

STATEMENT OF COMMON GROUND

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

DATE OF HEARING/INQUIRY N/A
where known

SITE ADDRESS AND DESCRIPTION OF THE DEVELOPMENT

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 the draft Statement of Common Ground (SOCG) submitted by the appellants, dated February 2019.

1. Agreed (addressed in LPA statement of case para. 1.2)
2. Agreed
3. Agreed
4. It is understood that, whilst the site is in Flood Zone 1 and not at risk of flooding from rivers, the topography of the area results in some localised surface water flooding.
5. Agreed
6. Further information has been provided to support the Gypsy /Traveller status of the appellants.
7. The appellants were issued with a letter advising them of housing options when they occupied the Tynefield site in 2017. The response at that stage was that they were intending to stay on the site or move to a family member's site in Fareham Borough area. Although there is a record that they applied to be placed on Hampshire Home Choice to seek alternative accommodation, as they failed to provide the relevant documents their application was closed 3rd November 2017. There is no record that they have sought alternative accommodation from Winchester City Council since then. The circumstances of the family have altered since the draft SOCG was submitted.
8. Agreed
9. Agreed

10. The site at Durley is included in the list of sites in Appendix B of the DPD. It may not, however, be being occupied by travellers at the present time and is under investigation.
11. Agreed
12. It is agreed that the Tynefield site was sold to a private owner in 2015, though there is some evidence to suggest that there has recently been some limited occupation of the site.
13. Current situation set out in section 10 of the LPA statement of case.
14. Agreed, though it is not considered that this is necessary.
15. Equestrian uses in the countryside may be acceptable and can be supported by policy.
16. Length of time to comply with the Enforcement Notice is too short. 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.