

Winchester District – Gypsy, Traveller and Travelling Showpeople Development Plan Document 'Traveller DPD'

Regulation 18 Consultation Statement – Part 1

1. INTRODUCTION

Purpose of the Consultation Statement

- 1.1 This Consultation Statement accompanies the first draft of the Traveller DPD (DPD). It sets out what consultation and engagement has been undertaken to date and how it has influenced the content of the draft plan. It is therefore a 'Part 1' consultation statement. Following consultation on the draft plan, this statement will need to be supplemented to include how people and organisations are notified, who is notified and how their responses influence the formal publication plan that will be published for representations on 'soundness' prior to submission for independent examination.

Legislative Requirements

- 1.2 The preparation of the DPD must comply with the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012. The nature of this DPD also requires compliance with Government guidance Planning Policy for Traveller Sites (August 2015).
- 1.3 Regulation 18 represents the first statutory stage in preparing a DPD. It specifies the requirements for who must be notified of the preparation of the plan, that they must be invited to comment on its content and what supporting documents should be made available for inspection.

2. CONSULTATION AND ENGAGEMENT

Notification of Commencement of Gypsy and Traveller Site Allocations DPD

- 2.1 All statutory, general and those consultees interested in plan making in the Winchester District, were notified of commencement of the DPD (see Appendix 1) via letter/email; e-bulletin and Parish Connect on 28 October 2016, inviting comments on the scope of the DPD, including a 'call for sites'. Appendix 2 lists organisations informed and any comments were to be submitted by 12 December 2016.
- 2.2 Some 85 responses were received, primarily relating to comments on the sites identified in the background studies, in terms of their suitability and availability for gypsy and traveller purposes. These comments were reported to the Council's [Cabinet \(Local Plan\) Committee on 27 February 2017](#), which

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included a summary of the responses together with an officer response. Notification of the committee was published in [an e-newsletter](#), (Appendix 3) which is sent to statutory and general consultees, together with those who have registered an interest in the topic.

- 2.3 At that committee it was agreed to note progress with the Traveller DPD.
- 2.4 The Council also actively promoted preparation of the DPD using social media from January 2017. (Appendix 4) FFT (Friends Families and Travellers) were contacted and were very supportive. They posted the information on their Facebook page and tweeted it out on 24 January 2017. It is not possible to access the analytics of those posts, but their social media followers are 4246 Facebook 'likers' and 1882 Twitter followers.
- 2.5 All future tweets included FFT's twitter handle (@gypsytravellers) , encouraging them to share it every time the Council tweets (although this is not guaranteed).
- 2.6 The Traveller Movement also shared the information on their Facebook Page on 25 January under the heading 'GREAT NEWS'. Again it is not possible to access the analytics of these posts, but they have responded to the Council in relation to the preparation of the DPD and said:

'Thanks so much for getting in touch. Sounds great what you are doing and we definitely want to help you advertise it'.

Traveller DPD – Initial Options Consultation

- 2.7 To seek views on the options available to the Council to determine which sites to include within the Traveller DPD, an initial options consultation was prepared. This set out key matters of interest in terms of a potential development strategy; the broad location of sites and the features/requirements of sites.
- 2.8 The consultation was available via an online form on the Council's consultation hub, it was also available in paper form on request. The consultation ran from 21 March – 8 May 2017.
- 2.9 [An e-newsletter](#) , item in parish connect and press release (Appendix 5) were issued to advise of publication of the consultation
- 2.10 All statutory, general and those consultees interested in plan making in the Winchester District, were notified of the options consultation. (Appendix 6). In addition planning agents acting on behalf of the travelling communities within the District were specifically notified (Appendix 7), also letters were specifically written to occupants of the traveler sites where names were known (Appendix 8). To ensure these were received by the intended recipient these had hand written addresses and were individually stamped.
- 2.11 A flyer was also prepared and sent to all Parish Council's requesting that they placed this on public notice boards to raise awareness and promote the options consultation (Appendix 9).

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- 2.12 The Council also utilised social media extensively promoting publication of the consultation on its own website and that of known traveller organisations such as Friends and Family (Appendix 10).

Feedback from initial options consultation.

- 2.13 124 responses were received, with approximately 7% being from the travelling community or their representatives. Appendix 11 sets out a summary of the responses including analysis of the comments, together with collated lists of additional comments received. This was reported to the [Councils Cabinet \(Local Plan\) Committee on 30 June 2017](#).
- 2.14 Analysis of the responses shows some support for retaining existing sites when these become vacant, together with intensifying existing sites within their current boundaries subject to specific site assessments. Options to make sites with a temporary consent permanent and to extend existing sites also received some support. There was least support for current unauthorised but occupied sites to be granted permanent consent or to identify and allocate new sites.
- 2.15 Proximity to services and facilities, in particular schools and medical provision was identified as an important requirement for sites, similarly provision on smaller sites (5 or less pitches) received more support. The consultation also sought views as to what to do with any vacant sites. There was support for these to be retained for other travellers families, although comments were received in relation to unauthorised sites suggesting these should revert to their previous use, whereas authorised sites should be retained and act as a 'bank' of revolving sites when needed.
- 2.16 Whilst, the 'options' consultation does not provide a decisive answer as to the preferred method of providing for the requirement, it provides an indication of key areas to be examined further and expressed in the draft DPD. A large proportion of the comments related to specific sites. These are listed for information in Appendix 11 but no detailed response is set out as the consultation did not seek to explore site specific matters.

Conclusion

- 3 Winchester City Council has engaged positively with a range of organisations in the preparation of the Traveller DPD, in order to guide the proposed strategy, allocations, policy content and detail. The draft DPD proposes a practical approach that reflects existing, known provision of sites in view of the lack of alternatives being submitted for consideration.
- 3.1 Consultation with neighbouring authorities has taken place as necessary, taking account of the more localised nature of this DPD and is described in the Duty to Co-operate Statement.

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Appendix 1

Gypsy and Traveller commencement notice text used in letter/email, e-bulletin, press release and Parish Connect.

Commencement of Preparation of Winchester District Gypsy and Traveller Site Allocations Development Plan Document

Notification under the Town and Country Planning (Local Planning)(England) Regulations 2012

Winchester City Council is about to commence preparation of its Gypsy and Traveller Site Allocations Development Plan Document and wishes to hear from local communities, individuals and commercial businesses – in fact from anyone with an interest in this matter.

The purpose of the Gypsy and Traveller Site Allocations Development Plan Document is to allocate land for Gypsy and Traveller accommodation requirements, in accordance with the development strategy (Policy DS1) and core Policy CP5 in Local Plan Part 1, detailed policies in the emerging Local Plan Part 2, in particular DM4, and following the National Planning Policy Framework and Planning Policy for Traveller Sites.

Therefore, part of this notification process is also to enable potential suitable sites to be submitted to the Council for consideration for Gypsy and Traveller use. If you have a site you wish us to consider please submit these details using the [Call for sites form](#) on the City Council's website.

If you feel this development plan document should cover matters not referred to above, should exclude some matters referred to, or you wish to submit a site to be considered, please write to:-

Head of Strategic Planning
Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

or email LDF@winchester.gov.uk by **12 pm Monday 12 December 2016**.

Winchester City Council
Strategic Planning
01962 840222
ldf@winchester.gov.uk

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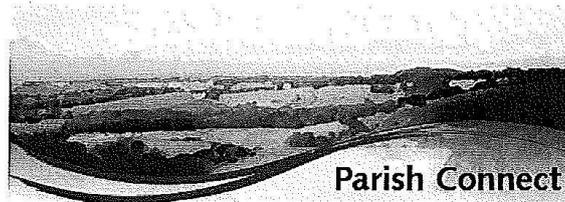
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October 2016

Local Plan Part 2 Examination – Publication of Proposed Modifications

Following receipt of the Inspector's 'Note of Initial Findings' in late July, the Council prepared a schedule of draft [Main Modifications](#) to Local Plan Part 2, which includes those matters raised by the Inspector. The Council is also producing a schedule of Additional Modifications which primarily include matters of clarification and updating.

Both schedules will be published for a 6 week consultation period commencing at the end of October 2016, all details will be set out at <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-examination/> together with details of how to respond, including a link to an online response form.

Any comments received in relation to the Main Modifications will be forwarded to the Inspector to consider, whereas the Council will assess responses in relation to the Additional Modifications. It is anticipated that the Council will receive the Inspector's final report by the end of the year or early in 2017 and be able to adopt LPP2 soon after.

Gypsy and Traveller Site Allocations DPD

A key matter raised by the Inspector was in relation to the provision for Gypsies and Travellers in the District. As a result, the Council will refer in LPP2 to the number of pitches required in the District over the Plan period, leaving the Identification and allocation of sites to the Gypsy and Traveller Site Allocations DPD. A [Gypsy, Traveller and Travelling Showpeople Site Assessment Study](#) has been produced by consultants commissioned by the City Council, East Hampshire District Council and the South Downs National Park Authority. As this is an evidence document the Council is not consulting on it, but it will be highlighting it alongside the consultation on the LPP2 Proposed Modifications and inviting Parish Councils to coordinate any comments on factual matters. Also, a 'call for sites' is currently underway so if you are aware of any additional potential suitable site please complete the proforma at : <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/traveller-site-assessment-study-call-sites/> and ensure this is received by the Council no later than 1st December 2016. The Council will then commence preparation of the Gypsy and Traveller Site Allocations document, a draft of which will be subject to consultation during Spring 2017.

Updated Local Development Scheme

The Council is required to have an up to date Local Development Scheme (LDS) which sets out the development plan documents to be produced together with a timescale. A [revised LDS](#) has been produced by the Council and includes reference to preparation of the Gypsy and Traveller Site Allocations DPD, a review of the local plan, updating the Community Infrastructure Levy and refreshing the Statement of Community Involvement.

Strategic Planning Team
ldf@winchester.gov.uk

Recycle Right - Let's get it sorted!



Residents in Winchester and East Hampshire will be given advice on how to become more waste aware.

'Recycle Right' tells people how to sort out their waste and dispose of unwanted items by putting the right things in the right place.

Throughout October and November, a colourful Recycle Right leaflet will be delivered to every door, along with

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Council starts work on Gypsy and Traveller Plan

Press Release: 28/10/2016

Listen [\(http://app.eu.readspeaker.com/cgi-bin/rsent?customerid=6896&lang=en_uk&readid=main&url=http%3a%2f%2fwww.winchester.gov.uk%2fnews%2f2016%2foct%2fcouncil-starts-work-gypsy-traveller-plan%2f\)](http://app.eu.readspeaker.com/cgi-bin/rsent?customerid=6896&lang=en_uk&readid=main&url=http%3a%2f%2fwww.winchester.gov.uk%2fnews%2f2016%2foct%2fcouncil-starts-work-gypsy-traveller-plan%2f)

Winchester City Council is about to commence preparation of its Gypsy and Traveller Site Allocations Plan and is inviting anyone with an interest in this matter to comment on what the Plan should cover.

The purpose of the Plan is to allocate land for Gypsy and Traveller accommodation requirements, in accordance with the Council's Local Plan and government advice in the National Planning Policy Framework and Planning Policy for Traveller Sites.

The Council has published a study of possible sites but is also inviting anyone that wants to suggest suitable sites to be considered for Gypsy and Traveller use to submit them by 12 December 2016. All details including the evidence for the number of pitches to be provided and the assessment of potential sites can be found at <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/traveller-site-assessment-study-call-sites/> (<http://www.winchester.gov.uk/planning-policy/local-plan-part-2/traveller-site-assessment-study-call-sites/>)

The Council's Portfolio Holder for the Built Environment Vicki Weston welcomed the start of the Plan:

The gypsy and travelling communities are part of the fabric of the national community and therefore a responsibility of the District to provide for their local needs. The Plan will also give the Council more say over which sites are suitable and help us to reject those that are not suitable.

The Council is anticipating being able to consult on a draft plan in Spring 2017.

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3.

**Strategic
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fax 01962 841 365

telephone calls may be recorded

website www.winchester.gov.uk

Name
Address
Postcode

Your Ref: ■

Our Ref: SO/eb

Enq to: Steve Opacic

Direct Line: 01962 848101

Email: LDF@winchester.gov.uk

28 October 2016

Dear Sir/Madam

We are writing to notify you of the start of work on Winchester District Gypsy and Traveller Development Plan Document as follows:

Commencement of Preparation of Winchester District Gypsy and Traveller Site Allocations Development Plan Document

Notification under the Town and Country Planning (Local Planning)(England) Regulations 2012

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Therefore, part of this notification process is also to enable potential suitable sites to be submitted to the Council for consideration for Gypsy and Traveller use. If you have a site you wish us to consider please submit these details using the following form: [Call for sites form](#).

If you feel this development plan document should cover matters not referred to above, should exclude some matters referred to, or you wish to submit a site to be considered, please write to:-

Head of Strategic Planning
Winchester City Council
City Offices
Colebrook Street



Steve Opacic Head of Strategic Planning



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Winchester
Hampshire
SO23 9LJ

or email LDF@winchester.gov.uk

by 12 pm Monday 12 December 2016.

Yours faithfully



Steve Opacic
Head of Strategic Planning



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Issue 50 April 2017

Winchester District Local Plan Part 2 (Development Management and Site Allocations)

Winchester City Council formally adopted Local Plan Part 2 at its Council meeting on 5 April 2017. This follows several years of extensive work with parish councils, local communities and stakeholders and independent inspection last year.

The Development Plan for the Winchester District, now comprises of :-
Local Plan Part 1 – Joint Core Strategy (adopted March 2013)
Local Plan Part 2 – Site Allocations and Development Management (adopted April 2017)
Denmead Neighbourhood Plan – made April 2015
Hampshire Minerals and Waste Local Plan 2013

For those parts of the District that lie within the South Downs National Park, the policies of the 2006 Winchester District Local Plan Review will still apply rather than Local Plan Part 2.

The adopted LPP2 can be viewed on the Council's website at: <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/> Paper copies can also be inspected at the Council offices and there is a copy in the local libraries.

Any person aggrieved by the Local Plan Part 2 may make an application under Section 113 (3) of the Planning and Compulsory Purchase Act 2004 to the High Court on the grounds that the document is not within the appropriate power and/or a procedural requirement has not been complied with. An application may not be made without the leave of the High Court, and an application for leave must be made (Section 113 (3B)) no later than the end of a period of six weeks from the date of the adoption of Local Plan Part 2.

Progress with Preparation of Gypsy and Traveller Development Plan

The Council has recently launched an initial consultation on the options to consider the availability and suitability of sites for gypsies and travellers. This is in light of the need for 15 gypsy and traveller pitches and 24 travelling showpersons plots during the period 2016 -2031. The online consultation can be accessed at the Council's consultation hub <https://winchester.citizenspace.com/>.

The consultation closes on 8 May 2017, after which the Council will assess the responses received, together with technical evidence also being collated, to inform the preparation of a draft plan for consultation during the summer.

The evidence to date can be viewed at <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/>

Refresh of Statement of Community Involvement

The Council's [Statement of Community Involvement \(SCI\)](#) was adopted in 2007, it is now considered an appropriate time to commence a review to reflect changes in communication methods particularly with the rise of social media. The SCI sets out how the Council will inform and consult on both the plan making process and planning applications. A short questionnaire is available on

the Council's consultation hub <https://winchester.citizenspace.com/>, to help us understand which means of communication are preferred, this consultation closes on 24 April 2017.

Strategic Planning Team ldf@winchester.gov.uk

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Appendix 2

Statutory / general and interested consultees notified

South Downs National Park Authority	West Tisted Parish Meeting
Eastleigh Borough Council	Popham Parish Council
Fareham Borough Council	Overton Parish Council
Havant Borough Council	Laverstoke Parish Council
Portsmouth City Council	Leckford and Longstock Parish Council
Test Valley Borough Council	Little Somborne Parish Council
East Hampshire District Council	Robert Tutton Town Planning Consultants Ltd
Basingstoke & Deane Borough Council	Savills
South Downs National Park Authority	Hazeley Developments Ltd
PUSH	Alfred Homes
Hordean Parish Council	Trustees of Jenkyns
Clanfield Parish Council	Turley Associates
Froxfield Parish Council	Bloombridge
Ropley Parish Council	Crest Strategic Projects
Medstead Parish Council	RPS / CgMs
Wield Parish Council	Savills on behalf of Crown Golf
Candovers Parish Council	CLH Pipeline System Ltd
Steventon Parish Council	WYG Planning & Environment
Whitchurch Town Council	Rapleys on behalf of Summerbrook Ltd
Hurstbourne Priors Parish Council	Robert Tutton Town Planning Consultants Ltd
Bullington Parish Council	Goadsby Professional Services
Barton Stacey Parish Council	Edgars Ltd on behalf of Portico Property Ltd
Chilbolton Parish Council	Vail Williams
Kings Somborne Parish Council	Stratus Environmental Limited
Braishfield Parish Council	Tetlow King (Bristol)
Ampfield Parish Council	Shrimplin Brown Planning & Development
Bishopstoke Parish Council	Turnberry Planning on behalf of University of Southampton
Fair Oak and Horton Heath Parish Council	Boyer on behalf of Linden Homes
Botley Parish Council	Knight Frank LLP
East Meon Parish Council	

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Terence O'Rourke	Alresford and District Partnership
Space Strategy	Aldi Stores (Swindon)
GL Hearn	Winchester Business Improvement District
Knights Professional Services	Hampshire Chamber of Commerce
GL Hearn	Royal Winchester Golf Club
Barton Willmore LLP	M25 Group (S Brown, Solent Planning)
Murdoch Planning Limited	The Carroll Centre
Bryan Jezeph Consultancy Ltd	Community First
Linden Homes South	Oliver's Battery Community Centre
Bargate Homes Ltd	Alresford Professional Group
GL Hearn	Winchester Town Forum
Savills	Alresford Professional Group
Wessex Planning	Winchester Muslim Cultural Association
GL Hearn	Central Hampshire Filipino Association
Deloitte	Winchester Action on Climate Change (WinACC)
Aston Mead	The Wickham Society
Rapleys LLP on behalf of Summerbrook Ltd	Action Hampshire
Carter Jonas LLP	Winchester Area Community Action (WACA)
Pro Vision Planning	Kilmeston Village Hall Management Committee
Wessex Planning	Winchester and District Mencap Society
Pro Vision	Age UK
Rapleys LLP	Waltham Chase Women's Institute
Southcott Homes	Winchester Fit for the Future Campaign
Foreman Homes	Carroll Centre and Stanmore Community Association
Vail Williams	Upper Itchen Valley Society
Linden Homes	Bishop's Waltham Society
Thakeham	Bishop's Waltham Society
Winchester BID	Thames Water Utilities
Hampshire Chamber of Commerce	Pure Town Planning
M3 Enterprise LEP	Adams Hendry on behalf of Bovis Homes and Heron Land Developments
Solent LEP	
Alresford Chamber of Commerce	

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The Planning Bureau/Yourlife management Services/McCarthy&Stone	Npower
Winchester City Council	Centrica Plc
City of Winchester Trust	National Grid
Theatres Trust	National Grid Plant Protection
Drew Smith Limited	Highways England
Foreman Homes	Highways Agency
Pennyfarthing Homes	Environment Agency
Linden Limited	Historic England
HAB Housing	Natural England
Bloombridge Development Partners	The Planning Inspectorate (PINS)
Taylor Wimpey	Homes and Communities Agency
Iberian Investments Ltd	Hampshire County Council
Lightwood Property	Office of the Rail Regulator
Reedrent Ltd	Marine Management Organisation
Martindale Homes	Forestry Commission
Bargate Homes (Land East of Waltham Chase)	Hampshire Probation Trust
Southcott Homes (Fareham) Ltd	Equality and Human Rights Commission
Foreman Homes Limited	Civil Aviation Authority
Croudace	NATS
Orchard Homes	Hampshire County Council
Persimmon Homes South Coast	Hampshire County Council
Gladman Developments Ltd	Hampshire County Council Strategic Planning
Winchester University	Hampshire County Council (Public Health)
Sun Hill Junior School	Public Health Team, Hampshire County Council
University of Winchester	Planning Policy Team, Hampshire County Council
Peter Symonds College	HCC
Southern Gas Networks	NHS England (Wessex)
Southern Electricity Plc	NHS West Hampshire CCG
Southern Electric Plc	NHS South East Hampshire CCG
EDF Energy Networks	Winchester and Eastleigh NHS Trust
E.on Energy	South Central Ambulance Service NHS Trust

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The Alresford Surgery	Malcolm Scott Consultants
NHS Property Services (NHSPS)	Summerbrook Ltd
Lainston Estate	BBC Pension Trust
The Hospital of St Cross	Blue Cedar Homes Limited
South West Defence Estates	Firstplan
Atisreal UK	Dev Plan
King Sturge	SSA Planning
Avington Associates	Burton Property
Bryan Jezeph Consultancy	Edgehill Battersea Ltd
Broadway Malyan	Frobisher Ltd
Mapledean Developments Ltd	Seaward Properties and Langtons Farm
Persimmon Homes	Forest Holidays
Highbridge Properties	Laishley Developments Ltd
Bovis Homes and Heron Land Developments	International Group
Heron Land Developments	The Church Commissioners
Winchester College	Holmes & Sons
Taylor Wimpey - Re Waterlooville	Landmark Development AG
Chalkbank Estates Ltd	Huxley (UK) Ltd
Tichbourne Estate	Welbeck Land LLP
Eagle Star Estates Ltd	Bargate Homes
Weatherstone Properties Ltd	Crest Strategic Projects Ltd
Gleeson Homes	Linden Homes
Grainger Plc	London & Henley (Winchester) Ltd
Taylor Wimpey UK Ltd (PUSH)	Portico Property
CALA Homes	Lone Star Land Ltd
Laney Properties	Abbotswood Properties
Trehaven Group Ltd	Kebbell Homes
The Grange Estate	PC Ltd
Orchard Homes	Barrett David Wilson
Cavendish and Gloucester PLC	Romberg Investments Ltd
Southcott Homes	Swifts Property Ltd
Heine Planning	Bellway Homes

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Steeple Court Estate	Dean Lewis Estates Limited
Harley (Winchester) Ltd	Gladman Developments Ltd
Trustees of Tier	The Coal Authority
David Wilson Homes	Hampshire & IOW Local Nature Partnership
Barratt David Wilson Southampton	Hampshire Fire and Rescue
Bewley Homes	Winchester Friends of the Earth
J S Bloor (Newbury) Ltd	Hampshire and Isle of White Wildlife Trust
Byng's Business Development Ltd	Winchester Action On Climate Change
BST Group	Adjutant General Corps
The Gray Family	Army Training Regiment
Whiteley Co-Ownership	The National Trust - London & South East Region
Portsmouth Diocesan Board of Finance (c/o Cluttons)	BAA Southampton
CALA (c/o G L Hearn)	Health and Safety Executive
Bargate Homes	RSPB
Tichborne Estate (Upex G)	Royal Mail Group
on behalf of Portico Property Ltd	National Federation of Gypsy Liaison Groups (NFGLG)
Vail Williams	Defence Science and Technology Laboratory (DSTL)
Turley Associates	CPRE Hampshire
Turley Associates	CPRE
Quick Move Properties	Marine Management Organisation
A R B Mechanical Engineering	People's Trust for Endangered Species
Longacre Properties Limited	RSPB
Whiteley Developments Ltd	Home Builders Federation (HBF)
Croudace Strategic	Natural England
C Morgan and Sons Ltd (c/o agent)	Badger Farm Parish Council
Bargate Homes	Bighton Parish Council
Arcus Consultancy Services Ltd (Planning Division)	Bishops Sutton Parish Council
Deloitte	Bishops Waltham Parish Council
Rapleys	Boarhunt Parish Council
Thakeham	Bramdean and Hinton Ampner Parish Council
Wessex Planning	Cheriton Parish Council

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Colden Common Parish Council	West Meon Parish Council
Compton and Shawford Parish Council	Whiteley Town Council
Corhampton and Meonstoke Parish Council	Wickham Parish Council
Crawley Parish Council	Wonston Parish Council
Curdrige Parish Council	Beauworth Parish Meeting
Denmead Parish Council	Chilcomb Parish Meeting
Droxford Parish Council	Exton Parish Meeting
Durley Parish Council	Warnford Parish Meeting
Hambledon Parish Council	South Wonston Parish Council
Headbourne Worthy Parish Council	Droxford Parish Council
Hursley Parish Council	Chairman, Kilmeston Parish Council
Itchen Stoke and Ovington Parish Council	Upham Parish Council
Itchen Valley Parish Council	Compton and Shawford Parish Council
Kilmeston Parish Council	Otterbourne Parish Council
Kingsworthy Parish Council	Curdrige Parish Council
Littleton and Harestock Parish Council	Hampshire Constabulary
Micheldever Parish Council	Hampshire Police Liaison
New Alresford Town Council	Police and Crime Commissioner
Northington Parish Council	A2 Dominion Housing
Old Alresford Parish Council	Radian Group
Olivers Battery Parish Council	Sovereign Kingfisher
Otterbourne Parish Council	First Wessex
Owslebury Parish Council	First Wessex
Shedfield Parish Council	Hyde Housing Association
Soberton Parish Council	Sentinel Housing Association
South Wonston Parish Council	Sovereign Housing Association
Southwick and Widley Parish Council	Alresford Society
Sparsholt Parish Council	Bishops Waltham Society
Swanmore Parish Council	Wickham Society
Tichborne Parish Council	Alresford Society
Twyford Parish Council	Winchester City Residents Association
Upham Parish Council	Bishops Waltham Residents Association

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Bishops Waltham Society	Perins School
Denmead Village Association	Sport England (South East Region)
Save Barton Farm Group	The Lawn Tennis Association
The Dever Society	Winchester City Football Club
St Giles Hill Residents Association	Sport England
St Swithun Street and Symonds Street Res Assoc	The Winchester Sport Art and Leisure Trust
Badger Farm and Olivers Battery Residents Associat	Winchester Rugby Club
Twyford Residents Association	Winchester & District Athletics Club
Sleepers Hill Association	BT Openreach
Stanmore and District Community Centre	Vodafone and O2 c/o EMF Enquires
Shawford Village Residents Association	EE
Funtley Village Society	Three
St Swithun St and Symonds St Residents Association	Railtrack Plc - Southern Zone
Residents of Forest Close, Waltham Chase	Network Rail
Shedfield Parish Residents' Group	South West Trains
St Swithun Street & Symonds' Street Resident's Ass	Network Rail
South Downs Society	English Welsh and Scottish Railway Ltd
Curbridge Preservation Society	Highways England
Residents of East Stratton	Highways England
The Nursery Road Residents Group	South East Water
Sun Hill and Tichborne Residents	Southern Water
Wickham Community Land Trust	Southern Water
Wickham Residents Association	South East Water
Sleepers Hill Association	Thames Water
	Albion Water

Appendix 3

E- newsletter

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Issue 49 February 2017

Winchester District Local Plan Part 2 (Development Management and Site Allocations) – Inspectors Report and Adoption

The Council has recently received the Inspector's Report considering the 'soundness' of LPP2 and the issues discussed at the Examination hearings held in July 2016. The Inspector concludes that LPP2 is 'sound' subject to various Main Modifications, which reflect the Council's Proposed Modifications published in October 2016, together with some minor changes for clarification inserted by the Inspector. The Inspector's Report can be viewed at : <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-2017-inspector-39-s-report/>

The Inspector's Report will be reported to Cabinet (Local Plan) Committee on Monday 27 February 2017, 10am, where officers will be recommending that the Committee agrees that Local Plan Part 2 should be adopted. The Committee's recommendation will then be considered by Cabinet on 15 March and Full Council on 5 April. Papers for Cabinet (LP) Committee will be available to view on the Council's website from 5pm on 17 February.

With the imminent adoption of LPP2 the Council now has a comprehensive set of documents that form the Development Plan for the Winchester District, providing clarity and certainty as to the type and location of development that will be permitted:-

Local Plan Part 1 – Joint Core Strategy (adopted March 2013)

Local Plan Part 2 – Site Allocations and Development Management (to be adopted April 2017)

Denmead Neighbourhood Plan – made April 2015

Preparation of the Gypsy and Traveller Site Allocations Development Plan Document has commenced, this will identify and allocate sites for gypsies and travellers in accordance with the Policies in LPP1 and LPP2.

Progress with Preparation of Gypsy and Traveller Development Plan

With the pending adoption of LPP2 the Council can now progress with the preparation of the gypsy and traveller site allocation plan. Two key studies have already been completed to inform preparation of the plan (see below) and these can be viewed at <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/traveller-site-assessment-study-call-sites/>.

Further work is now underway to determine the number and location of sites to be identified and allocated to correspond to the identified need set out in the Winchester Gypsy and Traveller Accommodation Assessment (ORS report). The Travellers Site Assessment Study (Peter Brett Associates) identifies all the existing traveller sites and includes a suggested list of sites that could warrant further investigation. Many comments have been received as to the suitability of these sites for gypsy and traveller purposes. A summary of these comments together with the Council's recommended response will be reported to Cabinet (Local Plan) Committee on 27 February, papers will be available to view on the Council's website from 5pm on 17 February.

In the meantime, the Council is actively promoting preparation of the Plan through #winchtravellers.

Refresh of Statement of Community Involvement

The Council's Statement of Community Involvement (SCI) was adopted in

2007, it is now considered an appropriate time to commence a review to reflect changes in communication methods particularly with the rise of social media. The SCI sets out how the Council will inform and consult on both the plan making process and planning applications. If you have any suggestions as to how we can improve how we communicate and consult with you please get in touch.

Annual Monitoring Report 2016

The 2016 Annual Monitoring Report (AMR) has now been published on the Council's web site: <http://www.winchester.gov.uk/planning-policy/annual-monitoring-report-amr/>

The AMR has been produced each year since 2005 and the 2016 AMR monitors progress on Local Plan preparation and the performance of adopted planning policies over the monitoring period (April 2015-March 2016). The Report includes information on the progress of planning documents, the delivery of housing together with proposed housing trajectories up to the period 2031, and an assessment of the Council's position on five year housing land supply.

Strategic Planning Team ldf@winchester.gov.uk

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Appendix 4

FACEBOOK

The following post was posted on Facebook on 23 January 2017, 6 February 2017, 20 February 2017 and 9 March 2017.



Analytics:

Date:	People reached	Shares	Likes	Comments
23 Jan 2017	1,240	4	1	-
6 Feb 2017	1,541	3	1	I presume non-traveller community people will be invited to participate in the consultation? <i>WCC reply: Yes we would like to hear from all on this subject. Fi</i> Anything to stop them using the park and ride car parks, like they're currently doing, would be grand!
20 Feb 2017	1,211	3	0	-
9 Mar 2017	1,090	2	4	-
TOTAL	5,082	12	6	

TWITTER

We tweeted the information using the #winchtravellers hashtag on 19 January 2017, 30 January 2017 and 16 February 2017

Date	People reached	Re-tweets	Likes	Comments
19 Jan 2017	1,115			

Winchester District Traveller DPD – Regulation 18 Consultation Statement

30 Jan 2017	1,499	3	1	-
16 Feb 2017	1,196	1	1	-
TOTAL	3,810	4	2	

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Appendix 5

Press release

22 March 2017

Launch of initial consultation to inform the Gypsy and Traveller and Travelling Showpersons Local Plan

The City Council has launched a survey to seek views on matters to be considered as part of its Traveller Local Plan and the options for the identification of sites.

This follows on from the Inspector finding Local Plan Part 2 sound, which establishes a requirement for 15 gypsy and traveller pitches and 24 travelling showpersons plots in the District between 2016 and 2031.

The short questionnaire can be accessed at the [consultation hub](#) on the Council's website and closes at midday on 8 May 2017. Further details about the Traveller Local Plan can be found on the [Planning Policy](#) web pages.

ENDS

Strategic Planning

LDF@winchester.gov.uk

8 Thursday, March 30, 2017

NEWS IN BRIEF

Gypsy sites plan

WINCHESTER City Council has identified several possible sites for gypsy and traveller accommodation, and are seeking comments from the public.

It has started preparing a Traveller Local Plan and has devised an online consultation to seek views from a variety of sources.

The document will outline policy on sites and their allocation before making any permanent decisions on planning applications.

Sites that have been identified as potentially available and suitable include Ash Farm, Wickham; Joymount Farm, Curdridge; Travellers Rest, Bishop's Sutton; The Piggeries, North Boarhunt; Cushty Tan, Wickham; Northington Chippings Depot, Northington; logs and sawing storage, Botley Road, Burridge; Road Maintenance Depot, Northside Lane, Bishop's Sutton; grazing land at Chilcomb, and land north of Lady Betty Drive, Fareham.

The survey can be accessed on the city council website and responses must be received by midday on May 8. The draft plan is due to be published in June.

Scent thief fined

Neigh



Damage at the rear of the

By Michael Carr

Winchester District Traveller DPD – Regulation 18 Consultation Statement

Appendix 6

See Appendix 2 for all statutory / general and interested consultees notified

Winchester District Traveller DPD – Regulation 18 Consultation Statement

Appendix 7

Planning agents acting on behalf of the travelling communities within the District were specifically notified:

21 March 2017

Dear Sir/Madam

Winchester City Council – Gypsy and Traveller and Travelling Showpersons Consultation

Winchester City Council has commenced preparation of its traveller site allocations local plan, following completion of two key pieces of evidence during 2016 – a Gypsy and Traveller Accommodation Needs Assessment undertaken by Opinion Research Services and an initial site assessment undertaken by Peter Brett Associates. Both of these studies can be viewed at <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/>.

Two calls for sites have not revealed any new sites and the Council is therefore looking at all options to be able to respond to the identified accommodation needs of travellers which are :-15 pitches for gypsies and travellers and 24 plots for travelling showpersons, in the period 2016 – 2031.

The Council has therefore devised a short consultation to seek views from a variety of sources to aid its consideration of the options available and to explore if other alternatives exist which have not previously been identified. The consultation can be accessed at <https://winchester.citizenspace.com/policy-and-planning/traveller-local-plan> and all responses should be returned by **midday 8 May 2017**. This will help the Council to be in a position to draft a local plan for further consultation in June.

If you represent the travelling community, it would be appreciated if you could pass on this correspondence to raise awareness of this consultation. Further information about this local plan can be viewed by following the weblink above. If you have any questions about this consultation or the preparation of this local plan please contact the Strategic Planning Team at ldf@winchester.gov.uk or call 01962 840222.

Yours sincerely



Steve Opacic, Head of Strategic Planning

Winchester District Traveller DPD – Regulation 18 Consultation Statement

Appendix 8

Letters to travelers (hand addressed and stamped envelopes)

24 March 2017

Dear

Winchester City Council – Gypsy and Traveller and Travelling Showpersons Consultation

Winchester City Council would like your help to inform the preparation of its traveller site allocations local plan. There is a requirement in the Winchester District for 15 pitches for gypsies/travellers and 24 plots for travelling showpersons.

The Council has devised a short consultation to seek views on a variety of matters to aid its consideration of the options available and to explore if other alternatives exist. The Council would very much value feedback directly from the travelling community.

The consultation can be accessed at <https://winchester.citizenspace.com/policy-and-planning/traveller-local-plan/> and all responses should be returned by **midday 8 May 2017**. This will help the Council to be in a position to draft a local plan for further consultation in June. If you belong to the travelling community, it would be appreciated if you could pass on this correspondence to others on your site to raise awareness of this consultation and to encourage participation.

Further information about this local plan can be viewed at <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/gypsy-and-traveller-development-plan-document/>, if you have any questions about this consultation or the preparation of this local plan please contact the Strategic Planning Team at ldf@winchester.gov.uk or call 01962 840222.

Yours sincerely



Steve Opacic,
Head of Strategic Planning

Appendix 9

Flyers produced

Gypsy and Traveller and Travelling Showpeople Site Allocations Local Plan

The Council are seeking your views
on matters to be included in the
Traveller Local Plan

Please help us by completing
the short questionnaire

**[https://winchester.
citizenspace.com/
policy-and-planning/
traveller-local-plan](https://winchester.citizenspace.com/policy-and-planning/traveller-local-plan)**

Please return your comments by
midday 8 May 2017



Winchester
City Council

Tel: 01962 840222 Ask for the Strategic Planning Team
Email: LDF@winchester.gov.uk Web: www.winchester.gov.uk

Winchester District Traveller DPD – Regulation 18 Consultation Statement

Appendix 10 – Social Media



Winchester CC @WinchesterCity · Jan 30

to consult on pitches email LDF@winchester.gov.uk /tel
01962 848 101 #WinchTravellers @GypsyTravellers
(2/2)

[View Tweet activity](#)



Winchester CC @WinchesterCity · Jan 30

Our Strategic Planners want to hear from Gypsy, Traveller
& Travelling Showpeople @GypsyTravellers (1/2)

[View Tweet activity](#)

Winchester District Traveller DPD – Regulation 18 Consultation Statement

24 JANUARY 10:42

Hi. I am the Communications Officer for Winchester City Council and we are currently trying to engage with Gypsies and other traveller groups in the Winchester area to include them in our consultation around providing more sites. I was hoping to be able to post something on your page about this, but thought I would check first, rather than just going ahead, just in case its not something you would welcome. Very happy to provide more information if you need it. Regards. Fiona Walters.

25 JANUARY 13:36

Hey Fiona, thanks for contacting us and sorry for not getting back to you sooner. Sounds great what you are doing and we definitely want to help you advertise it. Could you send us some more detail about it, and then we can post it for you so that it appears on the main page and not on the discussion part that hardly anyone sees? You can email me policy2@travellermovement.org.uk
Thanks, Jenni



The Traveller Movement

25 January · 🌐

Good news!

Winchester City Council's Strategic Planning Team wants to hear from Gypsy, Traveller & Travelling Showpeople, to consult with them on the need for more pitches across the Winchester District.

You can get in touch with them by email: LDF@winchester.gov.uk or phone 01962 848 101... See more



Friends, Families and Travellers

24 January · 🌐

Winchester City Council's Strategic Planning Team wants to hear from Gypsy, Traveller & Travelling Showpeople, to consult with them on the need for more pitches across the Winchester District. Please get in touch by email: LDF@winchester.gov.uk or phone 01962 848 101 #WinchTravellers

👍 Like

💬 Comment

➦ Share



Winchester District Traveller DPD – Regulation 18 Consultation Statement

Appendix 11

Summary of responses to options consultation

Appendix A CAB2947(LP) Committee 30 June 2017
Traveller Local Plan – Initial Consultation

Summary of Responses received

An initial options consultation was launched on 21 March 2017, to seek views on the potential options to address the requirements for the travelling community as set out in Policy DM4 of Local Plan Part 2 adopted on 5 April 2017.

At the close of the consultation on 8 May, 124 responses had been received. The following lists, by question, a summary of the responses received and key matters raised where these are relevant to the preparation of the DPD.

Questions 1 – 4

Data collection of names and organisations submitting responses

Question 5

The Council has identified need for 15 pitches for gypsies and travellers and 24 plots for travelling showpeople. Options to meet our identified needs for pitches and plots are set out below:-

- 1. Make sites with temporary planning permission permanent (subject to the required site assessments etc)*
- 2. When existing sites become vacant safeguard these for future traveller occupation*
- 3. Identify and allocate new sites*
- 4. Grant planning permission for occupied but unauthorised sites (subject to required site assessments etc)*
- 5. Extend existing sites (subject to required site assessments etc)*
- 6. Intensify existing sites within their current boundaries*
- 7. Other options*

Generally there was support for option 6 and 2 in terms of being the most preferred approach, whereas option 1 and 5 were well both balanced in terms of responses with no clear preference of most or least preferred. Option 3 and 4 scored less with these being the least preferred options.

24 comments were received in response to 'other options', raising the following matters:-

- Ensure existing sites are fully used
- Use Council land
- Identify sites within Winchester City
- Historic England comment that the Council should have regard to the historic environment when considering sites

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- Concern enforcement procedures are not strong enough to resolve tensions between traveller and settled communities
- Grant planning permission for sites that are not occupied
- Identify two super sites to provide the necessary numbers and facilities to avoid impinging on existing residential areas
- Encourage travellers to accept permanent housing if they have stopped travelling
- Encourage applications for new sites
- Specific sites need to be identified
- Plus various site specific comments

The aim of this question was to seek views as to an acceptable way forward, acknowledging the lack of new sites coming forward for consideration and the need to meet the requirements established in adopted policy.

The responses provide an indication of support for regularising some of the known existing sites, however, it is obvious from the additional comments received that the nature and location of the site will be a key consideration in taking forward a site in the DPD.

Question 6

How important do you think the following are for the occupiers of a traveller site?

1. *Being near a settlement with basic facilities- primary school, small shop, pub, church etc*
2. *Having direct access onto an 'A' or 'B' road*
3. *A site with existing vegetation to screen caravans and other structures*
4. *Having drainage on site*
5. *Being close to larger settlements as a source of employment*
6. *Having space/facilities on site for own employment purposes (storage)*
7. *Provision of play space for children to use safely*
8. *Connection to local infrastructure – water supply, telecoms, waste collection etc*
9. *Space for on-site day room*
10. *Ability to occupy a site without creating tension with the settled community*
11. *Space for adequate parking and turning of vehicles*
12. *Preference for a site warden/manager*

The purpose of this question was to seek views on those matters already broadly expressed in Policy CP5 and the PPTS. Matters receiving most support included 1, 4, 8, 10 and 11. These were followed by 2, 3, 7 and 12, whereas there was least support for matters 5, 6, and 9.

Again these responses provide an indication of matters to give further consideration to during the preparation of the DPD.

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Question 7

How important is access to the following (please score in order of importance with 1 being the most important). What other services do you feel it is important to have access to?

1. *Schools (primary or secondary)*
2. *Medical facilities*
3. *Shops*
4. *Other*

Overall, schools received the most positive comments with 47% of respondents giving this priority compared to medical facilities and shops at 15% and 14% respectively. Shops scored more highly as least priority. With regard to 'other' the following comments were received :-

- Public transport
- Social services
- Mains drains and clean water
- Located so to avoid tension with residents
- Gypsy liaison officer
- Animal welfare officers
- Site manager
- Refuse storage and collection

There is a degree of repetition with question 6, as many of the 'other' comments reflect those matters specifically listed under the previous question.

Proximity to education provision is a specific requirement of the PPTS which states 'ensure that children can attend school on a regular basis', this guidance also requires local plan policies to 'promote in collaboration with commissioners of health services, access to appropriate health services'.

Question 8

What do you think is the ideal size of a site?

- *5 or less pitches/plots*
- *More than 5 pitches/plots*

58% of responses supported the 5 or less pitches/plots option and 16% more than 5 (24% no response). This gives a clear indication for a preference for smaller sites, which accords to some extent to the fact that the majority of existing sites across the District are typically family units comprising a small number of pitches/plots for family members.

Question 9

If a traveller family decides to move from their current location should the site be retained so that it can be used by another traveller family?

52% agreed with the statement and 23% gave a negative response (24% no response).

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The question also sought from those that gave a negative response, '*what do you think should be done with the site*'. 33 comments were received covering the following matters:-

- Land should be returned to the land owner
- Land should be returned to its previous use/condition
- Seek opinion from local community
- If the site is authorised it should be retained as part of a group of 'revolving' pitches
- Authorised sites should be retained
- Unauthorised sites should be reinstated to previous use.

Typically the travelling community own their own sites and the above indicates support for these sites which are also authorised to be retained for such purposes.

Question 10

Is there anything else that we could benefit from knowing when preparing our traveller plan?

79 responses were received to this question covering the following matters:-

- Consideration to the age of the children, health of occupants and employment status
- Availability of sites; cost of sites/affordability and whether sites are deliverable
- Sites should not be located near to major roads where the occupants will be subject to noise and air pollution
- A new traveller site will cause much tension with the existing community
- Ensure occupants are verified travellers
- Sites should be subject to Council tax
- Query reliability of information to support planning applications
- Close unofficial sites and include these in strategic housing allocations
- Opinions of the travellers themselves; create a forum to discuss issues between travellers and non-travellers
- Lack of S106 or CIL contributions associated with this form of development
- Lack of confidence that by making a temporary site permanent will have a beneficial effect or compliance with the necessary requirements
- Emphasis for integration between travellers and non-travellers
- Consider sites on edge of large settlements such as Winchester with access to better facilities rather than rural locations
- Sites should have provision of essential services – water, electric, waste collection etc
- Sites should comply with all the necessary regulations
- Needs assessment is flawed as it based on a definition of traveller that is unlawful and in breach of the Public Sector Equality Duty
- Given the different lifestyles of travellers, this can have a detrimental effect on local residents

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- Highways England have no comment on the options consultation, but wish to be consulted again if any proposed sites are identified as having direct or indirect impact on the strategic road network
- Numerous comments on specific sites – Travellers Rest, Bishops Sutton; Firgrove Lane, North Boarhunt; Chilcomb Lane; Carousel Park; Appledown Lane, Alresford; Northington Down (see below).

The nature of these responses illustrates the range of concerns that will need to be taken into account when drafting the DPD. Of note is that a number of the specific site representation relate to sites owned by Hampshire County Council. These were assessed through the Peter Brett Associates Site Assessment Study, which examined both existing traveller sites and land in public ownership. Hampshire County Council as landowner has since confirmed that its sites need to be retained for operational and policy purposes and are therefore no longer available to be considered as traveller sites. Similarly Winchester City Council has confirmed its land holdings are not available.

Other matters will be considered during the site assessment process, in particular many of these are known requirements as set out in Policy CP5/PPTS. CIL is not payable on caravans or mobile homes, but any buildings on the site will be liable. For those sites that fall within Solent Recreation Mitigation Project area there is specific reference to “permanent accommodation for gypsies and travellers” in the emerging draft strategy which it is anticipated will be in place by early 2018, such sites will need to make the necessary contribution which is currently sought at £172 per dwelling. Temporary and transit pitches will be assessed on a case by case basis.

With regard to the reference to the Public Sector Equality Duty, the Council is complying with the requirements of the PPTS which applies a revised definition of travellers. This has been challenged by the travelling community in the High Court. To date there is no announcement as to when this will be heard, obviously depending on the outcome this could have a significant impact on the DPD and the approach to be proposed. This issue is outside of the Council’s control, there is a commitment to prepare a DPD, publication of a draft document as planned will allow for this matter to be resolved through the appropriate channels.

Question 11

Do you know of any opportunities for extra pitches/plots? Please state where the site is located so that it can be looked at as part of this process.

A number of sites were referred to in response to this question, all of which the Council is already aware and these together with the comments submitted will be taken into consideration in preparing the DPD. One response suggests contacting other public bodies and specifically the Forestry Commission. It is the intention as part of the consultation on the draft DPD the Council will specifically request other public bodies whether they have any landholdings that could be considered.

Question 12

Please indicate which of the following groups you fall within from the list below.

Traveller or travelling show person 3.23%

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Planning agent acting on behalf of travellers	3.23%
Organisations representing the travelling community	0.81%
Parish council	6.45%
Statutory consultee	0.81%
Member of the public	63.71%
Amenity, charity, councillors, other	4.03%
Not answered	20.16%

This question aimed to determine the effectiveness of the engagement techniques utilised. The above illustrates that just over 7% of responses were received from the travelling community or their representatives, which suggests the use of social media and direct contact approach has been successful. A consultation statement will accompany the draft DPD when it is published for consultation, this will set out in detail the methods used.

Question 13 and 14

Requested age and gender of respondent:

Male	33.9%
Female	35.5%
Prefer not to say	8.9%
Not answered	21.8%

<24	0%
25-34	4%
35-44	9.7%
45-54	20.2%
55-64	16.9%
65-74	13.7%
>75	4.8%
Prefer not to say	10.5%
Not answered	20%

Site Specific Comments

Whilst it was not the intention of this options consultation to seek views on specific sites, a number of comments were received, the following lists those sites referred to, together with a very brief summary of key matters raised:

Barn Farm, Swanmore – request for the site to be considered for allocation
Ourlands, Knowle – site with temporary consent for 3 pitches
Big Muddy, Alma Lane – existing personal permission for 3 pitches
Gravel Hill, Swanmore – existing temporary for 3 pitches
Durley Street – proposed site for 4 pitches
Firgrove Lane, North Boarhunt – additional mobile homes occupy the site without planning permission; bungalow on the site does not have planning permission; over concentration of mobile homes on one site; visual impact of site; lack of drainage; query occupants meeting definition of travellers
Chilcomb Lane (W048) – existing grazing land that floods
Carousel Park (W020) – query occupants meeting definition of travelling showpersons; tensions on site

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Appledown Lane, Whitehill Lane/ Travellers Rest - Alresford/Bishops Sutton (W008) – noise/disruption impact to local residents; site not near to local amenities or on a bus route; site now abandoned so question need for it to be retained; proximity of site to new housing and employment development and new junction on A31;
Northington Down/Chippings Depot (W038) - site not near to local amenities or bus service; lack of drainage; impact on landscape and ecology; strategic fuel pipeline lies beneath the site; incompatible with local community; light and noise pollution; proximity to Carousel Park; poor access to the site and located on a fast road; impact on Micheldever Forest; lack of infrastructure; impact on school places; site is not available

The Nurseries, Shedfield (W023) – plot 1 now has permanent planning permission, site assessment needs to be updated