

WINCHESTER DISTRICT:
GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE

DEVELOPMENT PLAN DOCUMENT

'Traveller DPD'
Publication (Pre-Submission)
January 2018

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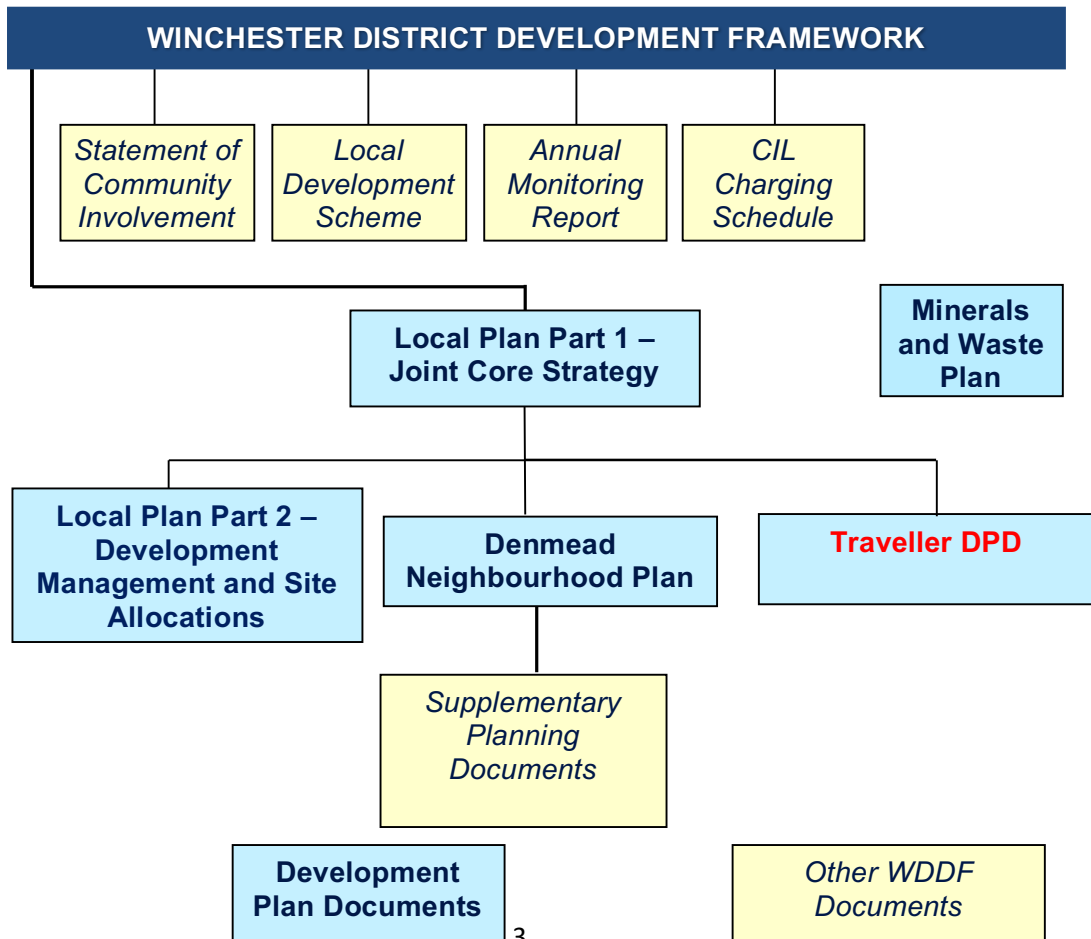
Winchester District : Gypsy, Traveller and Travelling Showpeople Development Plan Document

1.Introduction and Background

Introduction

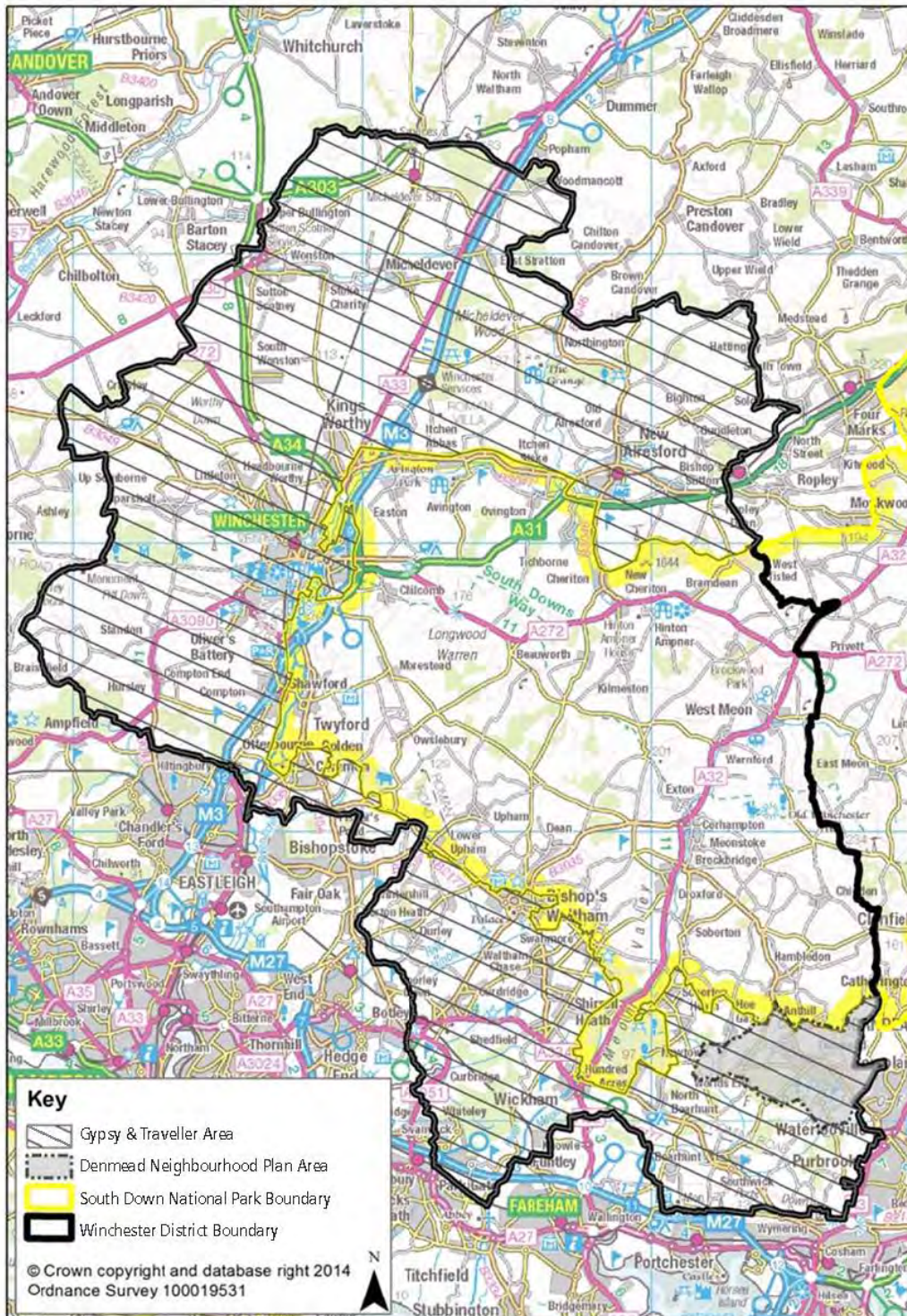
1.1 Local Authorities are required by Central Government to assess the accommodation requirements of Gypsies and Travellers and to develop a strategy that addresses any unmet need identified. The Gypsy, Traveller and Travelling Showpeople Development Plan Document (Traveller DPD) will form part of the Winchester District Development Plan and will identify, safeguard and allocate sites for traveller needs, it will also respond to and implement the local planning policies already established in adopted Local Plans, (see extracts at Appendix C) particularly:

- Policy CP5 – Sites for Gypsies, Travellers and Travelling Showpeople – Local Plan Part 1 adopted March 2013.
- Policy DM4 - Gypsies, Travellers and Travelling Showpersons – Local Plan Part 2 adopted April 2017.



1.2 This Traveller DPD will only cover that part of the Winchester District that lies outside the South Downs National Park. The South Downs National Park Authority is producing its own local plan to address traveller and other needs.

Areas Covered By Gypsy & Traveller DPD



1.3 The plan period for this DPD is 1 September 2016 – 31 August 2031 - planning permissions granted since 1st September 2016 therefore contribute to meeting the identified need.

The purpose of this DPD is to:-

- Identify and allocate a supply of deliverable sites in the first 5 years of the plan and a strategy to accommodate growth in years 6-10 and where possible years 11- 15 in accordance with Policy DM4 and advice set out in the Planning Policy for Traveller Sites, published by the Government in August 2015.
- Ensure that the identified pitches/plots reflect the requirements of Policy CP5.

The Traveller DPD will form part of the Development Plan, along with Local Plan Part 1 and Part 2, the Denmead Neighbourhood Plan and the Hampshire Minerals and Waste Plan.







All the policies within the Development Plan will be taken into account in determining planning applications, along with other material considerations.


Therefore, the policies in this Plan do not list or cross-refer to all other policies that may be relevant, but these nevertheless continue to apply.

Relationship with Local Plan Part 1 and 2

1.4 The spatial planning vision for the District is set out in Local Plan Part 1, the aim of this is to ensure that the District retains its distinctive characteristics and to maximise opportunities to address change in a positive way. The spatial planning objectives reflect the themes of the Community Strategy originally prepared in 2004 with regular updates. The provision of housing in the District falls under the 'active communities' theme. The Community Strategy has recently been replaced by the Council's Strategy adopted in February 2017, this focuses on the Council's functions and services, but equally has a focus on the provision of housing to meet the Districts' needs.

Policies highlighted in red specifically refer to gypsies and travellers:-

Local Plan Part 1		Local Plan Part 2	Traveller DPD
Spatial Strategy & Strategic Policies		Site Allocations & Development Management Policies	Gypsy and Traveller and Travelling Showpeople
Winchester Town WT1, WT2, WT3		WIN1, WIN2, WIN3, WIN4, WIN5, WIN6, WIN7, WIN8, WIN9, WIN10, WIN11	
South Hants. Urban Areas SH1, SH2, SH3, SH4		SHUA1, SHUA2, SHUA3, SHUA4, SHUA5	
Market Towns & Rural Area MTRA1, MTRA2, MTRA3, MTRA4, MTRA5		BW1, BW2, BW3, BW4, BW5, CC1, CC2, KW1, NA1, NA2, NA3, SW1, SW2, WC1, WC2, WC3, WC4, WK1, WK2, WK3	
Core Policies		Development Management	
Active Communities CP1, CP2, CP3, CP4, CP5 , CP6, CP7		DM1, DM2, DM3, DM4 , DM5, DM6	Site allocation policies Safeguarding policies General design guidelines and planning application requirements
Prosperous Economy CP8, CP9, CP10		DM7, DM8, DM9, DM10, DM11, DM12, DM13	
High Quality Environment CP11, CP12, CP13,		DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21,	

CP14, CP15, CP16, CP17, CP18, CP19, CP20		DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30, DM31, DM32, DM33, DM34	
Infrastructure, Implementation & Monitoring CP21		Implementation & Monitoring	

This DPD also includes a glossary (Appendix A) and a monitoring framework at Appendix F.

Sustainability appraisal

1.5 This DPD must meet the requirements of the Strategic Environmental Assessment Directive (SEA). The draft site options and policies were appraised by independent consultants Enfusion against sustainability objectives. The results of the sustainability appraisal on the consultation draft DPD, were taken into account at that time. The SA/SEA is an iterative process and the revised text and policies have again been assessed and policies amended in light of the results.

<http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/gypsy-and-traveller-development-plan-document/>

1.6 The Conservation of Habitats and Species Regulations 2010 also require assessment of the impact of plans and policies on protected sites of international nature conservation importance (Habitat Regulations Assessment – HRA). This was undertaken through the preparation of Local Plan Part 1 and 2. The HRA found that there were no likely in-combination affects with other plans and programmes that would impact on the European sites. The HRA therefore concluded that the policies were not considered to result in any impacts on European designated sites in the surrounding area, either alone or in-combination with other plans and programmes.

1.7 One of the protected areas is the Solent coastline, as much of it is protected by environmental designations including three Special Protection Areas (SPAs). Recreational activity resulting from residential development in the vicinity of the Solent can impact upon its ecology and, in order to deal with the effects of new housing, Councils on or near to the Solent coastline have agreed to support a mitigation strategy produced by the Solent Recreation Mitigation Partnership (SRMP), which is expected to be in place by early 2018. This will replace the current Interim Strategy.

1.8 The Partnership is comprised of the local authorities situated along or close to the shoreline of the Solent, and this includes the City Council, along with nature conservation bodies such as Natural England. The new strategy will include a specific requirement for “permanent accommodation for gypsies and travellers” to fund mitigation, whilst temporary and transit pitches will be assessed on a case by case basis.

1.9 All additional residential development, including gypsy, traveller and travelling showpeople’s accommodation within 5.6km of the SPAs will therefore be expected to mitigate its recreational impact on the SPAs. The SRMP Strategy provides a means to achieve this by allowing developers to make financial contributions towards implementing the mitigation measures set out in the Strategy. This requirement will affect some of the sites covered by this DPD, those sites that lie within 5.6km of the SPA, are listed in the schedule at Appendix D.

Community Engagement

1.10 Parish Councils have been kept informed of the process of this DPD (via [Parish Connect](#)) and have been encouraged to promote the DPD so that their communities can participate in its preparation. Similarly the Council publishes an ‘[LDF e-newsletter](#)’ regularly to a wide audience and this has included references to the Traveller DPD.

1.11 The Council has utilised social media to highlight preparation and, to encourage participation from the traveller community and its representatives. The Council has received positive feedback from national traveller organisations which demonstrates that this communication method is reaching groups directly.

1.12 Consultation on the Regulation 18 version, generated 99 responses which have informed the expression of the policies and proposals in this version. It will be necessary to update the Consultation Statement which accompanies this DPD to demonstrate the various methods and audiences the Council has informed and engaged with to date.

Duty to Co-operate

1.13 Cross-boundary working has been embedded in the formulation of this DPD from the outset. In that respect, the City Council has engaged positively with neighbouring authorities through the commissioning of key studies that contribute to the evidence base. The Site Assessment Study was jointly commissioned with East Hampshire District Council and the South Downs National Park Authority.

1.14 The Gypsy and Traveller Accommodation Assessment (GTAA) was commissioned in partnership with Fareham Borough Council, Gosport, Havant, New Forest District Council, New Forest National Park Authority and Test Valley. A Duty to Co-operate Statement forms part of the evidence base to this DPD.

1.15 As part of the consultation on the draft DPD a formal request was made to neighbouring local authorities to determine if they had sites that could be brought forward to meet the shortfall in travelling showpersons sites in Winchester as expressed below. No additional sites have been identified through this process .

Next steps

1.16 This publication (pre-submission) version of the draft DPD has been agreed for consultation under Regulation 19 of the Town and Country (England)(Local Plan) Regulations 2012, prior to submission for examination in 2018

This DPD and all background documents are available to view on the Council's website at <http://www.winchester.gov.uk/planning-policy/traveller-dpd/gypsy-and-traveller-development-plan-document>

All comments should be submitted via the online consultation form, accessible at

<http://www.winchester.gov.uk/planning-policy/traveller-dpd/gypsy-and-traveller-development-plan-document>

Or sent to the City Council via email ldf@winchester.gov.uk

Or post to:

Head of Strategic Planning
Winchester City Council,
Colebrook Street
Winchester,
Hants
SO23 9LJ

All comments must be received by **midnight on Monday 26 February 2018**

2. Evidence Studies

2.1 An early accommodation assessment study (Traveller Accommodation Assessment for Hampshire) was undertaken by Forest Bus in 2013/14. Since then the Government has revised the definition of travellers through the Planning Policy for Gypsies and Travellers published in August 2015 (see Glossary at Annex A for the revised definitions.) In general, the changes require travellers to still be leading a nomadic lifestyle - travelling and if they have permanently ceased to travel then they no longer comply with the revised traveller definition. This change has required the Council to commission further evidence to inform the DPD.

Gypsies and Travellers and Travelling Showpeople Site Assessment Study

2.2 Peter Brett Associates (PBA) were appointed in 2015 on behalf of East Hampshire District Council, South Downs National Park Authority and Winchester City Council to advise the Councils on delivery of pitches and plots to meet the accommodation requirements of gypsies and travellers. The study identified and assessed potential sites to meet the needs of gypsies and travellers that were identified at the time by the Traveller Accommodation Assessment for Hampshire.

2.3 Since publication of the report in July 2016 and initial preparation of the DPD, both Hampshire County Council and Winchester City Council as land owners, have confirmed that their sites are not available for consideration as gypsy and traveller sites, as these sites needed to be retained for operational or policy purposes.

Winchester Gypsy and Traveller Accommodation Assessment

2.4 Opinion Research Services (ORS) were appointed in 2016, in partnership with a number of Hampshire authorities to undertake a comprehensive accommodation needs assessment of gypsies and travellers in the Winchester district. The resulting Winchester GTAA covered the whole area of the District as a housing authority, this however differs to the planning authority which excludes the area covered by the South Downs National Park. Therefore, the results that apply to the National Park Authority's area have been forwarded to them (and excluded from Winchester's needs) as they are in the process of preparing a whole Park Local Plan, to include traveller sites.

2.5 The assessment included a number of elements :-

- Desk-based review of existing data sources i.e census, planning appeals, caravan counts etc;
- Stakeholder engagement through telephone interviews with representatives from the travelling community and organisations together with various Council officers and other stakeholders;
- Collaborative working with six neighbouring local authorities through telephone interviews;

- Survey of travelling communities through specifically interviewing as many of the identified travelling community within the District as possible. This element of the work in particular is key to the calculations of existing and future need, and was timed to allow for seasonal variations by undertaking the surveys from late June through to early October, with repeat visits if required during September/October. Up to 3 attempts were made to interview – some 65 potential gypsy and traveller pitches were included and 26 travelling showpersons plots – a response rate of 81% for gypsy and traveller households and 73% for travelling showpersons was recorded
- Interviews with the travelling community who now live in bricks and mortar households.

2.6 A summary report of the results of the survey work can be viewed at <http://www.winchester.gov.uk/planning-policy/traveller-dpd/gypsy-and-traveller-development-plan-document>

2.7 The report sets out the methodology used and how the current and future needs were calculated through the identification of existing pitches to determine the number of occupied, vacant and potentially available sites.

Current need was determined through a range of sources:-

- Households on unauthorised sites/encampments
- Concealed, over-crowded and doubled-up households
- Households occupying bricks and mortar but wishing to move to sites
- Households on waiting lists for public sites

Components of future need was also identified as :-

- Older teenage/young adults needing a pitch of their own
- Households on sites with a temporary planning permission
- In-migration and new household formation

2.8 Given the revised definition of travellers, a key element of the survey was to establish whether households were able to demonstrate that they travel for work purposes, staying away from their usual place of residence.

<http://www.winchester.gov.uk/assets/files/20430/PBA-Site-Assessment-Method-Draft-for-Consultation-.pdf>

2.9 The report also includes an assessment of needs of those ‘unknown’ and ‘non travelling’ and ORS advise that an allowance of 10% is a realistic assumption of those that are recorded as ‘unknown’ may in fact comply with the revised definition. Those categorised as ‘non travelling’, will be included in the Strategic Housing Market Assessment (SHMA) as part of the Local Plan Review to commence in 2018.

2.10 The GTAA, in accordance with the PPTS 2015, breaks down the overall gypsy and traveller and travelling showpersons need into 5 year bands. The current need is calculated by including unauthorised pitches, pitches with temporary planning permission, concealed and doubled-up households and net movement from bricks and mortar in the first 5 years. The total net new household formation is then applied proportionately across the remaining 5 year bands.

2.11 Therefore for gypsy and travellers pitches this results in the following requirement to correlate to the Local Plan period up to 2031 for adopted local plans in the Winchester District:-

Years	0-5	6-10	11-15	16-20	
	2016 - 21	2021-26	2026-31	2031-36	Total
	9	3	3	4	19
LP2 Policy DM4	15				

In relation to travelling showpersons plots the following breakdown applies:-

Years	0-5	6-10	11-15	16-20	
	2016 - 21	2021-26	2026-31	2031-36	Total
	18	3	3	3	27
LP2 Policy DM4	24				

This requirement is to be delivered through the following sources of supply, the details are set out in the following sections of this DPD and Appendix B :-

	G&T pitches	TSP plots
a. Requirement Policy DM4 (2016 – 2031)	15	24
b. Sites with planning permission/allowed on appeal (since 1/9/16)	8	3
c. Vacant site	1	0
d. To be delivered through this DPD	About 13	About 13
Total supply (b+c+d)	22	16
Surplus/shortfall	+7	-8

3. Stages in the preparation of this DPD

Early consultation/engagement

3.1 The preparation of Local Plan Part 2 was originally intended to allocate traveller sites and during 2013/14 included a 'call for traveller sites'. Only one was identified and included in the draft of Local Plan Part 2, and this was subsequently withdrawn from further consideration.

3.2 Formal preparation of the Traveller DPD therefore commenced with the publication of a notice on 28 October until 12 December 2016, to seek comments on the scope and content of the DPD in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. This 'commencement notice' also included a further 'call for sites'. Four sites were submitted, although the Council was already aware of these, three being existing sites and the fourth was a greenfield site subject of a planning application.

3.3 The [responses](#) at this stage focussed on commenting on the findings of the Site Assessment Study published in 2016 which assessed a number of potential sites. A summary of the issues raised from these responses together with an update on progress on the DPD, was reported to the Council's [Cabinet Local Plan Committee](#) on 27 February 2017.

3.4 An 'options' consultation was subsequently undertaken from late March to early May 2017. The focus was to explore the options and key matters to be taken into account when identifying sites, which are suitable and available for traveller purposes.

3.5 Some 120 responses were received, of note is that 7% of responses were from the travelling community and its representatives. This is encouraging given that the 2011 Census reveals 0.22% of the District's population as a whole are recorded as '*white gypsy or traveller*'. The bulk of the comments were from members of the public and parish councils, again commenting on potential sites.

3.6 At this stage no new sites were identified for traveller purposes, the aim was to determine matters of importance for the identification and potential allocation of sites, to enable the Council to positively plan for the requirements of Policy DM4 in LPP2. The responses were considered by the Council's Cabinet (Local Plan) Committee on 30 June 2017 (CAB2947(LP) refers), which agreed the draft Traveller DPD for consultation.

3.7 The Council has examined those sites that it considers could have merit in taking forward through the DPD. This has highlighted issues that will require mitigation to be addressed by the proposed policies. The site assessment methodology is set out at Appendix E .

Publication and Consultation on the draft Traveller DPD (Regulation 18)

3.8 During July – September 2017, the draft Traveller DPD was available for comment, some 99 representations were received raising both general and site specific matters. These representations were considered by the Council in December 2017 (CAB2965(LP)) refers. Details of the consultation methods utilised and who was consulted are set out in the updated Consultation Statement.

3.9 Therefore, this pre-submission version (Regulation 19) of the DPD reflects matters raised and specifically updates the status of the sites which may have subsequently been granted planning permission. A key issue relates to the draft policy which sought to resolve the situation on a large site occupied in the District at North Boarhunt. Evidence presented through the consultation questioned the delivery of the site for a mix of travellers and travelling showpeople. The Council has therefore reconsidered the draft policy proposed. As a consequence the existing shortfall in the provision of travelling showpersons plots in the District is increased. This matter is covered in the following sections.

4. The Proposed Traveller Strategy in the Winchester District

Proposed Approach

4.1 The results of the engagement together with the evidence studies have informed this DPD. This has highlighted a key issue in terms of meeting the objectively assessed needs for travellers as set out in Policy DM4, as there is a lack of additional/new sites being promoted for travelling showpersons use.

4.2 Therefore, the proposed strategy includes a combination approach, through :-

- Safeguarding existing permitted and lawful sites whether occupied or vacant
- Regularising suitable existing sites that do not benefit from permanent planning permission
- Specific site allocation policies to consider the needs of larger complex sites particularly with an emphasis in relation to travelling showpersons plots.

4.3 Whilst the majority of sites across the District are relatively small, there are a few larger, more complex sites. It is proposed that these will be dealt with comprehensively with a bespoke policy to establish a clear planning policy position as to what the Council requires on those sites to deliver Policy DM4. (see Policies TR3-4)

Safeguarding Existing Permitted Sites

4.4 Across the District there are many existing (predominantly small) sites which have a permanent planning permission for traveller use. Most of these were granted permission several years ago with conditions limiting occupation to those falling within the traveller definition applicable at the time and often specific to named occupants. The GTAA highlights that some occupants are no longer travelling or their travelling status is unknown. However, the Council acknowledges that these are well established sites with a confirmed planning status for gypsy and traveller or travelling showpersons use. A small number of travelling showpersons sites do not however, have a permanent planning permission but have been established for numerous years to the extent that they are now lawful in planning terms. Given, that Policy DM4 requires the provision of 24 showpersons plots over the plan period, it is necessary to retain these existing sites.

4.5 The following policy therefore proposes that existing sites which have planning permission or lawful use for gypsy or traveller or travelling showperson use, will be safeguarded to ensure that the permitted use as a traveller site is not lost through the grant of any subsequent planning permission, or relaxation of planning conditions, to allow for other types of development. The policy is specific to the sites named and identified on the policies map, and includes the number of pitches specified in the planning permission. It must be noted however that one pitch/plot may be able to accommodate more than one mobile home and touring caravan as

specified in the permission. Where planning conditions applied to permitted sites are based on earlier definitions of travellers, they may have potential to meet some of the 'unknown/non- traveller' needs.

Policy TR 1 – Safeguarding Permitted Sites

The existing gypsy and traveller and travelling showpersons sites listed below, and as shown on the Policies Map, will be safeguarded from alternative development, unless the site is no longer required to meet any identified traveller need across the District.

Any other site that is subsequently granted a permanent planning permission for gypsy and traveller and travelling showpersons shall be safeguarded in accordance with this policy.

Gypsy and Traveller Sites		
Site Ref	Location	No of Pitches
W001	The Ranch, Old Mill Lane, Denmead	1
W002	Ash Farm, Titchfield Lane, Wickham	2
W003	Westfork, Bunns Lane, Hambledon	1
W004	Joymont Farm, Curdridge Lane	1
W005	Ashbrook Stables, Main Road, Colden Common	1
W006	Barn Farm, The Lakes, Swanmore	5
W007	Windy Ridge, Old Mill Lane, Denmead	1
W008	Travellers Rest, Bishops Sutton	1
W009	Rambling Renegade, Shedfield	1
W010	Opposite Woodfield Farm, Alma Lane Upham	1
W011	Adj Chapel House, Highbridge Road, Highbridge	1
W012	Big Muddy Farm, Alma Lane, Upham	1
W013	Land west of Lasek, Bishops Wood Road, Mislingford	1
W016	Tynefield, Whiteley, Fareham	18
W018	Stablewood Farm, The Lakes, Swanmore	1
W082	Beacon Haven, Swanmore	6
W083	Bowen Farm, Curdridge	3
W084	Little Ranch, Fishers Pond	1
W086	Woodley Farm, Alma Lane, Lower Upham	1
Travelling Showpersons Sites		
Site Ref	Location	No of Plots
W020*	Carousel Park, Micheldever	9
W021	The Haven, Denmead	1
W022	The Orchard, Forest Road, Swanmore	4
W023**	Plot 1, The Nurseries, Shedfield	1
W024**	Plot 2, The Nurseries, Shedfield	1
W025**	Plot 5, The Nurseries, Shedfield	1
W026	Grig Ranch, Wickham	1
W027	The Bungalow, North Boarhunt	2
W028	Stokes Yard, Waltham Chase	1
W029	The Vardo, Swanmore	1
W030	Firgrove Lane, North Boarhunt	8

*See Policy TR 3; ** Policy TR 4;

Sites with temporary consents

4.6 There are some sites in the District that were granted a temporary planning permission, to allow for these to be appropriately considered through the preparation of this DPD. These sites have been assessed according to the methodology set out at para 3.11 above, together with the findings of both the Site Assessment Study and the GTAA and screened through the Sustainability Appraisal.

4.7 Application of the site assessment methodology highlights a number of matters of detail, but in general most sites are relatively unconstrained. Of note, is that the sites are situated outside settlement boundaries in rural locations. This is to be expected given the nature of the uses and the lack of availability of sites within or adjacent to existing settlements.

4.8 Some of the sites with a temporary consent are however, situated within defined settlement gaps. Due to the lack of alternative provision it has been necessary to determine whether the need for traveller sites justifies making an exception to adopted policy, namely CP18 of LPP1. Consequently, this DPD gives positive consideration to these sites as a deliverable option, given that they are in existing use by travellers and travelling showpeople and will make a positive contribution to meeting the identified need specified in Policy DM4, if the use was granted a permanent permission. These sites are typically located adjacent to existing structures, the sites being bounded by various forms of boundary treatment and have highway access. Policy CP18 requires proposals not to '*physically or visually diminish the gap*'. This presents a challenging test for the local planning authority and needs to be assessed in the context of the lack of alternative provision, which in itself may constitute special circumstances to warrant allowing these sites to become permanent in a sensitive location. A key issue is to ensure that this approach whilst not a perfect solution responds directly to a demonstrable need and does not create a precedent for the consideration of other sites in the future

4.9 This strategy will, however, not only secure the planning status of the sites for the current occupants, contributing to the specified need, but also provide certainty in relation to the delivery of sites to meet the needs in Policy DM4. Sites identified through Policy TR2 below will still be subject to the usual planning legislation and applications will need to be submitted to formally authorise their permanent traveller use. Applicants will be expected to comply in full with the requirements of the policy it will also be necessary to restrict the occupancy to ensure that the site as a whole is retained for traveller occupation. Site considerations will be required to reflect adopted policies in both Local Plan Part 1 and 2, in addition to the specific matters associated with the occupation of sites by travellers, as set out in Policy TR 2.

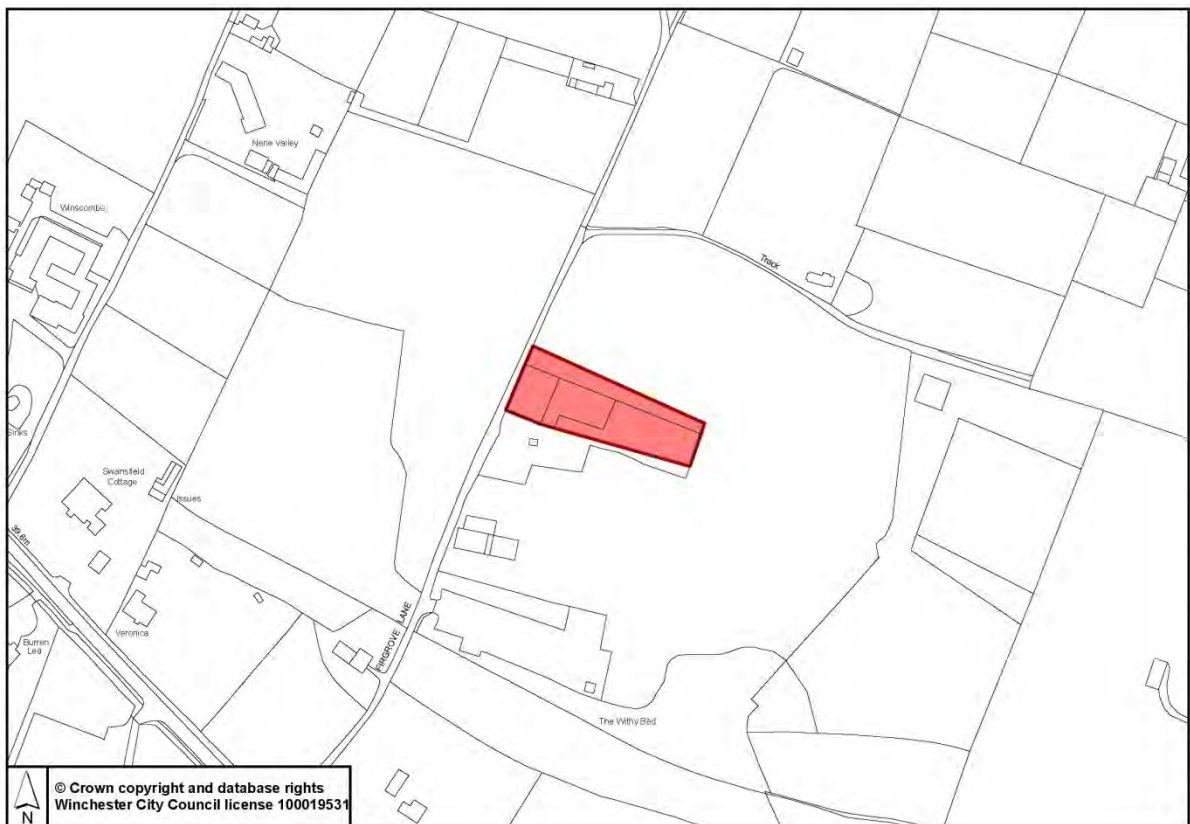
Policy TR 2 – Sites with Temporary Consent

Planning permission will be granted on the following sites with temporary consent, for permanent gypsy and traveller accommodation as shown on the Policies Map and listed below:-

Site Ref:	W014	Site Address	Land at The Piggeries, Firgrove Lane, North Boarhunt
No of Pitches:	4		

Proposals for development at this site should comply with the following site specific requirements;

- **A landscape framework to be submitted to provide suitable boundary treatment to include a mixture of native trees and shrubs around the site and given its location adjacent to a public right of way**

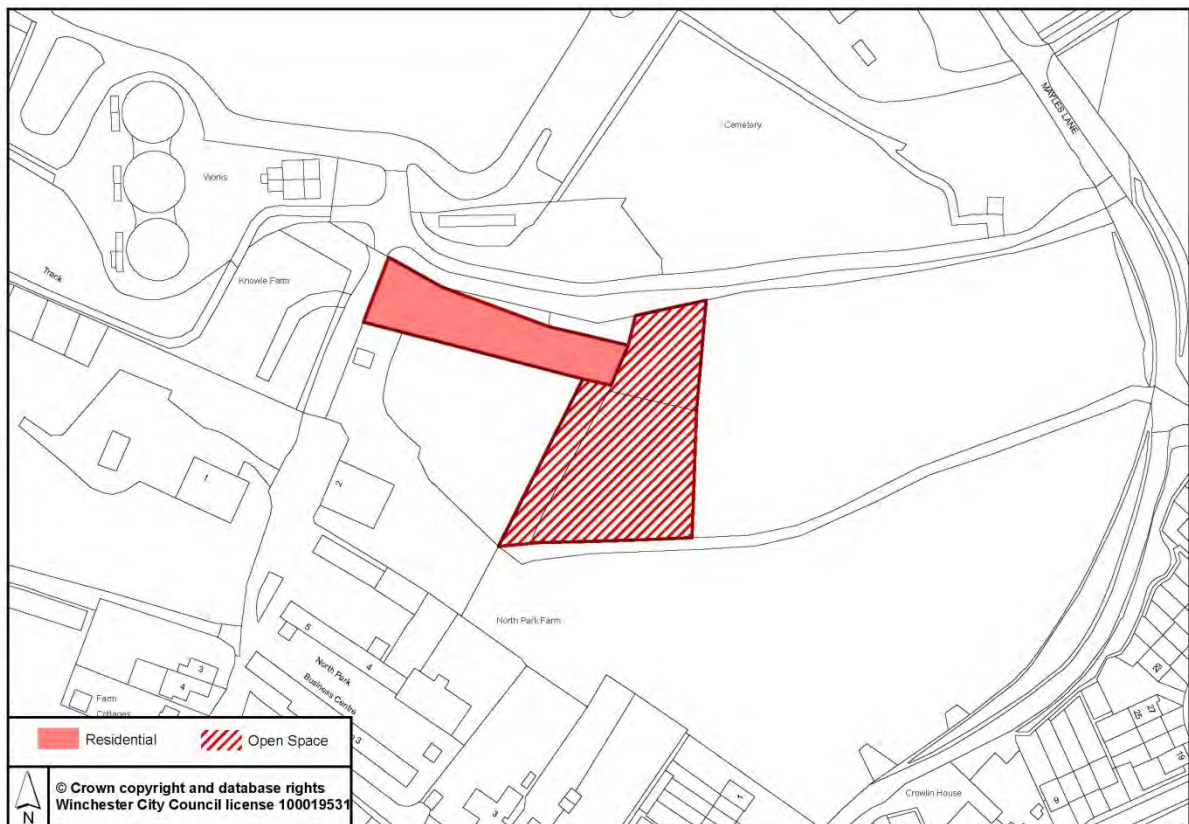


Site Ref: W017 **Site Address** Ourlands, East of Mayles Lane, Knowle

No of Pitches: 3

Proposals for development at this site should comply with the following site specific requirements:

- **Traveller accommodation should only be situated in the western part of the site with access to Mayles Lane (as indicated on the plan below); with the remainder of the site being retained in an open use;**
- **A landscape framework to be submitted to provide suitable boundary treatment around the whole site given its location on the edge of north of Fareham gap with Knowle and Wickham.**
- **Given the location of the site within the north of Fareham gap with Knowle and Wickham, any proposals for intensification/expansion will not be allowed**

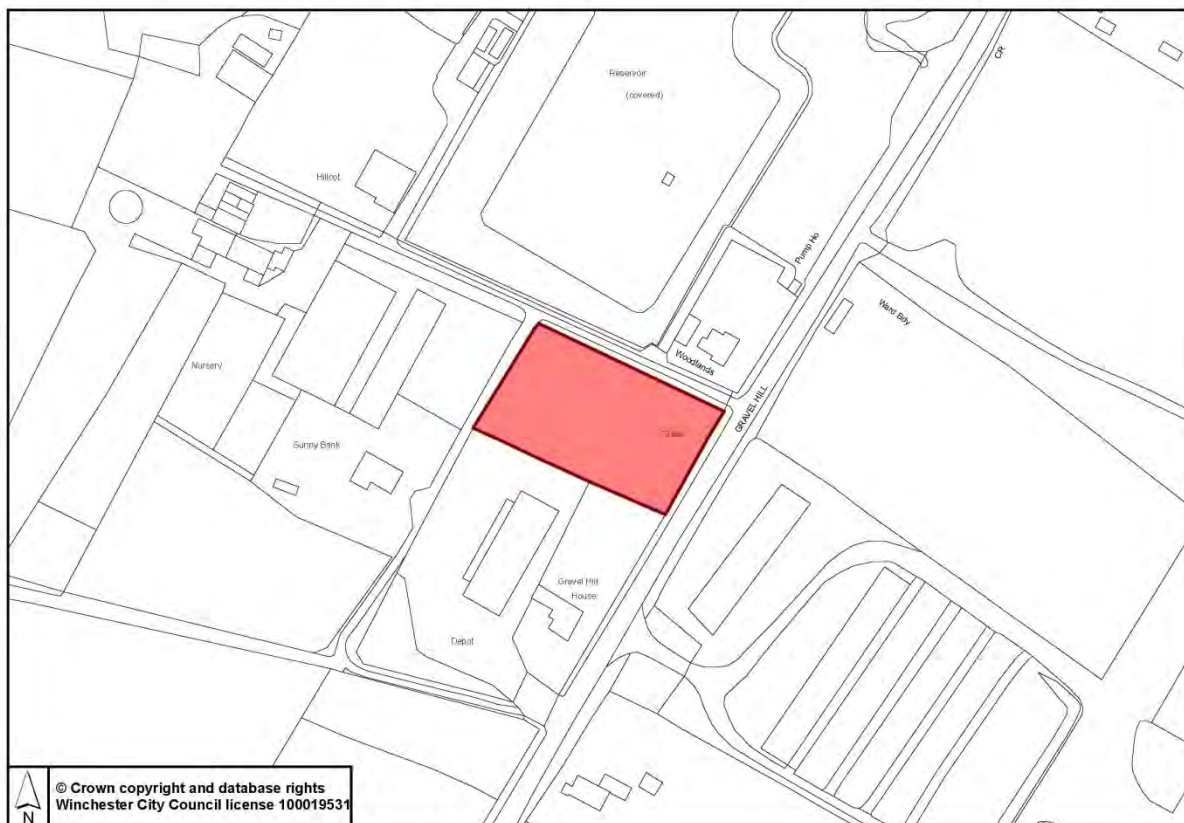


Site Ref: W085 **Site Address** Land adjacent Gravel Hill, Shirrell Heath

No of Pitches: 3

Proposals for development at this site should comply with the following site specific requirements:

- **Due to the restrictive access arrangement on the site, any proposals for intensification/expansion will not be allowed**
- **Due to the location of the site adjacent to commercial activity, it will be necessary for an appropriate acoustic barrier to be installed to protect the amenity of the occupants on the site.**
- **A landscape framework to be submitted to provide suitable boundary treatment around the site given its location within the designated settlement gap and to ensure that the site is visually contained**



Site Specific Policies

4.10 For the more complex sites, the following policies set out matters to be considered.

Carousel Park, Micheldever

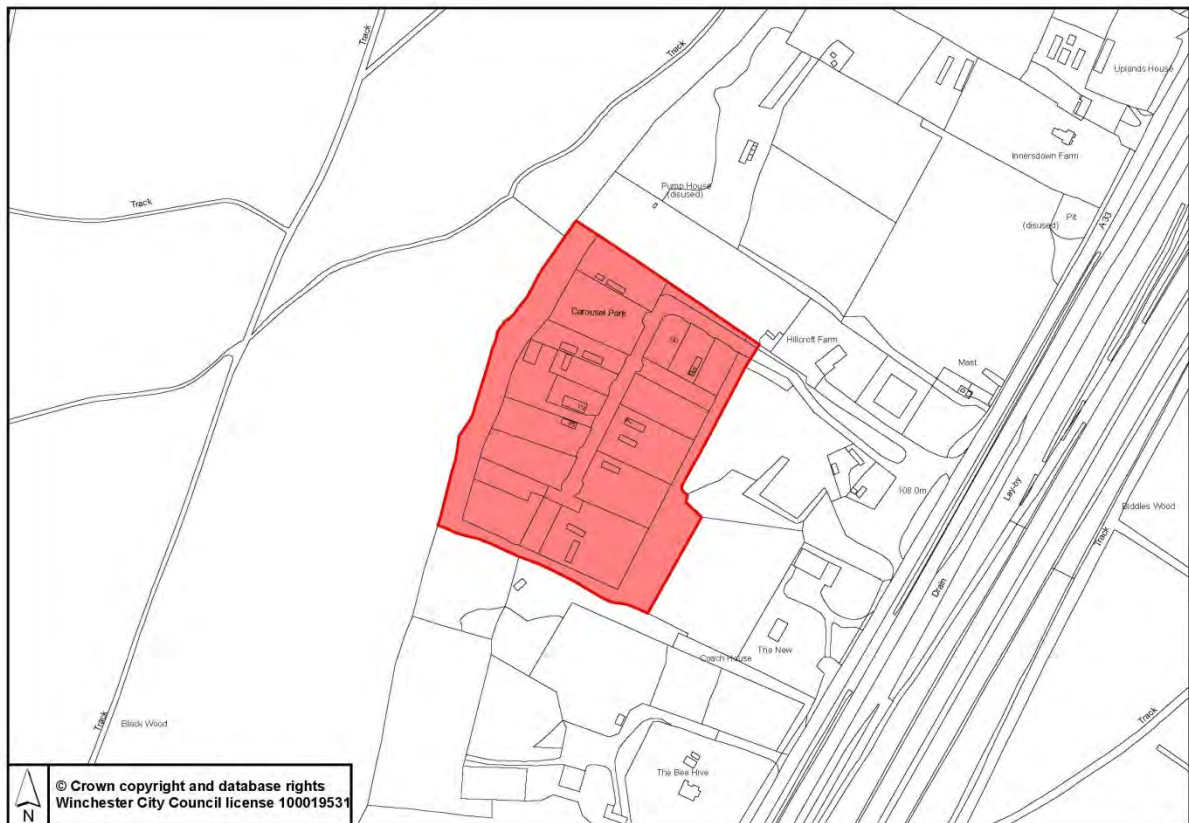
4.11 There is planning consent for 9 large travelling showpersons' plots at Carousel Park, Basingstoke Road, Micheldever, but several plots are not being used for travelling showpersons' purpose and have been subdivided. The use and occupancy of the site is disputed, but given the need for travelling showpersons' plots and the difficulty in finding suitable potential sites, it is important that all the original permitted plots are made available and retained for showpersons' use. Enforcement action is being taken on part of the site to resolve the alleged unauthorised change of use and reinstate the travelling showpersons' use. The disputed use and occupancy of the site makes it difficult to determine how many additional showpersons' plots would be made available on completion of the enforcement process, but it is estimated there will be a gain of at least 3 showpersons' plots.

4.12 The site has consent for 9 travelling showpersons' plots, granted in 2003 (ref: W05589/12) which is subject to various conditions and a planning obligation. The enforcement action being taken by the Council may result in variations to the consent or conditions. Any other changes that may be proposed, including potential intensification, should retain the use of the site for travelling showpersons and ensure an acceptable living and working environment for this use. Policy TR 6 sets out various general requirements which should also be met.

Policy TR 3 – Carousel Park, Micheldever

Land at Carousel Park, Micheldever, as shown on the Policies Map, is allocated for travelling showpersons' use. The site should be occupied by people meeting the definition of travelling showpeople, and comply with the following requirements:

- protect the biodiversity of Black Wood (an adjacent Site of Importance for Nature Conservation - SINC) and reinforce the site's visual containment by providing and retaining a bund and landscaping around the whole site boundary;
- avoid further expansion or intensification beyond the currently-defined extent of the site;
- satisfy the requirements of Policy TR 6 .



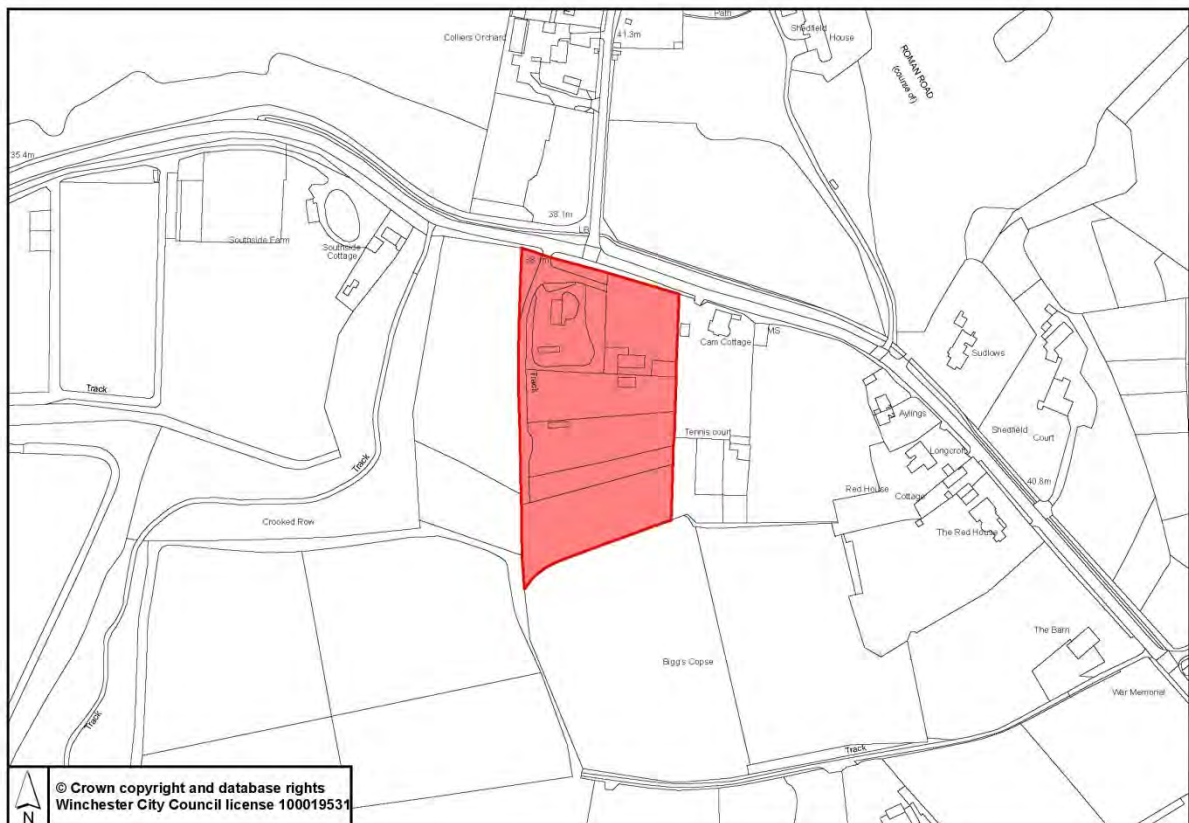
The Nurseries, Shedfield

4.13 This site consists mostly of travelling showpersons' plots. The 3 recently permitted plots contribute towards meeting the need for travelling showpersons' plots and the other (unauthorised) plots existing at The Nurseries could provide further plots to help meet the identified unmet need. There is also potential capacity within the site for further plots, subject to any necessary access improvements. Policy TR 4 therefore allocates the site for travelling showpersons' use and enforcement action will be considered if necessary to secure and retain this use of the whole site.

Policy TR 4 – The Nurseries, Shedfield

Land at The Nurseries, Shedfield, as shown on the Policies Map, is allocated for travelling showpersons' use. The whole site should be occupied by people meeting the definition of travelling showpeople, and comply with the following requirements:

- **provide suitable landscape proposals, particularly along the western boundary of the site and between the plots, to screen views and reinforce the site's visual containment;**
- **avoid further expansion beyond the currently defined extent of the site;**
- **consider opportunities for limited intensification, subject to any necessary improvements to the access in terms of visibility;**
- **satisfy the requirements of Policy TR 6 .**



Expansion or intensification within existing sites

4.14 The approach promoted through this DPD is to safeguard existing sites, to regularise those with a temporary consent and to promote site-specific policies, to where possible meet the requirements set out in Policy DM4. This delivers the requirements of the GTAA in relation to gypsies and travellers for the period up to 2031, but not in relation to provision for travelling showpeople, which is covered below.

4.15 It is recognised that during the plan period there may be a demonstrable need for an additional pitch/plot on those sites safeguarded or allocated through this DPD, to meet the changing needs of the households on the sites.

4.16 Where there is a demonstrable need for an additional pitch/plot on those sites identified in this DPD, the Local Planning Authority will require the applicant to demonstrate the need and that the lack of alternative accommodation requires an additional pitch/plot. In these circumstances the granting of any subsequent planning permission will be specified to the named occupant.

4.17 Two existing travelling showpersons sites (The Orchard, Swanmore and The Nurseries, Shedfield) have been identified as having potential capacity for additional plots, to meet unmet needs on the respective sites in the future. Therefore, it is anticipated that about 6 additional plots could come forward during the plan period.

4.18 Any proposals for new sites will continue to be considered in light of this DPD and Policies CP5 and DM4 of LPP1 and 2 respectively and against the following policy :-

Policy TR 5

The Local Planning Authority will consider proposals for the additional provision of pitches/plots on sites covered by Policies TR1 – TR 4 above, on a case by case basis and in accordance with the provisions of Policy TR6.

It will be necessary for the application to demonstrate the need for the additional provision in relation to the requirement of Policy DM4, the lack of alternative provision and specific circumstances of the applicant.

4.19 The Council has explored a range of options to identify and allocate sufficient sites to meet the identified needs of travelling showpeople in the District, however, there remains a shortfall in provision. The Council will monitor the situation and expedite consideration of any applications submitted for travelling showpersons plots, where these are in accordance with adopted local plan policies and those in this DPD

General Design Guidance and Site Layout

4.20 Specific design guidance produced by the Government in relation to travellers sites is now dated, although includes some useful principles (DCLG Good Practice Guide 2008). Policy CP5 sets out broad parameters to be considered and in addition the general site criteria and principles policies included in LP2 should be taken into consideration (DM 15- 18). The Council also adopted its High Quality Places SPD in 2015 which includes various matters of detail which will be appropriate for layout, screening and for the consideration of any permanent structures to be erected on the site such as day rooms, the following will also apply to all proposals:

Policy TR6

All sites to be considered through this Development Plan Document or subsequent planning applications will be required to comply with Policy CP5 and the following in so far as they are relevant to the site and its location:-

- **Access and parking**
 - provide safe vehicle and pedestrian access from the site to the highway
 - ensure that there is sufficient turning space within the site to allow for safe vehicular movement
 - minimise conflict between pedestrians and vehicles on site
 - No vehicle over 3.5 tonnes shall be stationed, parked or stored on site, unless necessary for the use of a travelling showpersons site.

- **Environmental**
 - Avoid boundary treatment that has a detrimental visual impact on the character of the site and locality
 - provide landscaping to reinforce the boundary of the site and to provide screening of views into/out of the site;
 - provide an area of open space within the site for safe children's play, located to avoid conflict with vehicles on the site
 - contribute to the Solent Recreation Mitigation Strategy where required
 - ensure that the site and the layout proposed on it, would not cause harm to the significance or setting of heritage assets or biodiversity interests.

- **General**
 - provide details of wastewater infrastructure and surface water drainage incorporating SUDS where possible
 - ensure that waste is stored appropriately for disposal and able to be collected in an efficient manner
 - No commercial activities shall take place on the land, including the storage and sorting of materials, other than as necessary for the use as a travelling showpersons site.
 - Minimise external lighting to avoid a detrimental impact on the surrounding locality

In addition to the above, plots for travelling showpersons should have adequate space for the storage and maintenance of equipment and be laid out to avoid conflict between vehicles and residents.

Transit Sites

4.21 Government guidance (PPTS para 7-9) requires Local Planning Authorities to use evidence to plan positively and manage development to include the need for both permanent and transit accommodation needs of the area over the lifespan of the development plan (2016 – 2031).

4.22 The ORS study examined the potential need for transit provision in the District taking into consideration the DCLG Caravan Count, local data and interviews with stakeholders and concluded that the use of historic evidence to make an assessment of future provision is not recommended at this time, particularly in light of the change to the definition of travellers included in the 2015 PPTS.

4.23 Therefore, the report recommended that the situation in relation to transit provision be monitored and a review undertaken in August 2018 when three years worth of monitoring data post PPTS, would be available to inform a way forward. In the District, there has however, been an increase in unauthorised encampments in the last year with a focus around the city of Winchester.

4.24 The Council is currently closely monitoring the situation and exploring options to resolve this through other mechanisms rather than planning policy at this time, given the uncertainty of those occupying unauthorised encampments comply with the PPTS definition.

Implementation and Monitoring

4.25 The monitoring framework at Appendix F, sets out how each policy will be monitored reflecting the objectives expressed in both the Council strategy and the environmental objectives in the SA/SEA.

4.26 The introduction of the revised definition of travellers in the PPTS is in the process of being challenged through the high court, the outcome of this may impact on the GTAA results and require the need for a review of this DPD to be initiated.

Appendices

Appendix A Glossary

Abbrv	Term	Explanation
CIL	Community Infrastructure Levy	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
	Designated Heritage Asset	Assets nationally designated under a variety of legislation for their heritage significance. Designated assets include Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas
	Development Plan	This refers to the statutory planning documents covering the District, currently the Local Plan Part 1, the Minerals and Waste Development Framework and the Denmead Neighbourhood Plan.
DPD	Development Plan Document	Development Plan Documents are the parts of the LDF which are adopted following independent examination and which provide the statutory planning guidance for the District.
EqIA	Equality Impact Assessment	A procedure adopted by the City Council to examine the impact of draft policies on gender, age, race, disability and health, sexuality, religion and belief together with other, more specific categories such as those on low incomes, with caring responsibilities or living in rural areas.
	Evidence Base	The information gathered by the City Council to support the preparation of a range of documents that are covered by the Local Plan and other policies produced by the Council. It includes both quantitative (numerical values) and qualitative (feelings and opinions) data.
	Flood Zone	Depicts how flood risk varies over different areas of land. For rivers, Flood zone 3 has a 1 in 100 probability of flooding or greater in a year; Flood Zone 2 has between a 1 in 100 and 1 in 1000 annual chance of flooding in a year; Flood Zone 1 has the lowest chance of flooding (less than 1 in 1000).
	Gypsy and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. A Gypsy and Traveller Pitch typically includes space for 1 mobile home and 1 touring caravan and associated parking.
HRA	Habitats Regulations Assessment	The European Habitats Directive (92/43/EEC) requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on sites designated under this Directive.

	Heritage Assets	The term used in the National Planning Policy Framework to describe a range of features of heritage value, which may include archaeology, buildings, structures or designed landscapes. These assets may be designated or undesignated, including locally listed assets.
	Infrastructure	Services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
LDS	Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
	Local Plan	The name for the combined Plan that will comprise Local Plan Parts 1 and 2, produced by the Local Planning Authority.
LPP1	Local Plan Part 1 / Core Strategy	The Development Plan Document which sets out the spatial vision and objectives for the future of the Winchester District up to 2031, with the strategic policies necessary to deliver that vision.
LPP2	Local Plan Part 2 / Development Management & Site Allocations	The Development Plan Document which sets out the detailed policies and non-strategic site allocations for the future of the Winchester District up to 2031, in conformity with the development strategy set out in Local Plan Part 1.
NPPF	National Planning Policy Framework	The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It replaced the previous raft of planning policy guidance notes and statements (PPGs and PPSs).
	Open Space	Defined in the Town and Country Planning Act 1990 as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. Certain types of open space are defined in this Plan and, subject to this, it should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
	Policies / Proposals Map	A map which illustrates on an Ordnance Survey map base the policies and proposals within the Local Development Framework or Local Plan
	Settlement Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements
SINC	Sites of Importance for Nature Conservation	Non-statutory wildlife sites designated for their habitat and/or species interests against a set of criteria developed by Hampshire County Council, Natural England and the Hampshire & Isle of Wight Wildlife Trust. SINCS are put forward for selection and review by the Hampshire Biodiversity Information Centre.
SSSI	Sites of Special Scientific Interest	The country's very best wildlife and geological sites, which are of importance as they support plants and animals that find it more difficult to survive in the wider countryside.
SAC	Special Area of Conservation	Sites which are strictly protected through designation under the EC Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

SCI	Statement of Community Involvement	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in Planning Management decisions.
SDNP	South Downs National Park	Part of Winchester District lies within the South Downs National Park, an area designated under the National Parks and Access to the Countryside Act 1949 (as amended).
SEA	Strategic Environmental Appraisal	A generic term used to describe environmental assessment, as applied to plans, policies and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
SFRA	Strategic Flood Risk Assessment	A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs should set out the requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.
SHMA	Strategic Housing Market Assessment	A report which considers the local housing markets. The assessment looks at a number of key factors, including: the supply and demand for housing; housing and planning policies; the need for affordable housing; and the affordability of the local housing market.
SA	Sustainability Appraisal	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District
SUDS	Sustainable Drainage Systems	An approach to managing rainwater runoff from buildings and hardstandings. A benefit of the system is to reduce the quantity and rate of surface water flow running directly to rivers via stormwater networks.
	Travelling Showpeople	<p>Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.</p> <p>A Travelling Showpersons plot sometimes called a yard has capacity for residential accommodation plus space for the storage (and maintenance) of equipment.</p>

Appendix B Details of sites that contribute to the supply

	G&T pitches	TSP plots
a. Requirement Policy DM4 (2016 – 2031)	15	24
b. Sites with planning permission/allowed on appeal (since 1/9/16)	<p>8 =</p> <p>5 pitches at Barn Farm, The Lakes, Swanmore allowed on appeal (APP/L1765/W15/3141334)</p> <p>1 pitch allowed on appeal at Woodley Farm, Alma Lane, Lower Upham (APP/L1765/W/15/3131614)</p> <p>1 at Joymont Farm Curdrige Lane, permission granted 16/8/17 (17/00789/FUL)</p> <p>1 at Stablewood Farm, The Lakes, Swanmore, permission granted 17/7/17 (17/00764/FUL)</p>	<p>3 =</p> <p>The Nurseries Shedfield, Plot 1 granted 1 permanent permission for Travelling Showpersons sites in September 2016, and plots 2 and 5 granted 1 plot each for permanent permission in December 2016 (total 3 plots)</p>
c. Vacant site	<p>1 =</p> <p>1 pitch at Travellers Rest, Bishops Sutton granted permanent permission for non-personal use for gypsy and travellers under 07/02898/FUL, 10/02429/FUL</p>	0
d. To be delivered through this DPD	<p>About 13=</p> <p>Policy TR2, 10 temporary pitch consents to be granted permanent permission (3 at Ourlands East of Mayles Lane, Knowle, 3 at Gravel Hill, Shirrell Heath and 4 at Firgrove Lane, North Boarhunt).</p> <p>Policy TR5 about 3 from the expansion and intensification within</p>	<p>About 13 =</p> <p>Policy TR3 Carousel Park – existing planning consent for Travelling Showperson’s plots. Enforcement action in progress against the change of use of plots which it is estimated will result in a gain of 3 showperson’s plots</p>

	existing sites	<p>Policy TR4 The Nurseries, Shedfield Plots 3, 4, 6 and 7 (one plot on each site, total 4 plots) currently unauthorised.</p> <p>Policy TR5 about 6 from potential intensification within existing sites</p>
Total supply (b+c+d)	22	16
Surplus/shortfall	+7	-8

Appendix C LPP1 and LPP2 extracts

Extract for LPP1 adopted March 2013:

Gypsies and Travellers

- 7.35 The Council has a responsibility as the housing authority to assess and meet the needs of gypsies, travellers and travelling showpeople, as well as other housing needs. Winchester District has a resident community of Romany Gypsies, Irish Travellers, New Travellers and Travelling Showpeople and is also frequently used by more transient groups. Each group has different cultures and site needs and some do not easily share sites.
- 7.36 The majority of gypsy and traveller sites and all travelling showpeople sites are on private land with either full or temporary planning permission, or are unauthorised. There is one local authority gypsy and traveller site within the District, at Tynefield (near Whiteley), and there are no transit sites.
- 7.37 Winchester City Council has undertaken work¹ to assess the needs of gypsies and travellers² and the concerns of the settled community. This has provided substantial information on the type of site needed by the different groups within the travelling community. Evidence from the gypsy, traveller and settled communities indicates preference for smaller sites, suited to family groups, dispersed around the District. This should avoid a disproportionate impact on existing settlements and help encourage integration with the settled community.
- 7.38 This work did not identify the number of pitches³ or transit sites required to meet the needs of the local travelling community and previous work to establish pitch requirements is now out of date or incomplete. Therefore, the Council and the South Downs National Park Authority are working with other Hampshire authorities to identify accommodation needs and bring forward additional sites as necessary through Local Plan Part 2 or the South Downs Local Plan. In the meantime, planning applications will be assessed against the criteria in Policy CP5. Accommodation needs will be quantified and sites allocated in Local Plan Part 2.
- 7.39 To maintain a supply of land and associated accommodation, the City Council considers it important to ensure that, within the District, existing permanent authorised sites for gypsies and travellers are retained. Planning for additional authorised sites in the District will help meet legitimate needs; safeguard the amenities of the settled communities, ease potential conflicts between the travelling and settled communities and address the Council's statutory obligations to meet the accommodation needs of all communities.

¹ WCC Informal Scrutiny Group Final Report – Allocation of Gypsy and Traveller Sites –WCC 2011

² For simplicity, the term 'gypsies and travellers' is used in this policy to describe gypsies, travellers and travelling showpeople.

³ In this context the term 'pitches' is used to describe pitches for gypsies and travellers as described in the glossary and plots, or yards, for travelling showpeople.

- 7.40 The following policy has been assessed against the Government's Planning Policy for Traveller Sites published March in 2012. It supports applications for new gypsy, traveller and travelling showpeople sites where they meet all the policy criteria. Unauthorised encampments will also be judged against these criteria and where found not suitable, enforcement action will be taken. Improved provision in locations well related to existing settlements can benefit social inclusion, sustainable patterns of living and the delivery of relevant services, such as education and health care, to these minority groups.

<p>Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople</p>

The Local Planning Authority will undertake needs assessments (in Local Plan Part 2 or the South Downs Local Plan) to quantify the accommodation requirements for gypsies, travellers and travelling showpeople within the District.

Sites will be allocated and planning permission will be granted for sites to meet the objectively assessed accommodation needs of gypsies, travellers and travelling showpeople, providing they meet all of the following criteria:-

Sites should be well related to existing communities to encourage social inclusion and sustainable patterns of living, while being located so as to minimise tension with the settled community and:

- **avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities:**
- **be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services;**
- **avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities.**

Sites should be clearly defined by physical features, where possible, and not unduly intrusive. Additional landscaping may be necessary to maintain visual amenity and provide privacy for occupiers. This and any security measures should respect local landscape character;

Sites should be capable of accommodating the proposed uses to acceptable standards and provide facilities appropriate to the type and size of the site, including:

- **water supply, foul water drainage and recycling/waste management;**
- **provision of play space for children;**

- **sites for travelling showpeople should include space for storing and maintaining equipment;**
- **safe vehicular access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site (taking account of site size and impact);**
- **in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block;**

Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and protect areas designated for their local, national or international importance, such as Gaps and the South Downs National Park.

Existing permanent authorised gypsy, traveller and travelling showpeople sites within the District which are needed to meet the identified needs of particular groups will be retained for the use of these groups unless it has been established that they are no longer required.

Extract from LPP2 adopted April 2017 :

Travellers Accommodation

- 6.2.1 The 2016 Winchester Gypsy and Traveller Accommodation Assessment identifies a need across that part of the District outside the South Downs National Park for about 15 additional gypsy/traveller pitches and about 24 travelling showpeople's pitches from 1 September 2016 to the end of the Local Plan period. The Assessment takes account of the Government's policy, contained in the Planning Policy for Traveller Sites, and reflects its definition of travellers (as revised 2015). Policy DM4 reflects the conclusions of the Accommodation Assessment and incorporates these into pitch targets for gypsies/travellers and plot targets for travelling showpeople. The City Council has also, in conjunction with East Hampshire District Council and the South Downs National Park Authority, assessed potential sites for traveller accommodation.
- 6.2.2 Policy CP5 of LPP1 is a criteria-based policy that will be used in conjunction with Policy DM4 to determine planning applications and to assist in allocating sites through the Gypsy and Traveller Site Allocations DPD which the Council is committed to producing. Sites will be allocated in this DPD, as necessary to meet the targets set in policy DM4, using the criteria established by policy CP5 and the Travellers Site Assessment Study. The Council aims to adopt the Gypsy & Traveller Site Allocations DPD in 2018.

Policy DM4 – Gypsies, Travellers and Travelling Showpersons

Planning permission will be granted for pitches to meet the accommodation needs identified for the area covered by this Plan for people falling within the definition of ‘travellers’, of about 15 gypsy/traveller pitches and about 24 travelling showpeople’s plots between 2016 and 2031.

Sites will be identified and consent granted as necessary to meet identified traveller needs in the Plan area which could not otherwise be met, subject to the criteria outlined in Policy CP5. Proposals for transit sites will be considered on an individual basis, following the criteria of CP5.

Appendix D – Sites that lie within 5.6km of Solent SPA

Site Ref	Location
Policy TR1	
W002	Ash Farm, Titchfield Lane, Wickham
W004	Joymont Farm, Curdridge Lane
W009	Rambling Renegade, Shedfield
W016	Tynefield, Whiteley, Fareham
W083	Bowen Farm, Curdridge
W022	The Orchard, Forest Road, Swanmore
W023**	Plot 1, The Nurseries, Shedfield
W024**	Plot 2, The Nurseries, Shedfield
W025**	Plot 5, The Nurseries, Shedfield
W026	Grig Ranch, Wickham
W027	The Bungalow, North Boarhunt
W028	Stokes Yard, Waltham Chase
W030	Firgrove Lane, North Boarhunt
Policy TR2	
W014	The Piggeries, Firgrove Lane, North Boarhunt
W017	Ourlands, East of Mayles Lane, Wickham
Policy TR4	
W032a	Plot 3 , The Nurseries, Shedfield
W032b	Plot 4, The Nurseries, Shedfield
W032c	Plot 6, The Nurseries, Shedfield
W032d	Plot 7, The Nurseries, Shedfield

Appendix E - Site Assessment Methodology

Traveller sites like any other development sites have been assessed through a number of processes to determine their appropriateness for traveller occupation. The Site Assessment Study provided a detailed site assessment of all known sites and potential sites (at the time of the study), covering landscape, highways, physical constraints, accessibility to services and any other potential impacts such as ecology. The Council has also screened existing and known sites to determine if there are any fundamental constraints to bringing sites forward, in accordance with the policies within LPP1 and LPP2:

Stage 1: Initial site sieving

Constraints

- Natural designations: Is the site likely to have a negative impact on a site of international/ national/ local biological or geological importance, e.g. Ramsar, Special Area of Conservation, Special Protection Area, Site of Special Scientific Interest, or Site of Importance for Nature Conservation?
- Historic designations: Is the site likely to have a negative impact on a listed building, a scheduled monument, conservation area, other registered heritage designation or known archaeological features?
- Mineral resources: Is the site identified for safeguarding in the Hampshire Minerals and Waste Plan?
- Trees and planting: Are there protected trees on the site?
- Water course and flooding: Is the site within Flood Zone 2 or 3 (medium–high probability of flooding)?
- Power cables and pipelines: Is the site affected by cables or pipelines to be safeguarded for access?
- Settlement gap: Is the site within a designated settlement gap as defined by LPP1 Policy CP18?
- Highway access: Is the site landlocked, have existing access or may be capable of being accessed.

Consistency with the Settlement Hierarchy and Development Strategy

- Proximity to a settlement providing services and facilities; relationship to Winchester Town or an ‘MTRA2’ or larger ‘MTRA3’ settlement?

Availability

- Is the site available for development within the plan period?

Stage 2: Site Based Assessments

Initial Sustainability Appraisal

- Likely significant effects of on the environment, economic and social factors of

the potential allocations

Site Access

- Vehicular access to the highway
- Opportunities for pedestrian/cycle links

Landscape Appraisal

- Physical landscape - landform and land cover, including agricultural land quality; proximity to public rights of way; visibility/views
- Historic Environment - including the existence of ancient woodland and parkland
- Natural Environment – proximity of existing trees/hedgerows

Historic Environment

- Heritage Assets – including archaeology, conservation area, listed building, scheduled monument

Stage 3: Preferred Sites

Consistency with key criteria

- Is the site within the settlement boundary?
- If not, is the site in proximity to an existing settlement to be able to access existing services and facilities?
- Are there physical constraints on the site?
- Is the site affected by any national or local policy designations?
- Is there access onto the site?
- Would the development detract from the landscape, important views and historic environment of the surrounding area?
- Can the site contribute to meeting identified needs of gypsies and travellers and travelling showpeople?
- Would development maintain the generally open and undeveloped nature of the gap between neighbouring settlements?
- Is the site available for travelling occupation?

Appendix F Monitoring framework

The Monitoring Framework sets out how the delivery of each policy will be monitored. The key aims of the policy (target/direction) are listed against how it will be monitored (indicator), and where the information will come from. The performance of policies will be reported as part of the Annual Monitoring Report at the end of each year.

Policy TR1 Safeguarding Permitted Sites		
SPATIAL OBJECTIVE / COUNCIL STRATEGY OUTCOME		SA/SEA OBJECTIVES
Housing, Environment, Health and Happiness, Business		Building Communities, Housing, Transport, Health, Economy and Employment, Landscape and Soils
TARGET/DIRECTION	INDICATOR	SOURCE
Retention of existing sites named in policy	Number of sites to alternative uses	WCC

Policy TR2 Sites with Temporary Consent		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Housing, Environment, Health and Happiness,		Building Communities, Infrastructure, Housing, Transport, Health, Economy and Employment
TARGET/DIRECTION	INDICATOR	SOURCE
Applications for permanent planning permission submitted on the named sites	Planning permission granted and conditions complied with	WCC

Policy TR3 Carousel Park, Micheldever	
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES

Housing, Environment, Health and Happiness,		Building Communities, Infrastructure, Housing, Transport, Health, Economy and Employment
TARGET/DIRECTION	INDICATOR	SOURCE
Reconcile existing uses on the site	Satisfactory outcome of current enforcement appeal	WCC
Submission of planning application to regularise the site and specific policy requirements are met	Planning permission granted and conditions complied with	WCC

Policy TR4 The Nurseries, Shedfield		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME		SA/SEA OBJECTIVES
Housing, Environment, Health and Happiness,		Building Communities, Infrastructure, Housing, Transport, Health, Economy and Employment
TARGET/DIRECTION	INDICATOR	SOURCE
Submission of planning application to regularise the site and specific policy requirements are met	Planning permission granted and conditions complied with	WCC

Policy TR5 Expansion or Intensification within existing sites	
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES
Housing, Environment, Health and Happiness	Building Communities, Infrastructure, Housing, Transport, Health, Economy and Employment

TARGET/DIRECTION	INDICATOR	SOURCE
Consideration of applications	Planning permission granted and conditions complied with	WCC

Policy TR6 General Design Guidance and Site Layout		
SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME	SA/SEA OBJECTIVES	
Housing, Environment, Health and Happiness,	Building Communities, Infrastructure, Housing, Transport, Health, Economy and Employment	
TARGET/DIRECTION	INDICATOR	SOURCE
Planning applications submitted for consideration which reflect the policy requirements	Compliance with the requirements specified	WCC



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