestrian purposes and the laying of hardstanding associated with the residential use of the land.

### **Comments on representations.**

- **Noise.** It is apparent from letters received, that there is concern about the noise resulting from the domestic use of the site, with complaints having been submitted to the Council, particularly in respect of the use of a generator. Whilst the actual level of disturbance is disputed by the applicant, it is considered that these concerns support the second reason for refusal.
- **Nitrates.** It is acknowledged that, at the time that the application was determined, the issue of nitrates affecting the Solent SPA's was not a planning consideration and therefore was not either addressed or used as a reason for refusal. It has been, correctly, raised as a consideration following guidance from Natural England relating to the development of all new overnight accommodation in the vulnerable area and it is for the Inspector to establish how much weight to attribute to this issue.
- **Policy TR6.** The compliance of the appellants with the criteria set out in Policy TR6 can be discussed at the hearing and it will be for the Inspector to decide whether these criteria are satisfied. Even if this is shown to be the case, the Council consider that only a temporary consent, to meet the current needs of the appellants and enable a more appropriate long term solution to be found through the Local Plan process, would be justified. This would be in line with the appeal decision referred to in section 6 of the appellant's comments.
- **Ground G.** The Council concedes on this point and accepts that 28 days is too short to find a suitable alternative site with planning permission. 12 months is accepted and this point has been added to the SOCG.