

## Winchester Traveller DPD : Reports to Cabinet (LP) Committee

Meeting reference and date	Key matters considered
<a href="#">CAB2837(LP) 5 October 2016</a>	<p>A programme for preparation of the DPD was reported given the accommodation needs were to be established in LPP2, through a proposed main modification.</p> <p>Presentation of Initial findings on two key evidence reports – site assessments and gypsy and traveller accommodation needs assessment which had recently been completed.</p>
<a href="#">CAB2904(LP) 27 February 2017</a>	<p>Further details on the timescale for the preparation of the DPD with LP2 being declared 'sound' in January 2017.</p> <p>Feedback on representations received to the 'commencement notice' issued during October – December 2016.</p>
<a href="#">CAB2947(LP) 30 June 2017</a>  <a href="#">Cabinet 5 July 2017</a>	<p>Feedback on initial options consultation held during March – May 2017.</p> <p>Approval of draft DPD for consultation under Regulation 18 – agreement to explore options to consider the purchasing of land/premises to accommodate the shortfall in provision of sites for travelling showpeople</p>
<a href="#">CAB2965(LP) 4 December 2017</a>  <a href="#">Cabinet 6 December 2017</a>  <a href="#">Council 10 January 2018</a>	<p>Feedback on representations received under Regulation 18 and conclusions of land search process which did not reveal any suitable sites for purchase.</p> <p>Approval of amended DPD to publish under Regulation 19 and subsequent submission for examination.</p>

CABINET (LOCAL PLAN) COMMITTEE

5 October 2016

GYPSY AND TRAVELLER NEEDS / SITE ALLOCATIONS DEVELOPMENT PLAN  
DOCUMENT

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES

CAB2711(LP) Winchester District Local Plan Part 2: Development Management and Site Allocations, approval of Plan for Publication - 16 September 2015

CAB2721(LP) Winchester District Local Plan Part 2: Development Management and Site Allocations, approval of Plan for Publication – 6 October 2015

CAB2722(LP) Revised Local Development Scheme 2015 – 6 October 2015

CAB2782(LP) Winchester District Local Plan Part 2: Development Management & Site Allocations – Update Following Publication Consultation – 29 February 2016

EXECUTIVE SUMMARY

This report considers the expected scope and programme for the proposed Gypsy and Traveller Needs/Site Allocations Development Plan Document (DPD). Work on two key evidence studies has now progressed and the outcome of the examination of Local Plan Part 2 also influences these matters. It had originally been the Council's intention that Local Plan Part 2 (LPP2) would establish the number of gypsy and traveller pitches/plots needed and make the necessary allocations, but the Site Assessment Study that was commissioned to inform site allocations was delayed by a mixture of factors and the Government's advice on travellers (Planning Policy for Traveller Sites) has also been revised. It was not, therefore, possible for the Pre-Submission LPP2 to include an up to date pitch target or to allocate traveller sites.

The City Council then proposed a separate Gypsy and Traveller Needs / Site Allocations DPD which would establish pitch requirements and allocate the necessary sites. However, the Inspector appointed to examine Local Plan Part 2 considered that the absence of a traveller policy in that Plan was a 'soundness' matter which would need to be addressed. The Schedule of Modifications for Local Plan Part 2 needs to include a policy setting out a target for the number of traveller pitches required, informed by an updated Traveller Accommodation Needs

### Assessment.

Subject to the LPP2 Inspector accepting the pitch/plot targets proposed, the issue of traveller accommodation needs will be resolved through Local Plan Part 2 and will no longer need to be included in the scope of the Traveller DPD. The matter of making site allocations to meet the identified needs does, however, still need to be undertaken through the proposed DPD. The scope and proposed programme for the DPD that was set out in the 2015 Local Development Scheme therefore needs to be updated and this is proposed in report CAB 2836(LP), also on this meeting agenda.

### RECOMMENDATIONS

- 1 That the situation regarding provision for gypsy and traveller needs and the revised scope and programme for the Traveller DPD, as set out in the revised Local Development Scheme (report CAB2836(LP)), be noted.

## CABINET (LOCAL PLAN) COMMITTEE

5 OCTOBER 2016

### GYPSY AND TRAVELLER NEEDS / SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

#### DETAIL

#### 1. Background

- 1.1 This report considers the expected scope and programme for the proposed Gypsy and Traveller Needs/Site Allocations Development Plan Document (DPD). Work on two key evidence studies has now progressed and the outcome of the examination of Local Plan Part 2 also influences these matters (see also report CAB2835(LP)).
- 1.2 The Local Plan Part 1 contains a 'criteria-based' policy on gypsies and travellers, setting out criteria which would be used to select any site allocations needed and to determine planning applications. It had originally been the Council's intention that Local Plan Part 2 (LPP2) would establish the number of gypsy and traveller pitches/plots and make the necessary allocations. A Travellers Accommodation Assessment (TAA) was completed for a consortium of 11 Hampshire local authorities in 2013, which established the level of need for Gypsy, Traveller and Travelling Showpeople's accommodation across these authorities, which included Winchester. This study quantified the need for gypsy/traveller pitches in that part of Winchester District outside the South Downs National Park and the results informed a policy (DM4) in the Draft LPP2 which proposed a target of 33 gypsy/traveller and 11 travelling snowpersons' pitches for the Local Plan period to 2031.
- 1.3 At the time of the Draft LPP2 it had only been possible to identify one proposed site allocation, at Colden Common. The City Council had therefore jointly commissioned consultants (along with East Hampshire District Council and South Downs National Park Authority) to assess potential sites to meet the accommodation needs of travellers in each of the local authority areas. The results of the Site Assessment Study were intended to inform site allocations in the emerging Local Plan Part 2 but, in the event, the Study was delayed by a mixture of factors. In addition, the Government's advice on travellers (Planning Policy for Traveller Sites) was revised in August 2015 and this included a change to the definition of travellers. It was concluded that this would require a reassessment of traveller accommodation needs and it was not, therefore, possible for the Pre-Submission LPP2 to include an up to date pitch target or to allocate traveller sites.
- 1.4 The City Council therefore proposed a separate Gypsy and Traveller Needs / Site Allocations DPD which would establish pitch requirements and allocate the necessary sites, once the key evidence studies were received. The Local

Development Scheme was updated in October 2015 to reflect this and the LPP2 was submitted for examination without a traveller policy, but referring instead to the proposed Traveller DPD. This approach acknowledged that traveller issues would need to be dealt with, but expected that the production of a separate Traveller DPD would enable LPP2 to be found 'sound' when examined. However, the independent Inspector appointed to examine LPP2's 'soundness' considered that the absence of a traveller policy in LPP2 was a 'soundness' matter which would need to be addressed. The [Inspector's Initial Findings](#) were received on 28 July and suggested that a Modification would be needed to LPP2 to set a pitch target for travellers, in order for the Plan to be sound.

- 1.5 The Inspector indicated that the inclusion of a policy setting the number of pitches/plots required, along the lines of the Draft LPP2's policy DM4, should enable him to find LPP2 'sound'. This would not make site allocations, with this process still needing to be carried out through a separate traveller DPD. Officers responded to the Inspector's Initial Findings by proposing such a policy in the draft [Schedule of Modifications](#) submitted in August 2016. The number of pitches required was blank, pending an updated accommodation needs assessment which had already been commissioned by 7 Hampshire authorities, including Winchester. The timing of the needs update will enable a target to be added to the proposed policy in the final Proposed Modifications, to be published shortly.
- 1.6 Subject to the LPP2 Inspector accepting the pitch/plot targets through the Proposed Modifications, the issue of traveller accommodation needs will be resolved through Local Plan Part 2 and will not need to be included in the scope of the Traveller DPD. The matter of making site allocations to meet the identified needs does, however, still need to be undertaken through the proposed DPD. The scope and proposed programme for the DPD that was set out in the 2015 Local Development Scheme will, therefore, need to be updated and this is proposed in report CAB2826(LP), also on this meeting agenda.

## 2. Evidence Studies – Traveller Accommodation Needs Assessment

- 2.1 The City Council is one of a consortium of 7 Hampshire authorities that appointed consultants (Opinion Research Services – ORS) at the end of May 2016 to carry out an updated Traveller Accommodation Needs Assessment. The consortium of authorities includes:
  - Winchester City Council
  - Test Valley Borough Council
  - Fareham Borough Council
  - Gosport Borough Council
  - Havant Borough Council
  - New Forest District Council
  - New Forest National Park Authority

- 2.2 All the authorities had previously been part of the consortium of 11 Hampshire local authorities which commissioned the Travellers Accommodation Assessment for Hampshire (completed in 2013). For most of the authorities, the main driver for an updated assessment is the need for an evidence base which reflects the Government's revised definition of travellers (Planning Policy for Traveller Sites 2015). The new Assessment is, therefore, particularly concerned with measuring the scale of accommodation needed for those that meet the new definition of travellers, namely people of a 'nomadic habit of life', including those who have ceased to travel temporarily due to educational or health needs or old age (or a 'localised pattern of trading' in the case of travelling showpeople).
- 2.3 In concluding that the Local Plan Part 2 needed to set traveller pitch targets in order to be 'sound', the LPP2 Inspector was aware that the Traveller Accommodation Needs Assessment was underway and that its timing should enable targets to be included in the LPP2 Proposed Modifications. The Traveller Accommodation Needs Assessment is now well advanced and the draft results will be considered by officers of the commissioning authorities on 4<sup>th</sup> October. This meeting will decide whether to 'sign off' the consultants report or agree on any further work/changes needed – officers will be able to provide an update on the outcome at the Committee meeting.
- 2.4 The figures from the Traveller Accommodation Needs Assessment will be included in the Proposed Modifications to LPP2 and the Traveller Accommodation Needs Assessment will be published as part of the evidence base to support them. There will be an opportunity for people to comment on the Proposed Modifications and the Needs Assessment that supports the targets included in the proposed policy DM4. The Inspector will consider the evidence and any comments on the Modifications and, if accepted, these targets will be incorporated into LPP2. The Traveller DPD would consequently only deal with the allocation of sites to meet the targets, as the assessment of accommodation needs would no longer need to fall within the scope of the DPD. This is reflected in the revised programme and details of the DPD that are included in the updated Local Development Scheme (see report CAB2836(LP)).
3. Evidence Studies – Gypsy, Traveller and Travelling Showpeople Site Assessment Study
- 3.1 The City Council has worked with East Hampshire District Council and the South Downs National Park Authority in appointing Peter Brett Associates (PBA) to help identify potential sites to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople in each of the local authority areas. The objective of this study was to assess potential sites to determine if they are suitable, available and achievable, so that pitch targets and site allocations could be included as appropriate in LPP2.
- 3.2 In the event, the Gypsy, Traveller and Travelling Showpeople Site Assessment Study was seriously delayed by a mixture of factors to do with limited resources in the local authorities, changes of staff at the consultants and changes to

Government policy. The Study was not, therefore, available in time to enable sites to be allocated for consultation through the LPP2 process, as had originally been intended. It was possible to include proposed pitch targets in the Draft LPP2 (Draft LPP2 Policy DM4), and one proposed site allocation at Colden Common (Draft LPP2 Policy CC2), but these were not carried forward into later stages of LPP2 due to changes in the Government's definition of travellers and delays to the Site Assessment Study.

- 3.3 The [Gypsy, Traveller and Travelling Showpeople Site Assessment Study](#) has now been finalised and published as an evidence document by the 3 commissioning authorities. It notes that, since it was commissioned, the Government's Planning Policy for Traveller Sites has been updated (August 2015) and suggests that the traveller accommodation needs assessment should be updated as a result. For Winchester, this is being done through the updated Traveller Accommodation Needs Assessment (see section 2 above) and the consultants recognise that, once the results of the new needs assessment are available, it may be necessary to update the site assessment report. This is likely to be necessary because the report compares potential sites to the level of need contained in the 2013 Travellers Accommodation Assessment, which is being updated. It is not, therefore, possible simply to transpose the results of the Site Assessment Study into site allocations in the Traveller DPD and further work will be required to match the results of the updated Traveller Accommodation Needs Assessment with the most suitable sites identified through the Site Assessment Study.
- 3.4 The broad results of the Site Assessment Study as it relates to Winchester are that 22 existing authorised sites have been identified which the Study recommends should be safeguarded for continued traveller use (15 gypsy and traveller sites and 7 travelling showpeople's sites). There are a further 15 sites which are recommended as potentially available and suitable for travellers (with a total estimated capacity of about 58 pitches/plots), of which 10 would be suitable for gypsies and travellers and 6 for travelling showpeople (one site is classed as suitable for either group). Many of the potential sites would involve either regularising unauthorised sites or intensifying existing authorised sites, but five are 'new' and all involve publically owned land (Hampshire County Council), mostly various former depots or other land adjoining settlements.
- 3.5 The Site Assessment Study has been published on the web sites of the 3 commissioning authorities, including Winchester. A 'health warning' has been included on the [Winchester City Council web site](#), highlighting that the accommodation needs mentioned in the Study are being updated and that this is likely to affect the number of sites required to meet identified needs. Therefore, the recommendations of the Study are unlikely to be followed in full and further assessment work may be undertaken on potential sites. The Site Assessment Study is, therefore, published as an evidence document rather than for consultation, as its results are likely to be superseded. However, its publication provides a timely opportunity to undertake a further 'call for sites' to make sure that any other potential sites are known of and assessed, and to check the conclusions of the Study prior to including any draft site allocations in the draft Traveller DPD.

#### 4. Conclusion

- 4.1 The two key evidence studies in relation to travellers are the Accommodation Needs Assessment (expected to be completed shortly) and the Site Assessment Study (now received and published on the web). This enables work to start on developing the DPD, taking account of the LPP2 Inspector's Report (when received) in relation to traveller accommodation needs and the proposed new LPP2 policy DM4.
- 4.2 The Traveller DPD will not need to deal with pitch / plot targets provided, as now expected, these are included within LPP2 when it is adopted. This has implications for the scope and timing of the Traveller DPD, which is now expected to deal only with site safeguarding and allocations. The revised Local Development Scheme sets out a revised programme for the Traveller DPD, which broadly reflects the programme proposed in the 2015 Local Development Scheme, but now anticipates adoption later in 2018.

#### OTHER CONSIDERATIONS

##### 5. COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO)

- 5.1 The Traveller DPD will form part of the Winchester Development Framework which is a key corporate priority and will contribute to achieving the Community Strategy and implementing several aspects of Portfolio Plans. That the Plan has had regard to the Community Strategy is a requirement for legal compliance.

##### 6. RESOURCE IMPLICATIONS

- 6.1 The key resources for undertaking work on LPP2 have been approved as part of the budget process, consisting primarily of an annual sum of £36,700 and an earmarked reserve which stood at £145,759 at 1 April 2016. This funding is also adequate to progress the Gypsy & Traveller DPD, subject to any changes in government requirements and the need to review plans.

##### 7. RISK MANAGEMENT ISSUES

- 7.1 The steps to be undertaken in preparing the DPD will all be undertaken with consideration for minimising the risk that it may not successfully pass the examination process or could be delayed in its adoption. This is necessary to ensure that the Development Plan is up to date, that a five year supply of traveller sites can be demonstrated and to avoid putting the Council at risk of development being determined through the appeal process. The Local Development Scheme sets out a more detailed risk assessment of the Traveller DPD.

##### 8. BACKGROUND DOCUMENTS

- 8.1 None.

The Gypsy, Traveller and Travelling Showpeople Site Assessment Study referred to in this report can be viewed at:

<http://www.winchester.gov.uk/planning-policy/local-plan-part-2/traveller-site-assessment-study-call-sites/>

9. APPENDICES

9.1 None.

REPORT TITLE: GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITE  
ALLOCATIONS DEVELOPMENT PLAN DOCUMENT - UPDATE

CABINET (LOCAL PLAN) COMMITTEE

27 FEBRUARY 2017

PORTFOLIO HOLDER: Cllr Vicki Weston - Deputy Leader and Portfolio Holder for  
Built Environment

REPORT OF HEAD OF STRATEGIC PLANNING

Contact Officer: Jenny Nell Tel No: 01962 848278 [jnell@winchester.gov.uk](mailto:jnell@winchester.gov.uk)

WARD(S): ALL

PURPOSE

This report provides Members with an update on the preparation of the Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document (Traveller DPD).

Publication of the Winchester Gypsy and Traveller Accommodation Assessment in October 2016, identified the need for 15 gypsy/traveller pitches and 24 travelling showperson's plots in the period 2016 – 2031, this requirement has been included as a Modification to Local Plan Part 2. The purpose of the Development Plan Document will be to identify and allocate the sites necessary to meet these needs. The process has commenced and the updated Local Development Scheme (October 2016) indicated that a draft DPD would be published for consultation during March – April 2017. Given the need to undertake the necessary 'front loading', which will need to include engaging with the travelling community and their representatives, it is anticipated this could take longer than originally envisaged and it is therefore likely a draft document will be published for consultation later than scheduled. This report therefore examines the work to date and that programmed.

RECOMMENDATIONS:

1. That the progress with preparation of the Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document be noted and that the 'WCC Responses' in Appendix A be agreed.

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

- 1.1 This Development Plan Document will form part of the Winchester Development Framework which is a key corporate priority and will contribute to achieving the Council Strategy outcomes, particularly those with a focus on providing specialist housing and opportunities for economic prosperity. It is necessary for this DPD to have regard to the Council Strategy, which is a legal requirement in the plan making process.

### 2 FINANCIAL IMPLICATIONS

- 2.1 The key resources for undertaking this Development Plan Document have been approved as part of the budget process. Consultants have been commissioned to undertake technical work covering the Gypsy and Traveller Accommodation Assessment (GTAA), undertaken by Opinion Research Services (ORS) and commissioned as part of a joint project with neighbouring authorities. The site assessments were undertaken by Peter Brett Associates (PBA), again commissioned as part of a joint project with neighbouring authorities.
- 2.2 Consultants Enfusion have recently been appointed (PHD 730) to undertake the Sustainability Appraisal/Strategic Environmental Assessment. The Council is also seeking expert advice from Hampshire County Council Gypsy Liaison Officer on this matter and any fees consequently due will be able to be covered by the existing budget for this development plan.
- 2.3 The DPD process includes a public examination which will require the appointment of a programme officer, hire of venue and payment of the inspectors fees, again estimates for this have been included within the existing budget and the timing of this element is not likely to be until mid 2018.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Preparation of a development plan document must comply with a range of legislation namely Part 2 of the Planning and Compulsory Purchase Act 2004, Local Plan Regulations 2012, National Planning Policy Framework together with environmental regulations. Failure to comply with legislative requirements could result in the DPD being found 'unsound' in due course.

### 4 WORKFORCE IMPLICATIONS

- 4.1 The Strategic Planning Team will lead production of this Development Plan Document, taking advice from other specialists within the Council as required, including transport, landscape, planning, housing and environmental health. It will also be necessary to liaise with external organisations and appoint specialist consultants as required to support the policy approach being formulated.

## 5 PROPERTY AND ASSET IMPLICATIONS

5.1 None.

## 6 CONSULTATION AND COMMUNICATION

6.1 Preparation of Development Plan Documents is required to include extensive consultation. To date the Council has issued a 'Commencement Notice' which seeks comments on the scope and coverage of the DPD. Some 90 responses were received to this, mainly raising site specific comments in relation to the site assessment report undertaken by PBA. These responses are summarised and included at Appendix A, together with an officer response.

6.2 Further work is required to develop a draft DPD, which will be subject to several stages of consultation and examination before being adopted.

6.3 Similarly it is necessary for development plan documents to have an Equality Impact Assessment, this will be undertaken once a draft document has been prepared and will be published for consultation along with other background papers.

## 7 ENVIRONMENTAL CONSIDERATIONS

7.1 The DPD is required to meet various test of 'soundness' which include a requirement to conform to Government policy, including the NPPF which is intended to achieve sustainable development. The DPD also needs to be subject to Sustainability Appraisal and Strategic Environmental Assessment, as well as assessing potential impacts on internationally important habitats (Habitat Regulations Assessment). Environmental considerations are, therefore at the heart of the DPD's production.

## 8 EQUALITY IMPACT ASSESSMENT

8.1 The focus of the Traveller DPD relates to providing for the accommodation needs of this particular minority group, while also having regard to the needs of the 'settled community'. The DPD will also be subject to an Equalities Impact Assessment and modified as necessary to reflect any recommendations arising.

## 9 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property</i> None	n/a	n/a
<i>Community Support</i> Elements of the plan are controversial	To allow sufficient time for meaningful consultation and engagement.  Development plan	This is a sensitive topic which will require extensive liaison and consultation with all those with an interest in this

	preparation is subject to several stages of public consultation. It will also been subject to independent examination.	document, using communication techniques such as social media.
<i>Timescales</i> Timescales established in approved LDS not met	Provide sufficient time to allow for slippage, in accordance with the approved LDS.	To utilise existing networks and resources to aid preparation of this document.
<i>Project capacity</i> Medium risk	Ensure sufficient resources are available to undertake the necessary evidence and community engagement to ensure that the development plan document can be found 'sound' at examination in due course.	Utilise skills and expertise from staff outside the strategic planning team, including external consultants if required.
<i>Financial / VfM</i> Limited risk	Funding for this development plan document is already in the budget	Joint commissioning with neighbouring authorities.
<i>Legal</i> Risk DPD not found 'sound' at examination	Ensure all processes are duly followed and recorded.	None at this stage of the process
<i>Innovation</i>	n/a	
<i>Reputation</i>	See community support above	
<i>Other</i>		

## 10 SUPPORTING INFORMATION:

### Background

- 10.1 Local Plan Part 1 contains a 'criteria-based' policy on gypsies and travellers, setting out criteria to be used to determine planning applications, and to inform the site allocation process. Local Plan Part 2 establishes the accommodation needs of both gypsies and travellers and travelling showpeople for the period 2016 – 2031, in Policy DM4 which states:-

#### **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.**

10.2 Policy DM4 is a Proposed Modification to LPP2, and was subject to a 6 week consultation period during October – December 2016. Two responses were received which were subsequently forwarded to the Planning Inspector appointed to examine LPP2. One response raised a site specific matter, and the other refers to the reference in the policy to ‘about’ in terms of the number of pitches and suggests this should be ‘at least’. The Council has since received the Inspector’s report to LPP2 and no further modifications have been made to the plan in this respect, therefore Policy DM4 remains as originally expressed in the proposed modifications.

10.3 The Council is now in a position to adopt LPP2 see report CAB2903(LP) on this agenda.

## 11 Evidence Studies

11.1 The City Council is one of a consortium of 7 Hampshire authorities that appointed consultants (Opinion Research Services – ORS) at the end of May 2016 to carry out an updated Traveller Accommodation Needs Assessment. The Winchester part of the report was received by the Council in October and uploaded to the Council’s website and the data incorporated into Policy DM4 above.

11.2 In addition, the City Council has worked with East Hampshire District Council and the South Downs National Park Authority to appoint Peter Brett Associates (PBA) to help identify potential sites to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople in each of the local authority areas. The objective of this study was to assess potential sites to determine if they are suitable, available and achievable. The report identifies a number of potential sites, and those already in use by gypsies and travellers, and assesses their suitability to be expanded or allocated for traveller use. This report was received in the summer and is also available on the Council’s website.

## 12 Progress to Date

12.1 It is a requirement under the Town and Country Planning (Local Planning)(England) Regulations 2012, to publicise a notice that preparation of a development plan document has commenced and to seek any comments on both the scope and content of the development plan document. This was undertaken during October – December 2016 and some 90 comments were received, predominantly objecting to a number of the sites identified in the PBA study. This notification process also included a ‘call for sites’, to determine if further sites were available for such use.

- 12.2 These comments are included in a summary table set out at Appendix A, together with an initial officer response. These representations can be viewed in full on the [Gypsy and Traveller](#) web pages. The bulk of the responses raise issues in relation to the nature of the sites identified in the PBA study stating that these are unsuitable for traveller purposes on the basis of access, environmental impact, lack of infrastructure and local amenities. No responses were received to the general scope and content of the plan which was the original intention of the notice issued. Given the very early stage of preparing the draft DPD, the proposed 'WCC Responses' at Appendix A generally refer to the need for further work on availability and suitability, rather than recommending whether the sites should be allocated or not.
- 12.3 The Council has not endorsed the PBA report and it has come to light that some data may be incomplete (e.g. site availability / ownership). The process of preparing the Development Plan Document will be to determine which sites are available and deliverable and it will therefore be necessary to undertake further site assessments in due course.
- 12.4 An officer working group has been established including representatives from Housing, Environmental Health, Planning and Health and Wellbeing, together with Hampshire County Council's Gypsy Liaison Officer. The purpose of the group is to utilise existing communication channels to ensure that there is meaningful engagement with both the travelling community and the wider community, a key part of the development plan process. In addition an all-Member briefing session was held on 31 January 2017, to set out both the process of preparing the DPD and the issues to be addressed.
- 12.5 The approved Local Development Scheme (October 2016) includes a detailed timetable for the preparation of this document, which includes publication of a draft plan for consultation during March – April 2017. There may be a delay in preparing a draft DPD to follow this timetable, as advice from officers with experience in dealing with the traveller community is that community engagement particularly with the travelling community will be resource intensive as traditional methods of communication are less effective. Social media has been utilised to raise awareness of this plan using the hashtag #winchtravellers.
- 12.6 Officers are also in the process of establishing how much of the identified need as set out in Policy DM4 has already been met, given that the base date for the DPD is 1<sup>st</sup> September 2016 and permanent planning permissions granted or appeals allowed after this date will contribute to supply.
- 12.7 Like housing, government guidance requires local authorities to have a demonstrable 5 year supply of suitable sites. It will therefore be necessary to calculate this and ensure that this is maintained to provide the Council and local communities with certainty. A key change to previous guidance is the revised definition of Gypsies and Travellers as set out in Planning Policy for Traveller Sites published in August 2015, which states '*persons of nomadic habit of life whatever their race or origin, including persons who on grounds only of their*

*own or family's or dependants' education or health needs or old age have ceased to travel temporarily, but excluding member of an organised group of travelling showpeople or circus people travelling together as such. '*

- 12.8 A key requirement of the ORS study was to confirm those travellers that meet the new definition and those sites where there is likely to be a need in the future – such as that of older teenage children.

13 Conclusion

- 13.1 With receipt of two key evidence reports, and confirmation that LPP2 is sound, the Council is now in a position to progress with the preparation of this Development Plan Document, through identification and assessment of potential sites to allocate. It will also be necessary to engage with both the travelling and wider community, in advance of preparing a draft DPD for consultation.

14 OTHER OPTIONS CONSIDERED AND REJECTED

- 14.1 None.

BACKGROUND DOCUMENTS:-

Previous Committee Reports:-

CAB2837(LP) GYPSY AND TRAVELLER NEEDS / SITE ALLOCATIONS  
DEVELOPMENT PLAN DOCUMENT - 5 OCTOBER 2016

Other Background Documents:-

None

APPENDICES:

Appendix A – Summary report of representations received to Commencement Notice

<b>Appendix A</b>			
<b>G&amp;T site ref + location</b>	<b>No of responses</b>	<b>List of key points made</b>	<b>WCC response</b>
General comment	1	Concern about the condition of sites previously occupied by the travelling community and the consequential costs to the Council.	Comment noted
W005 Ashbrook Stables, Colden Common	1	Would ruin the village. Services already at breaking point.	Comment noted – this site was assessed as part of LPP2 preparation and it was concluded that it is not available.
W008 Travellers Rest, Appledown Lane, Bishops Sutton	18	<p>Numerous comments received covering the following points:-</p> <ul style="list-style-type: none"> <li>• Site only suitable for one or two mobile homes.</li> <li>• Approval given for 1 family only.</li> <li>• Contrary to Policy CP5.</li> <li>• Site not well related to existing communities.</li> <li>• Will create disruption and an eyesore; resentment from local community caused by travellers' lack of respect for people and property; theft and vandalism concerns</li> <li>• Site too close to proposed new junction and commercial area (Policy NA3 Sun Lane allocation)</li> <li>• Site too close to local houses</li> <li>• High level of noise from the A31.</li> <li>• Contrary to Government guidelines 'Designing Gypsy and Traveller sites'.</li> <li>• site floods.</li> <li>• How will dirty water, sewage etc be managed; cause potential pollution to River Arle; lies within</li> </ul>	<p>Detailed comments noted – this site is currently recorded as a vacant traveller site originally receiving planning permission on appeal. The planning permission was amended in 2008 to allow occupation by any family falling within the definition gypsy status as set out within Circular 01/2006 and by no other people.</p> <p>Since then the site has been vacated and the definition of travellers redefined in Planning Policy for Traveller Sites August 2015.</p> <p>Given the history of this site, it will be necessary to undertake further site assessments to determine whether it should be retained through the traveller DPD for such purposes.</p>

		<p>drinking water safeguard zone</p> <ul style="list-style-type: none"> <li>• Too many allocations in local community ; concentration of allocations will overwhelm community; Disproportionate distribution</li> <li>• Rural area with little police presence.</li> <li>• Site cannot be adequately screened or landscaped to blend the site into its surroundings.</li> <li>• Query how travellers &amp; Gypsies with horse-drawn caravans supposed to access local amenities?</li> <li>• A quiet market town like Alresford is not a place to even consider a G&amp;T site.</li> <li>• Site has been vacant for some time and is also unpopular with both traveller and settled community</li> </ul>	
W012 Big Muddy Farm, Alma Lane, Upham	1	This site has been submitted under the 'call for sites' for inclusion in the DPD on the basis that it is an existing site in use by travellers.	This site is recommended for safeguarding within the PBA study, as permanent planning permission was allowed on appeal in 2013 for the use of the site as a single family gypsy site comprising no more than 1 pitch for no more than 4 caravans for those named in the permission. Like other sites it will be necessary to undertake further technical assessments to determine whether this site is suitable for inclusion within the DPD
W017 Ourlands, Land lying east of Mayles Lane, Knowle	1	This site has been submitted under the 'call for sites' for inclusion in the DPD on the basis that the site benefits from a temporary planning permission, allowed on appeal	This site is listed within the PBA study, temporary permission was allowed on appeal in 2013 for 3 years for 3 pitches comprising no

		and is also the subject of a current application to make it a permanent permission.	more than 3 mobile homes and 3 touring caravans. As part of preparation of the DPD it will be necessary to assess this site in light of the temporary permission and determine whether it warrants a permanent permission.
W020 Carousel Park, north of Winchester	2	Planning conditions not adhered to. Site occupied by people other than 'travelling show people'. Problems include petty crime and anti social behaviour.	<p>Comments noted, this site is subject to a current enforcement notice and planning inquiry.</p> <p>Given the need to meet the requirement for 24 travelling showpersons pitches in the plan period it will be necessary to assess the capacity of the site as part of preparation of the DPD.</p>
W034 Sun Lane, New Alresford	1	Support of the emerging DPD in respect of the exclusion of site W034 from further consideration.	This site is allocated in LPP2 for a mixed use development under policy NA3, it is therefore no longer available for consideration as a traveller site as part of this DPD.
W038 Chipping Depot, Northington	29	<p>Numerous comments received covering the following points:-</p> <ul style="list-style-type: none"> <li>• Site in open countryside, close to ancient woodlands and outside development boundary; landscape impact; Environmentally sensitive area.</li> <li>• Site is remote from any services/amenities.</li> <li>• Boundary of the site is an important habitat and lies within Stratton Woods Landscape Area; TPO's on site</li> <li>• Development would cause light pollution – impact on dark skies</li> <li>• Narrow road and poor sight lines and visibility splays at</li> </ul>	<p>Detailed comments noted, the issue of an oil pipeline lying under the site has been raised by the agents acting on behalf of the CHL Pipeline System.</p> <p>This site was assessed as part of a wider assessment of public land holdings through the PBA study, which concluded that it had potential as a travellers site by reference to it being a public owned site.</p> <p>If the Council wished to</p>

		<p>the sites access.</p> <ul style="list-style-type: none"> <li>• Site is contaminated.</li> <li>• Archaeological and impacts on extensive natural activity.</li> <li>• National strategic pipeline for aviation spirit runs under this site.</li> <li>• Site is in current use and is not available for alternative uses</li> <li>• Lack of mains drainage; no mains water or electricity on site</li> </ul>	<p>promote this site it would be necessary to confirm availability and undertake further technical assessments of the site in terms of access, landscape impact etc. The presence of the oil pipeline and its necessary easements mean that a significant proportion of the site is unlikely to be available.</p>
W046 Northside Lane, Bishops Sutton	29	<p>Numerous comments received covering the following points:-</p> <ul style="list-style-type: none"> <li>• Will adversely affect people using the Watercress line steam railway.</li> <li>• Site not vacant or undeveloped.</li> <li>• Part of the site lies in Flood Zone 3; and drinking water safeguard zone; site has no mains drainage or sewage; pollution risk to The Arle</li> <li>• Road safety concerns.</li> <li>• Site lies within the countryside, outside the settlement boundary; lack of facilities and amenities</li> <li>• Proximity to SDNP</li> </ul>	<p>Many of the comments made about Appledown Lane also apply to Northside Lane and vice versa as respondents have written their responses but not clearly stated which site they are referring to.</p> <p>Again this site was assessed as part of a wider assessment of public land holdings through the PBA study, which concluded that it had potential as a travellers site by reference to it being a public owned site.</p> <p>If the Council wished to promote this site it would be necessary to confirm availability and undertake further technical assessments of the site in terms of access, landscape impact etc</p>
W085 Land adjacent to Gravel Hill, Swanmore	1	<p>This site has been submitted under the 'call for sites' for inclusion in the DPD on the basis that the site is currently used by travellers</p>	<p>This site was granted a further temporary consent at planning committee on 12 January 2017. It will therefore be necessary to undertake further technical assessments to determine whether this</p>

			site is suitable for inclusion within the DPD.
W087 Durley Street, Durley	1	This site has been submitted under the 'call for sites'.	<p>This site is subject to a current planning application for 4 pitches (1 mobile home, 1 touring caravan on each) plus day rooms, open space parking and access.</p> <p>This proposal will need to be assessed against Policy CP5 and Policy DM4. Like other sites it will be necessary to undertake further technical assessments to determine whether this site is suitable for inclusion within the DPD</p>
Not site specific just general Bishop's Sutton	4	<p>Various comments received :-</p> <ul style="list-style-type: none"> <li>• Unreasonable concentration of sites in Bishops Sutton area.</li> <li>• Environmental concerns – drinking water pollution, drinking water safeguard zone proximity to aquifer, adjacent to a flood plain, lack of mains sewage.</li> <li>• Rural community with limited policing, lack of local infrastructure and amenities</li> </ul>	Comments noted see above responses.

REPORT TITLE: TRAVELLER DEVELOPMENT PLAN DOCUMENT – APPROVAL  
OF DRAFT FOR CONSULTATION

30 JUNE 2017

5 JULY 2017

REPORT OF PORTFOLIO HOLDER: Cllr Caroline Brook, Portfolio Holder for Built  
Environment

Contact Officer: Jenny Nell Tel No: 01962 848278 Email [jnell@winchester.gov.uk](mailto:jnell@winchester.gov.uk)

WARD(S): ALL

PURPOSE

This report seeks authorisation to publish the draft Traveller Development Plan Document (Traveller DPD) for consultation under Regulation 18 of the Town and Country Planning (England)(Local Plan) Regulations 2012.

Following the update report to Members in February 2017, (CAB2904(LP) refers), the Council has clarified the availability and suitability of a number of sites assessed, as part of an initial site assessment undertaken last year.

With the adoption of Local Plan Part 2 on 5 April 2017, the Council's requirement for gypsy and traveller and travelling showpersons' provision to 2031 is now established under Policy DM4.

An initial 'options' consultation was undertaken during March – May, the results of which have informed the proposed strategy to meet the requirements of Policy DM4. Appended to this report is a summary of the options consultation responses together with the draft Traveller DPD and Sustainability Appraisal. The proposed arrangements for the consultation on the draft Traveller DPD are set out in the report. It will be necessary to report back with the responses to a future meeting of this Committee, before proceeding to the next stage in the plan making process.

That the Committee recommend to Cabinet :

1. That consultation on the draft Traveller Development Plan Document as set out at Appendix C be approved.
2. That authority be delegated to the Head of Strategic Planning, in consultation with the Portfolio Holder for Built Environment, to undertake minor updating and drafting amendments as required to the draft Traveller DPD, prior to publication for consultation and to agree the final consultation arrangements.
3. That the requirement for additional resources to ensure the effective implementation of the proposed DPD be noted and detailed proposals brought forward for consideration to a future meeting.
4. That it be noted that no land and buildings currently owned by Winchester City Council are available for further consideration for traveller site purposes, as all are required for operational purposes.
5. That the Assistant Director (Estates and Regeneration) be instructed to advise further on the option of acquiring land for the purpose of providing a site for traveller occupation within the District.

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

- 1.1 This development plan document (DPD) will complete the suite of plans under the Winchester Development Framework. It will contribute to achieving the Council Strategy outcomes which focus on providing specialist housing. It is necessary for this DPD to have regard to the Council Strategy, which is a legal requirement in the plan making process.

### 2 FINANCIAL IMPLICATIONS

- 2.1 The resources for the preparation of this DPD have been approved as part of the budget process. Studies commissioned in 2016 were undertaken as part of a joint project with neighbouring authorities: the total cost of these studies was approximately £20,000 and has been met from existing budgets.
- 2.2 More recently, specific consultancy advice has been sought to advise on the content of the draft DPD, which has included the appointment of Hampshire County Council Gypsy Liaison Officer and a specialist consultancy, ORS. Fees are expected to be approximately £10,000 and can be covered by the existing budget for this DPD.
- 2.3 Consultants Enfusion have been appointed (PHD 730 refers) to undertake the Sustainability Appraisal/Strategic Environmental Assessment, at a cost of £10,000. The SA/SEA has informed the draft Traveller DPD and it is one of the documents to be published as part of the consultation process. It is set out at Appendix B to this report.
- 2.4 Proposed consultation arrangements as set out at paras 10.35 – 10.36 will be covered by the existing budget for this DPD.
- 2.5 The DPD process includes a public examination, which will require the appointment of a programme officer, hire of venue and payment of the planning inspector's fees. Estimates of £50,000 for this have been included in existing budgets and timing of this is anticipated to be during the 2018/19 financial year.
- 2.6 The ability of the Council to ensure the delivery of its proposed strategy is one of the key tests against which the DPD will be examined in due course. An important aspect of the proposed strategy is to ensure that allocated sites are used for the correct type and number of users. To achieve this, it is likely that additional resources specifically assigned to this task will be required. These are not required now, but evidence of the Council's willingness to make this commitment would be helpful as the process advances. Detailed proposals can be brought forward to a future meeting.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 Preparation of a DPD is required to comply with various processes and procedures set out in the Town and Country Planning (England)(Local Plan) Regulations 2012 and NPPF, and Part 2 of the Planning and Compulsory Purchase Act 2004, together with environmental regulations. Failure to comply with the various elements of legislative procedure could result in the DPD being found 'unsound' in due course.
- 3.2 In addition to regulations establishing plan making procedures, the Government published in August 2015 specific planning advice in relation to travellers – "Planning Policy for Traveller Sites", which sets out matters to be taken into account in policy making and planning decisions.

### 4 WORKFORCE IMPLICATIONS

- 4.1 The Strategic Planning team is leading the preparation of this DPD, taking advice from other specialists within the Council as required. An informal officer working group has been established incorporating officers from Housing, Environmental Health, Health and Wellbeing and Development Management. This group has shared experiences of communicating with the traveller community which have been utilised in the recent 'options' consultation and will be carried forward with the consultation on the draft DPD.
- 4.2 Other officers have provided advice as necessary with regard to the content and details included in the draft DPD.
- 4.3 Publication of this DPD is likely to result in planning applications being submitted to the Council. These, together with any necessary enforcement processes, will be dealt with by the Development Management Team.

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 Preparation of this DPD has required an assessment of all available land, including that owned by the City Council. The Assistant Director (Estates and Regeneration) has confirmed that the Council does not currently control any land or premises that is suitable or available for traveller sites. The acquisition of land for this purpose and subsequent management of a site is possible and could be considered as an option if the need arose. There are considerable complexities and costs around such an approach and in the first instance it is suggested that the Assistant Director (Estates and Regeneration) be asked to advise on the issues and implications which would arise from pursuing this option as well as the likely availability of suitable land.

### 6 CONSULTATION AND COMMUNICATION

- 6.1 Following publication of the commencement notice in October 2016, to which some 90 responses were received and considered by this Committee in February 2017, (CAB2904(LP) refers), the Council undertook an 'options' consultation to determine a way forward. Given the limited number of choices

of sites available to plan for the identified requirements in Policy DM4, which sets out the need for 15 gypsy and traveller pitches and 24 showpersons' plots in the period 2016 – 2031 (for households meeting the Government's definition of 'travellers'), the consultation focussed on realistic options and sought views as to the matters to be taken into account when considering potential sites.

- 6.2 The 'options' consultation was published on 21 March and closed on 8 May 2017. This was widely publicised through the LDF e-newsletter, Parish Connect, communication with all statutory and general consultees listed on the local plan database, plus those that had previously responded to the commencement notice. A flyer was produced and sent to all Parish Councils with a request to place this on public notice boards to promote the options consultation. Social media was utilised with regular updates on Facebook and Twitter and travellers and travelling organisations were directly targeted.
- 6.3 A summary of the responses and analysis of the comments received to this consultation is appended to this report (Appendix A) and considered further below.
- 6.4 Proposed publication under Regulation 18 (draft DPD stage) also requires consultation with all statutory and general consultees, plus all others on the local plan database for a specified 6 week period. Given the commencement of the summer holidays, it is proposed that consultation will be extended to cover an 8 week period from 10 July to 4 September 2017.

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 This DPD is required to comply with government policy including the 2015 DCLG publication "Planning Policy for Traveller Sites" (PPTS) and NPPF which set out the requirements for sustainable development. The SA/SEA published alongside the draft DPD includes specific environmental assessment of all the sites and draft policies.

## 8 EQUALITY IMPACT ASSESSMENT

- 8.1 All development plan documents are assessed in accordance with the Council's Equality Policy. The draft Traveller DPD will be subject to an Equalities Impact Assessment and modified as necessary to reflect any recommendations arising.
- 8.2 On a broader note, the Government's revised definition of travellers (incorporated in the Planning Policy for Traveller Sites 2015 and used during the accommodation assessment process undertaken by ORS) has recently been challenged nationally by a member of the travelling community. This matter is currently being considered by the High Court and the timescale is unknown as to when a decision can be anticipated. The definition remains as set out in the 2015 Policy, unless the High Court challenge is successful. Whilst this generates an element of risk to the Council, it is considered necessary to proceed with publication of a draft DPD, to set out the Council's approach to meeting the accommodation needs identified.

9 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property</i> Uncertainty over the use of WCC land holdings.	Assessment of WCC land-holdings' potential to provide traveller sites.	No existing WCC land/premises was found to be suitable or available for traveller use.  Instruct the Council's Assistant Director (Estates and Regeneration) to explore the potential to purchase land for such purposes.
<i>Community Support</i> Elements of the draft DPD are potentially controversial	Allow sufficient time for meaningful consultation – the proposed consultation on the draft DPD has been extended by 2 weeks in recognition of the pending summer holidays. DPD's are required to comply with several stages of publication and an independent examination.	Communication to date has used existing techniques. The recent options consultation extensively utilised social media.
<i>Timescales</i> Timescales established in approved LDS (October 2016) not met	There has been some slippage on the published timescales due to the options consultation and resources within the strategic planning team. The LDS refers to publication under Reg 19 during November 2017.	Publication of the draft DPD will focus on the draft policies; this will hopefully channel responses to the content of the draft DPD, rather than wider commentary, enabling any slippage to be minimised.
<i>Project capacity</i> Medium risk	Ensure sufficient resources are available to comply with all necessary requirements and the DPD can be found 'sound' in due course.	Utilise skills and expertise from staff within the Council and external consultants as necessary.
<i>Financial / VfM</i> Limited risk	Funding for the preparation of this DPD is already in the budget	Commissioning of research with neighbouring authorities.
<i>Legal</i> DPD not found 'sound' at examination	Ensure all processes are followed and duly documented.	To retain an awareness of external matters.

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
Pending High Court challenge to the definition of 'travellers'.	The challenge to the definition of 'travellers' is an external matter beyond the Council's control. The ORS report sets out the need requirement for the District in compliance with the definition. If this changes in the future, it will be necessary to update the ORS report and potentially the strategy proposed in the draft DPD. The timings of the hearing of the challenge are unknown, but publishing the draft DPD allows for the strategy proposed by the Council to be considered.	
<i>Innovation</i>	n/a	
<i>Reputation</i>	See community support above	

## 10 SUPPORTING INFORMATION:

### Background and progress to date

- 10.1 Both Part 1 and Part 2 of the adopted Local Plan include policies in relation to the provision of sites for gypsies and travellers in the Winchester District. Local Plan Part 1 includes a criteria-based Policy CP5 which establishes parameters for the consideration of sites. Local Plan Part 2 Policy DM4 establishes the gypsy and traveller accommodation need for the plan period 2016 – 2031, identified as 'about 15 gypsy/traveller pitches and 24 travelling showpersons' plots' for those meeting the current Government definition of 'travellers' (in the PPTS).
- 10.2 This Traveller DPD therefore focusses on setting out a strategy, to deliver Policy DM4, including policies allocating sites for traveller purposes.
- 10.3 Two key evidence studies were completed in 2016, and reported to the February meeting of this committee (CAB2904(LP) refers) – the Site Assessment Study (Peter Brett Associates, PBA) and the Gypsy and Traveller Accommodation Needs Assessment (ORS). These studies can be viewed on the Council's website.

- 10.4 Since publication of the PBA Site Assessment Study, which included land owned by Hampshire County Council, the County Council has confirmed none of its sites are available as these are required to be retained for operational or policy purposes. Neither this report nor the draft DPD therefore refers to these sites and the various comments submitted on them – namely Northington Chipping depot (W038) or land at Chilcomb Lane.
- 10.5 Following the various ‘calls for sites’ which the Council is required to make, no sites which are not already known to the Council have been identified which would assist in meeting the identified needs set out in Policy DM4.

#### Results of ‘Options’ Consultation

- 10.6 During March – May 2017, the Council held a broad ‘options’ consultation. Its purpose was to seek views as to how to deal with the needs requirements. Whilst avoiding reference to specific sites, it sought views based on a pragmatic and flexible approach to identify sites for inclusion in the draft DPD. Para 6.2 above summarises the consultation methods used and the details of this will be included in a Consultation Statement that will be published with the draft DPD in due course.
- 10.7 124 responses were received, with approximately 7% being from the travelling community or their representatives. Appendix A sets out a summary of the responses including analysis of the comments, together with collated lists of additional comments received.
- 10.8 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.
- 10.9 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.
- 10.10 The ‘options’ consultation does not provide a decisive answer as to the preferred method of providing for the requirement, but 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 A. No detailed response is set out, as the consultation did not seek to explore site-specific matters.

### Site Assessments

- 10.11 All existing traveller sites were evaluated by the Peter Brett Associates Site Assessment Study published in July 2016. The Council has also sought advice from its own officers in relation to historic environment, highways and landscape matters, with a focus on local knowledge and experience. This has identified any necessary mitigation of the impact of the sites proposed in the DPD that will be required.
- 10.12 All sites have also been screened through the Sustainability Appraisal / Strategic Environmental Assessment process. This follows existing sustainability procedures and applies Sustainability Appraisal objectives consistently. The purpose of the Sustainability Appraisal is not to rule sites in or out, but to systematically apply a set of strategic objectives, the results of which then identify matters for mitigation if possible/necessary through planning policy. This is to ensure that the DPD delivers sustainable development insofar as is relevant to the nature of the DPD. The Sustainability Appraisal is set out at Appendix B.

### Requirement for traveller sites

- 10.13 The Gypsy and Traveller Accommodation Assessment (GTAA) by consultants ORS, published in October 2016, identified accommodation needs for 19 gypsies and travellers meeting the revised definition and 27 travelling showpeople up to 2036. This figure was adjusted to coincide with Winchester's Local Plan period of 2031 to equate to 15 and 24 respectively. The ORS fieldwork interviewed as many travellers as could be reached across the District to determine the current and future need for accommodation. The survey work also covered that part of the District in the South Downs National Park as it coincided with the Housing Authority area rather than the Local Planning Authority. However, as with other City Council planning policy, the Winchester Traveller DPD does not cover the part of the District within the National Park. The National Park has been forwarded the data that refers to their traveller requirements.
- 10.14 Of the existing travellers and travelling showpersons' sites across the District, the GTAA identifies on each site those households that comply with the revised definition as set out in the PPTS, those that are not travelling and those that fall within 'unknown' (being where households had refused to complete the interview or not present at the time of the fieldwork).
- 10.15 For those categorised as 'unknown', ORS advise making a 10% allowance and adding this number to the 'meet planning definition' category with the remainder (90%) being added to the 'not meeting planning definition' category. Those persons will be considered as part of the wider housing market assessments through the local plan review.
- 10.16 This DPD focuses on the accommodation needs of those that fall within the traveller definition set out in the PPTS (2015). It is acknowledged that on some sites there are non-travellers as part of the family unit and that these

may have typically stopped travelling due to health or old age or having caring responsibilities.

#### Proposed Draft Traveller DPD

- 10.17 Given the evidence base, there are limited options available to the Council to prepare a sound DPD which will meet the requirements of Policy DM4 and the Council's statutory obligations. Sites occupied by travellers are distributed across the District, of which some are well established, some have a temporary planning permission and others are unauthorised or more complex with various land owners/occupants. Only one new site has been submitted for consideration in parallel with a planning application for four pitches and associated day rooms.
- 10.18 Government guidance requires local authorities to have a five year supply of available traveller sites and to identify a supply of specific deliverable sites for years 6-10 - failure to do so weakens the Council's position when presented with speculative planning applications for consideration. Since publication of the needs assessment in late 2016 and Policy DM4, some sites have been allowed on appeal and the Council has granted planning permission for others. Along with the sites that are currently unauthorised or have temporary consent (which the draft DPD proposes to authorise/allocate), the current five year supply position will be as follows:-

Calculation	G&T pitches	TSP plots
a. 5-Year Requirement (ORS Assessment 2016 – 2021)	9	18
b. Supply (vacant sites, sites with planning permission since 1/9/16, DPD sites*)	19	6
c. Annual Requirement (5-year requirement divided by 5)	1.8	3.6
d. Years Supply (b divided by c)	10.6	1.7
e. + 5% or 20% Buffer	10.1/8.8	1.6/1.4

\*DPD sites - not all sites proposed through this DPD are included in this figure which represents the first five years of the plan period only.

#### Proposed Strategy for Traveller Accommodation

- 10.18 The results of the options consultation, together with data from other sources, leads to the conclusion that the supply of sites is likely to be confined to those that are in existence, with only one additional site being submitted through the

call for sites. Identification and allocation of new sites received less support through the options consultation.

- 10.19 The additional site submitted for consideration was land adjacent to Berkeley Farm, Durley Street. This site has been subject to a recent planning application for four pitches plus day rooms. During the process of preparing this DPD, it has been concluded that the Council can now demonstrate a five year supply of suitable and available sites and therefore there is not a need to release further land for development for gypsy and traveller use. Consequently, the planning application has subsequently been refused.
- 10.20 Consultation responses showed some support for a policy of retaining those sites that are permanent and have an authorised planning status. While LPP1 policy CP5 provides general protection for existing authorised sites, the Site Assessment Study (PBA) recommends specifically listing the sites to be safeguarded.
- 10.21 The consultation also supported the retention of vacant sites so that these are available in the future. Only one currently vacant site is known to the Council, namely Travellers Rest, Appledown Lane on the edge of Alresford/Bishops Sutton. A number of comments were received objecting to this site, raising matters such as highways, disturbance and impact on the proposed new development in the vicinity. This site was identified in the Site Assessment Study (PBA) for retention and indeed expansion to two pitches, with the eastern parcel of the site being kept open. Despite the sensitivities of the site, it is suitable for retention for traveller use as it has highway access and is well screened, but that it is not considered suitable for further intensification.
- 10.22 Other sites with temporary planning permission, granted due to the need for traveller sites pending the preparation of this DPD, have been assessed in terms of landscape and highway matters. Some lie within designated settlement gaps and in a recent appeal decision (Barn Farm, The Lakes, Swanmore) the inspector concluded that the site was situated in an area of mix of uses, rather than open countryside, so that whilst it was acknowledged there was a landscape impact this was considered minimal, given the proximity of other uses. The PBA Site Assessment Study recognised that some of the existing sites are more sensitive than others in terms of potential landscape / gap impact.
- 10.23 LPP1 Policy CP18 (settlement gaps) provides that '*only development that does not physically or visually diminish the gap will be allowed*'. Those sites with a temporary consent that lie within settlement gaps are typically situated adjacent to existing uses, rather than in more exposed locations, so whilst in principle these are contrary to Policy CP18, this needs to be considered in light of the lack of alternative provision. The supply of sites is typically restricted to those that are owned and currently occupied by traveller families and indeed those sites with a temporary permission are identified in the ORS study as being in accommodation need, given the uncertain planning status of the site. Therefore, additional alternative sites would need to be identified to replace any existing temporary sites, if these are not allocated or made

permanent, through the DPD. Given the requirements of the PPTS and Policy CP5, these sites have been found to satisfy a number of the considerations in terms of proximity to existing communities and accessibility to local services; being defined by physical features and having vehicular access.

- 10.22 Allocating these sites for permanent occupation by gypsies/travellers or travelling showpersons who are still travelling and satisfy the PPTS definition, would make a substantial contribution to meeting the requirements of Policy DM4. Therefore, Policy TR 2 of the draft DPD lists those sites where this will be applied, together with any site-specific requirements to mitigate matters raised through the various site assessments. On some of the sites, some occupants do not fall within the current definition of travellers, albeit they are part of the family unit. The policy does not propose to differentiate these as the intention is to ensure that the whole site is provided for traveller occupation long term. It will be necessary to condition any subsequent planning permissions to specific occupants if necessary. Furthermore, this approach supports the advice in the ORS report to make a 10% allowance for those categorised as 'unknown'.
- 10.24 Some of the households occupying permanent sites have an identified future need for more pitches/plots as set out in the ORS report, due to the changing nature of the household composition on the site. The draft DPD will therefore include a policy against which proposals in the future for additional pitches/plots within the existing boundary of sites can be considered.
- 10.25 Within the District, there are three existing sites where the planning status is complex. The first at Carousel Park is subject to an ongoing enforcement appeal. This site has consent for 9 travelling showpersons' plots, and accordingly this site is listed under the proposed safeguarding policy (Policy TR1) and has a specific policy to retain it in travelling showpersons' use (Policy TR3), as it makes an important contribution to the meeting the identified needs of travelling showpeople in Policy DM4.
- 10.26 Another travelling showpersons site is situated at The Nurseries, Shedfield. Some plots now have permanent consent, whereas others are unauthorised following the expiry of a temporary consent a few years ago. The Site Assessment Study (PBA) suggests these sites are suitable for permanent planning permission subject to ecology, archaeology and landscape mitigation. The draft Policy TR 4 therefore sets out the requirement for this site as a whole, to ensure that it is laid out in an effective manner and that any mitigation requirements are met. This approach will contribute 3 authorised travelling showpersons' plots to the total requirement of 24.
- 10.27 There is a group of sites to the south of the District at North Boarhunt, known as The Piggeries, the Old Piggery, and the Withy Bed. A number of comments were received in relation to this site in response to the options consultation, referring to size of site, condition of the site, etc. The existing planning situation is complex, with some components of the site benefitting from planning permission / temporary consent and others not. The Council has recently received a planning application for part of the site, which seeks the

regularisation of a large part of the site for 26 residential caravans for gypsies and travellers, 6 transit pitches and associated access, foul water disposal and landscaping. There is also a brick building on the site as the result of a barn conversion, which the application proposes is to be used for site manager's accommodation.

- 10.28 Part of this site was originally established for travelling showpersons (8 plots) and this is identified in the PBA Study to be safeguarded, although it is recognised that this particular part of the site is not capable of intensification or expansion. Other parts of the wider site are in use by gypsies and travellers and non-travellers. Taking the findings of both the PBA study and ORS report, there are 4 pitches on land referred to as The Piggeries and 3 pitches on land referred to as the Old Piggeries and 2 on land referred to as the Withy Bed, although only a small proportion fall within the revised definition of 'travellers'. There are, however, significantly more caravans on the site at present. The draft DPD therefore includes a proposed policy which sets out the numbers of pitches or plots to be retained or regularised, whilst requiring necessary landscaping, access improvements, play space provision and foul and surface water drainage etc. However, given the lack of travelling showpersons' plots in the District, the emphasis will be on the provision of this type of plot rather than gypsy pitches.
- 10.29 The proposed strategy expressed above and in the draft DPD will contribute to meeting the requirements of Policy DM4. The summary table below illustrates that the gypsy and traveller need of 15 pitches will be delivered through the DPD. However, there would still be a shortfall of 3 travelling showpersons' plots.

	G&T pitches	TSP plots
a. Requirement Policy DM4 (2016 – 2031)	15	24
b. Sites with planning permission (since 1/9/16)	6	3
c. Vacant sites to be retained	1	0
d. Temporary sites to be regularised	12	0
e. DPD site allocations	Approx 3	Approx 18
Total supply (b+c+d+e)	22	21
Surplus/shortfall	+7	-3

- 10.30 The table above suggests there is a small 'surplus' of gypsy and traveller pitches. Although there is no need to allocate new sites to meet the number of pitches needed, the assessment of temporary sites has not identified sufficient differences between them to justify authorising some but not others. In practice, this provides some flexibility to provide for those assessed as

falling in the 'unknown' or 'non-travelling' categories, should any be able to show they meet the definition of travellers in due course, and for the possible outcome of enforcement action.

- 10.31 However, it has not been possible to identify sufficient existing or potential sites for travelling showpersons to meet the identified need. No other sites have been promoted for travelling showperson use which could be allocated, although it may be that some could emerge during consultation on the draft DPD.
- 10.32 Therefore, the draft DPD includes 3 site specific allocations which are aimed at retaining and providing travelling showperson's plots: The Nurseries, Carousel Park, and North Boarhunt. Authorising the unauthorised sites at The Nurseries will provide 4 additional authorised plots. At Carousel Park there is a consent for 9 travelling showpersons plots but the Council believes several are not being used for this purpose, although the number of plots that may be gained is difficult to determine given the impending enforcement action (an estimated gain of 3 TSP plots is assumed). At North Boarhunt there are a mix of uses and a comprehensive policy is proposed to regularise the situation, allowing some gypsy and traveller plots but with the emphasis on increasing the supply of travelling showpersons accommodation. Again it is difficult to give a firm capacity estimate, but a gain of 12 showpersons' plots is estimated.
- 10.33 If all of the above provision for travelling showpersons accommodation can be achieved, at the capacities estimated, there would still be a shortfall remaining. Therefore, the draft DPD includes a policy considering additional plots on existing sites subject to the requirements of draft Policy TR6. The PPTS requirement to make adequate supply in the first 5 years, plus provision for years 6-11 and 'where possible' years 11-15. Given the lack of potential sites promoted, it is not considered that the draft DPD could do any more to provide sufficient showpersons accommodation at this stage.
- 10.34 The Council has also sought to resolve this matter through the 'duty to co-operate' with neighbouring local authorities. Winchester appears to be the first authority to plan for the requirement set out in the ORS needs assessment. Officers have held informal duty to cooperate meetings. However, no new opportunities to accommodate the unmet need in the Winchester District have been identified. It will therefore be necessary, through the consultation on the draft DPD, to formally request this of neighbouring authorities and to also request of all other public bodies if they have any land that could be considered for such purposes. Officers have specifically requested the City Council Estates team to consider if there is any Council-owned land or premises that may be available for such purposes and have been advised that this is not the case. Similarly, Hampshire County Council land was assessed through the PBA study and the County have subsequently advised that their land and premises are to be retained for policy or operational requirements.

### Next steps

- 10.35 It is the intention that the draft DPD is published for consultation on 10 July 2017 for 8 weeks to cover the summer holidays (2 weeks longer than the statutory requirement), closing on 4 September 2017. The draft DPD, together with the evidence studies, sustainability appraisal and consultation statement, will be available on the Council's website together with an on-line questionnaire. Social media will be extensively used to promote the draft DPD, given the success which such use achieved in the engagement with the travelling community through the options consultation,.
- 10.36 Following the close of the proposed consultation period, officers will assess the responses. A report will then be presented to the Committee summarising the representations and proposing amendments to the draft DPD in light of comments received and any additional evidence. A further period of consultation will then be arranged under Regulation 19. The approved Local Development Scheme indicates that this is scheduled for November 2017; there may be some potential slippage with this, but this will depend on the volume and nature of representations.

## 11 OTHER OPTIONS CONSIDERED AND REJECTED

- 11.1 Publication of this draft DPD for consultation will put the Council in a stronger position to consider any current planning applications for traveller use, as it demonstrates a deliverable strategy and provides some certainty to both the traveller and settled communities. A delay in publication would generate greater uncertainty and possibly result in more planning appeals, where the decision is out of the Council's control.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

CAB2904(LP) Gypsy, Traveller and Travelling Showpeople site Allocations Development Plan Document Update. 27 February 2017

CAB2837(LP) Gypsy and Traveller Needs/Site Allocations Development Plan Document. 5 October 2016

#### Other Background Documents:-

None

**APPENDICES:**

Appendix A : Summary of Representations to Initial 'Options' Consultation.

Appendix B : Sustainability Appraisal/Strategic Environmental Assessment (Paper copies available for Cabinet Committee Members only. Copies also available online via the following link: <http://www.winchester.gov.uk/meetings/details/1752> )

Appendix C : Draft Traveller Development Plan Document for Consultation

REPORT TITLE: WINCHESTER DISTRICT TRAVELLER DEVELOPMENT PLAN  
DOCUMENT – APPROVAL OF PLAN FOR PUBLICATION AND SUBMISSION FOR  
EXAMINATION

CABINET (LOCAL PLAN) COMMITTEE - 4 DECEMBER 2017

CABINET - 6 DECEMBER 2017

REPORT OF PORTFOLIO HOLDER: Councillor Caroline Brook, Portfolio Holder for  
Built Environment

Contact Officer: Jenny Nell Tel No: 01962 848278 Email [jnell@winchester.gov.uk](mailto:jnell@winchester.gov.uk)

WARD(S): ALL

PURPOSE

The Draft Traveller Development Plan Document (DPD) was published for consultation during July – September 2017. This follows key evidence studies undertaken in 2016 and the adoption of Local Plan Part 2 in April 2017. Local Plan Part 2 Policy DM4 sets out the requirement for 15 gypsy/traveller pitches and 24 travelling showpersons plots within the Winchester District (excluding South Downs National Park) during the period 2016 – 2031.

This report summarises the responses received to the consultation under Regulation 18 of the Town and Country Planning (England)(Local Plan) Regulations 2012 and proposes any necessary changes to the draft DPD, prior to its publication and further consultation under Regulation 19, and then submission for examination in 2018.

RECOMMENDATIONS:

THAT IT BE RECOMMENDED TO CABINET:

1. That the responses to the representations, as set out in Appendix A, be noted and taken into account in considering the amendments proposed to the Traveller DPD.

2. That subject to any changes made at the meeting, the content of the Pre-Submission DPD, as recommended in Appendix D of this report, be approved for submission to full Council.
3. . That authority be delegated to the Head of Strategic Planning, in consultation with the Portfolio Holder for Built Environment, to make any minor amendments to the DPD and accompanying documents prior to presentation to the Council and publication, in order to correct errors and format text without altering the meaning of the Plan.

**AND THAT IT BE RECOMMENDED TO COUNCIL:**

4. That the Winchester District Gypsy, Traveller and Travelling Showpeople Development Plan Document (Traveller DPD) be approved for Publication (Pre-Submission) and subsequent Submission to the Secretary of State, together with supporting documents including the Sustainability Appraisal and the Habitats Regulations Assessment, in accordance with the relevant statutory and regulatory requirements.
5. That the Head of Strategic Planning, in consultation with the Portfolio Holder for Built Environment, be authorised to submit the Winchester District Gypsy, Traveller and Travelling Showpeople Development Plan Document and accompanying documents to the Secretary of State following the publication period, in accordance with the relevant statutory and regulatory requirements.
6. That the Head of Strategic Planning, in consultation with the Portfolio Holder for Built Environment, be authorised to make editorial amendments to the Winchester District Gypsy, Traveller and Travelling Showpeople Development Plan Document and accompanying documents prior to submission to the Secretary of State, to correct errors and format text without altering the meaning of the DPD.
7. That the Head of Strategic Planning, in consultation with the Portfolio Holder for Built Environment /Leader, be authorised to make changes to the Winchester District Gypsy, Traveller and Travelling Showpeople Development Plan Document before, during and after the public examination process, in order to respond to matters raised through the consultation and examination process.
8. That the Head of Strategic Planning be authorised to appoint a Programme Officer and undertake other work as necessary to prepare for and undertake the public examination (including agreeing to meet the Planning Inspectorate's fees), provided this is within the allocated Local Plan budget/Reserve.

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

- 1.1 This development plan document (DPD) will complete the suite of plans under the existing Winchester Development Framework. It will contribute to achieving the Council Strategy Housing outcome which aims to ensure residents of the district have access to quality housing options which are affordable. It is necessary for this DPD to have regard to the Council Strategy, which is a legal requirement in the plan making process.

### 2 FINANCIAL IMPLICATIONS

- 2.1 The resources for the preparation of this DPD have been approved as part of the budget process. Studies commissioned in 2016 were undertaken as part of a joint project with neighbouring authorities, the total cost of these studies was approximately £20,000 and has been met from existing budgets.
- 2.2 More recently specific consultancy advice has been sought to advise on the content of the draft DPD, this has included the appointment of the Hampshire County Council Gypsy Liaison Officer whose fees are able to be covered by the existing budget for this DPD. Consultants Enfusion were also appointed (PHD 730) to undertake the Sustainability Appraisal/Strategic Environmental Assessment, at a cost of £10,000. It will be necessary for the SA/SEA to be updated to reflect any comments received to the publication of the draft SA/SEA as part of the Regulation 18 consultation
- 2.3 Proposed publication arrangements as set out at paras 10.58 – 10.65 will be covered by the existing budget for this DPD.
- 2.4 The DPD process includes a public examination, which will require the appointment of a programme officer, hire of venue and payment of the planning inspector's fees. Provision of £50,000 for this have been included in existing budgets and timing of this is anticipated to be during 2018/19 financial year.
- 2.5 The ability of the Council to ensure the delivery of its proposed strategy is one of the key tests against which the DPD will be examined in due course. An important aspect of the proposed strategy is to ensure that allocated sites are deliverable and used for the correct type and number of travellers. At the meeting on 30 June (CAB2947(LP)) members agreed (Recommendation 5) *That the Assistant Director (Estates and Regeneration) be instructed to advise further on the option of acquiring land for the purpose of providing a site for traveller occupation within the District.*
- 2.6 This work has now been completed and the results are set out in the following sections of this report.
- 2.7 It should be noted that some of the sites proposed to be allocated for the purposes of travelling showpeople's accommodation as part of the DPD will potentially generate enforcement action. This is based on an understanding

that groups currently occupying these sites, or at least some areas within them, may not be regarded as travelling showpeople in planning policy terms. A further consideration will therefore need to be given to the resources which may be required to instigate appropriate action and this will be reviewed by the Head of Development Management as part of the budget setting process for 2018/19 in consultation with other relevant heads of service.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 Preparation of a DPD is required to comply with various processes and procedures set out in the Town and Country Planning (England)(Local Plan) Regulations 2012 and NPPF, and Part 2 of the Planning and Compulsory Purchase Act 2004, together with environmental regulations. Failure to comply with the various elements of legislative procedure could result in the DPD being found 'unsound' in due course.

3.2 In addition to regulations establishing plan making procedures, the Government published in August 2015, specific planning advice in relation to travellers – Planning Policy for Traveller Sites, which sets out matters to be taken into account in policy making and planning decisions.

### 4 WORKFORCE IMPLICATIONS

4.1 The Strategic Planning team is leading the preparation of this DPD, taking advice from other specialists within the Council as required. Other officers have provided specific advice as necessary with regard to the content and details included in the draft DPD, particularly in relation to the sites allocated.

4.2 Publication of this DPD is likely to result in planning applications being submitted to the Council which together with any necessary enforcement processes will be dealt with by the Development Management Team (see para 2.7 above)

### 5 PROPERTY AND ASSET IMPLICATIONS

5.1 Following instructions to the Assistant Director (Estates and Regeneration) to investigate the possibility of acquiring the site, five sites were identified as being potentially available to purchase on the open market. These sites have been subsequently assessed as to their suitability for traveller use against adopted local plan policies, the results of this are set out in the following sections of this report and Appendix B. Generally none of the sites were deemed suitable for taking forward, some being within the South Downs National Park and others having planning policy constraints that prevent them from further consideration.

### 6 CONSULTATION AND COMMUNICATION

6.1 Consultation on the draft DPD commenced on 10 July 2017 for an eight week period to cover the summer holidays, closing on 4 September, compared to the statutory six weeks. This was widely publicised through the LDF e-newsletter, Parish Connect, and communication with all statutory and general

consultees listed on the local plan database, plus those that had previously responded to the commencement notice and options consultation. A press release was issued, together with items on social media and a public notice in the local press. An online consultation was launched on the Council's consultation hub Citizenspace. A copy of the DPD, together with the Sustainability Appraisal and paper copies of the comment form were sent to local and neighbouring libraries for inspection. A briefing was also held for Parish Councils on 24 July. Social media was utilised with regular updates on Facebook and Twitter and travellers and travelling organisations were informed directly and occupiers of individual traveller sites were also notified. The Facebook post reached 1303 people whereas after seven tweets throughout July – September some 11, 814 people had seen the information.

- 6.2 The Council is required to publish a Consultation Statement at each stage of DPD preparation and this can be viewed on the Council's website. It will be necessary for this to be updated in time for the publication consultation during January 2018.
- 6.3 A total of 99 responses were received and these can be viewed at <https://winchester.citizenspace.com/policy-and-planning/gypsy-traveller-and-travelling-showpeople/>.
- 6.4 A summary of the responses and analysis of the comments received are appended to this report (Appendix A) and considered further below.
- 6.5 This report seeks authorisation to publish the draft DPD under Regulation 19 of the Local Plan Regulations (2012). This stage of consultation is focussed on the tests of 'soundness' and the consultation forms will be structured to reflect these and other procedural matters a DPD must comply with (see para 10.60 below).

## 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 This DPD is required to comply with Government policy including the PPTS and NPPF which set out the requirements for sustainable development. The SA/SEA published alongside the draft DPD includes specific environmental assessment of all the sites and draft policies. The consultation raised some queries in relation to the SA/SEA and the Council's consultants Enfusion have considered these in the schedule at Appendix A.

## 8 EQUALITY IMPACT ASSESSMENT

- 8.1 All development plan documents are assessed in accordance with the Council's Equality Policy. The draft Traveller DPD was subject to an Equalities Impact Assessment and this did not raise any specific recommendations. It will be necessary to repeat the assessment at the next stage of publication to ensure that the proposals have no adverse impacts from an equality perspective.
- 8.2 On a broader note, the Government's revised definition of travellers (incorporated in the Planning Policy for Traveller Sites 2015 and used during

the accommodation assessment process undertaken by ORS) has been challenged nationally by a member of the travelling community. This matter is currently being considered by the High Court and the timescale is unknown as to when a decision can be anticipated, which could be some time. The definition remains as set out in the 2015 Policy, unless the High Court challenge is successful. Whilst this generates an element of risk to the Council in terms of moving forward with the DPD, it is considered necessary to proceed with publication of it, to provide certainty to both communities and travellers as Council's approach to meeting the accommodation needs identified.

## 9 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<b>Property</b>  <i>lack of sites available to meet identified need.</i>	Assessment of WCC land-holdings' potential to provide traveller sites; investigate possibility of WCC purchasing a site suitable for traveller occupation.	Assistant Director (Estates and Regeneration) instructed to advise further on option undertake assessment of sites currently on the market.
<b>Community Support</b>  <i>Lack of consultation and engagement would undermine public confidence in the DPD and may lead to challenges further down the line.</i>	Consultation on the draft DPD was extended by 2 weeks as the consultation period extended over the summer holidays. Consultation on the pre-submission version of the DPD will focus on the tests of soundness. DPD's are required to comply with several stages of publication and an independent examination.	Communication to date has used existing techniques. Both the options consultation and the consultation on the draft DPD extensively utilised social media.
<b>Timescales</b>  <i>There has been some slippage on the published timescales set out in the LDS due to the options consultation undertaken in March 2017 and level of resources within the Strategic Planning team given the scale and complexity of the issues involved in the preparation of this DPD.</i>	The DPD is on track for adoption by end 2018 and sufficient resources will be made available to support the process against the revised timeframe.	The approved LDS refers to publication under Reg 19 during November 2017 this is being updated It is necessary to update the LDS to reflect a revised timescale which will publish the pre-submission DPD for 6 weeks following approval at Council on 10 January 2018 (see CAB2994(LP) on this agenda). At this stage the consultation focusses on the tests of soundness

		and there is no requirement to respond to the responses received these are submitted with the various background papers to the planning Inspectorate for Examination.
<i>Project capacity</i>  <i>Insufficient staff resources will hinder delivery against the agreed programme for the adoption of the DPD.</i>	Ensure sufficient staff resources are available by reviewing likely requirements as part of the budget setting process for 18/19.	Utilise skills and expertise from staff within the Council and external consultants for specialist advice as necessary.
<i>Financial / VfM</i>  <i>Lack of financial resources will hinder delivery against the agreed programme for the adoption of the DPD..</i>	Funding for the preparation of this DPD is already in the budget	Commissioning of research with neighbouring authorities.
<i>Legal</i>  <i>There is a current challenge to the definition of 'travellers' pending a High Court hearing and subsequent judgement. This is an external matter beyond the Council's control. The ORS report sets out the need requirement for the District in compliance with the current Government definition; if this changes in the future it will be necessary to update the ORS report and potentially the strategy proposed in the draft DPD.</i>	Ensure all processes are followed and duly documented.	Monitor progress of the legal challenge and review this DPD in light of the outcome, if required.
<i>Innovation</i>	n/a	
<i>Reputation</i>	See community support above	
<i>Other</i>  <i>DPD does not allocate sufficient sites to meet identified need for travelling show people despite extensive work to</i>	The Council can show it has taken all reasonable steps to find sufficient sites.  Take enforcement action as appropriate albeit the	In the absence of sites the DPD proposes to deal with the issue through enabling sites that contribute to the unmet need of travelling showpersons and are

<i>find such sites which will be an issue at public examination stage of the process.</i>	outcome cannot be guaranteed.	policy compliant to be considered favourably.
<i>It is understood that some proposed sites are not currently being occupied in accordance with the allocation which may limit their availability to travelling show people.</i>	It may be necessary to review the DPD in light of unsuccessful enforcement action in regard to allocated sites.	Ensure appropriate monitoring mechanisms are expressed and reviewed as necessary.
<i>Outcome of the Carousel Park inquiry is unknown at this stage.</i>	Depending on the outcome of the appeal at Carousel Park, this could change the need for show persons plots.	See above

## 10 SUPPORTING INFORMATION:

### Background and progress to date

- 10.1 Both Part 1 and Part 2 of the adopted Local Plan, include policies in relation to the provision of sites for gypsies and travellers. The Winchester District Local Plan Part 1 includes a criteria based Policy CP5 which establishes parameters for the consideration of sites. Local Plan Part 2 Policy DM4 establishes the gypsy and traveller accommodation need for the plan period 2016 – 2031, identified as ‘about 15 gypsy/traveller pitches and 24 travelling showpersons’ plots’ for those meeting the current Government definition of ‘travellers’ (in the PPTS).
- 10.2 Two key evidence studies were completed in 2016, and reported to the February meeting of this committee (CAB2904(LP)) refers – the Site Assessment Study (PBA) and the Gypsy and Traveller Accommodation Needs Assessment (ORS). These studies can be viewed on the Council’s website.
- 10.3 During March – May 2017, the Council held a broad ‘options’ consultation, to inform the preparation of the draft Traveller strategy, the results were considered by this committee on 30 June 2017 (CAB2947(LP)), and used to inform the strategy and policies in the draft DPD.

### Proposed Draft Traveller DPD

- 10.4 The draft DPD, set out a strategy that reflected the limited options available to the Council, that included i) safeguarding existing permitted sites which are distributed across the District, ii) regularising those sites which have a temporary planning permission, iii) policies to consider the expansion of existing sites and to provide detailed guidance for the consideration of

planning applications and iv) specific policies for the larger/complex sites within the District.

- 10.5 Government guidance (PPTS August 2015), requires local authorities to have a five year supply of available traveller sites and to identify a supply of specific developable sites for years 6-10 and where possible years 11- 15. The guidance advises that to be considered developable, sites should be in a suitable location with a reasonable prospect that the site is available and can be developed for such purposes.
- 10.6 Since publication of the needs assessment in late 2016 and Policy DM4, some sites have been allowed on appeal and the Council has granted planning permission for others. Along with the sites that the draft DPD proposes to authorise/allocate, the Council has a current five year supply and can meet its identified needs in relation to the provision of gypsy and traveller pitches. There however, remains a shortfall in the provision of travelling showpersons plots.
- 10.7 Given, the identified shortfall the Council has explored options to resolve this, through the following mechanisms:
- Duty to co-operate
  - Acquisition of land for such purposes
- 10.8 The results of these exercises are set out below.
- 10.9 In addition it is a requirement to assess the draft DPD through the Sustainability Appraisal / Strategic Environmental Assessment process. This followed existing procedures and applies the Sustainability Appraisal objectives consistently. It will also be necessary to update this for the next stage; any specific responses to the SA/SEA published under the Regulation 18 consultation are included in Appendix A.

#### Key Matters raised through the consultation

- 10.10 The consultation closed at midnight on Monday 4 September, with 99 responses being received. Appendix A summarises the responses to both the draft DPD and SA/SEA and includes an officer response, together with any recommended actions to amend the DPD.
- 10.11 **General comments** – a number of representations were received from statutory consultees raising no objection. An objection was raised by the National Federation of Gypsy Liaison Groups in relation to the ORS study and reference to 10% provision. This group considers that the GTAA under represents the actual requirement and sees this as a device for not providing the appropriate provision. Para 3.6 of the [Gypsy and Traveller Accommodation Assessment \(GTAA\)](#) undertaken by ORS, acknowledges that data collected from numerous interviews across the country has revealed that overall approximately 10% meet the new definition as set out in Government Guidance Planning Policy for Traveller Sites (PPTS) published in August

2015. Based on this, ORS then apply this as a 10% allowance to those that they recorded within the 'unknown' category for Winchester (unknown because they were not interviewed or refused to be interviewed), but may in fact be travellers in terms of PPTS. So in terms of the results for Winchester, the GTAA recorded those that meet the new definition, those that do not meet the new definition and unknown. Provision of sites for gypsies and travellers in the draft DPD does include a small overprovision, which is aimed at addressing this unknown element.

- 10.12 Historic England has requested more details on the impacts on heritage assets, particularly those listed under Policy TR1 and TR7. Any new sites promoted would be assessed against Policy CP5 of Local Plan Part 1 and this provides reference to *"proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment....."*, policies in both local plan part 1 and 2 provide detailed advice on heritage matters, and the DPD includes a note on page 5 to raise awareness that the Traveller plan is part of the Development Plan for the Winchester District and that the policies should be read as a whole.
- 10.13 So whilst it might be considered that there is sufficient local plan guidance without the need to make further changes to draft policies in the Traveller DPD, to aid clarity to this issue (and that raised by Natural England in terms of the natural environment), an additional bullet is suggested to be added to policy TR7.
- 10.14 Other general comments raise matters such as future provision. It is worth noting that it will be necessary in the future for the GTAA to be updated and policies correspondingly updated, the draft Traveller DPD covers the period 2016 – 2031 (to correspond to the plan periods of Local Plan Parts 1 and 2), however, the ORS GTAA provides guidance up to 2036.
- 10.15 A representation has also been received in relation to the specific lack of provision for Travelling Showpersons and that the identified shortfall needs to be addressed to ensure that the DPD is found 'sound' in due course. (See para 10.51 below)
- 10.16 **Policy TR1** – lists existing sites providing traveller accommodation and seeks to ensure these are retained in the future. East Hants DC has suggested that the policy is clarified to ensure that the intention is to meet the identified need of 'travellers' and an amendment is recommended in Appendix A to this effect. There are a number of general comments relating to the nature of the sites; distribution of the sites and behaviour of occupants. The majority of the sites listed under the policy have been in traveller occupation for many years and are owned by traveller families. If any subsequent changes are proposed these will need to comply with the policies in the Traveller DPD and other adopted local plans.
- 10.17 Historic England has raised concern that there is a lack of clarity as to how impact of the site on heritage assets has been assessed, with regard to those sites listed under Policy TR1. These sites are in existence and some have been for many years, so a detailed assessment has not taken place to inform

this DPD, where Policy TR1 seeks to ensure existing sites are retained for traveller purposes. Further discussions have been held with Historic England who acknowledge these are existing sites and if any changes are proposed these will be covered by the requirements of Policy TR7 (as amended) which reflect the need to take into account impact on heritage and biodiversity interests.

- 10.18 Over half of the representations to Policy TR1, relate to the proposed safeguarded site (W008) Travellers Rest, Bishops Sutton. Representations cover detailed site comments- access, landscaping, site unsuitable for traveller occupation, impact of site on proposed businesses area and a history of alleged anti –social behaviour.
- 10.19 Use of the site for gypsy occupation was originally allowed on appeal in 2003. The Inspector accordingly applied the policy tests applicable at that time acknowledging the small size of the site, existing landscaping and concluding that the proposal would harm the character and appearance of the surrounding area. However, the Inspector subsequently considered the personal circumstances of the applicant to which he gave significant weight and so allowed the appeal, subject to a personal restriction.
- 10.20 The permission was then varied in 2008 to allow anyone of gypsy origin/status to occupy the site, this still restricted the site to no more than one mobile home/caravan and one trailer (touring) caravan. A further application was made in 2010 for one additional caravan/mobile home and erection of a timber clad utility building. This was granted in 2011, subject to a condition stating that the additional mobile home shall only be occupied as part of a single gypsy family.
- 10.21 In planning terms the site is not considered to be abandoned just because it was vacant for a few years, therefore it retains an existing lawful use as a gypsy site and should be included as such a site in the DPD.
- 10.22 Therefore, Policy TR1 seeks to continue to safeguard the site for 1 pitch given its planning history and the land owner has confirmed that the site is still available for such purposes. Even if the Council deleted this site from the list of safeguarded sites in Policy TR1, this would not negate the fact that the site has a valid planning permission for traveller use. It is therefore, not the intention to amend Policy TR1.
- 10.23 Micheldever PC refer to the existing site at Carousel Park, Micheldever. This site has an extensive planning history and is currently the subject of a public inquiry regarding enforcement action taken by the Council in relation to its alleged use for non-travelling showpersons purposes which are in breach of the planning permission given. Policies within the Traveller DPD seek to retain it for its lawful use as a travelling showpersons' site.
- 10.24 **Policy TR2** – this policy identifies those sites which have been granted a temporary consent and seeks to regularise the authorised use of the sites. Sites with a temporary consent contribute to the unmet need of the District, so

if the existing temporary sites are not authorised they would need to be replaced by new sites elsewhere. Most of the sites have been in occupation for sometime and the occupants utilising existing local services.

- 10.25 Since publication of the draft DPD, planning applications have been received and planning permission granted on two of the sites listed in the policy; Joymont Farm and Stablewood Farm. It is therefore recommended that these are deleted from Policy TR2 and listed under Policy TR1 as permanent sites to be safeguarded for traveller use.
- 10.26 Comments have also been received in relation to the site at Ourlands, Knowle on the basis that the site lies within a Strategic Gap and the consequent harm to the character and appearance of the countryside. Para 4.9 – 4.10 of the draft DPD cover this issue through acknowledgement that sites with a temporary consent are currently contributing to the unmet need. However, as they are existing sites with few options for alternative provision being presented, this provides a deliverable solution, which on balance constitute special circumstances to warrant allowing the sites to become permanent despite being in a sensitive location. The policies also require the provision of additional landscaping to mitigate any visual harm.
- 10.27 Shedfield PC object to the allocation of land adjacent to Gravel Hill for permanent occupation, on the basis of location of the site within a defined Settlement Gap; alleged abuse of planning laws; impact on local residents and request that, as there is a surplus in provision of gypsy traveller sites through the DPD, this site could be deleted.
- 10.28 This site was granted a temporary consent in February 2017, following a previous refusal in 2015 and commencement of enforcement proceedings. The officers report acknowledged that a lack of a 5 year supply of traveller accommodation at the time carried significant weight, particularly given that an appeal for a similar sized site (Bowen Farm) had been allowed on the basis of lack of provision in the locality. The site was considered suitable and in compliance with the requirements of Policy CP5 and a temporary consent was granted for 3 pitches, pending preparation of this DPD, expiring 28 February 2019.
- 10.29 Given the identified need on the site by virtue of the temporary consent, together with the assessment process undertaken through the planning application process, it was concluded that regularisation of the site would meet some of the unmet need. It is acknowledged that this may contribute to the total provision through the DPD being slightly in excess of the requirements of Policy DM4. The figure expressed in DM4 is not a maximum and any over provision provides for elements of those travellers that fall within the 'unknown' category as discussed above. Consequently, no change is recommended in light of this objection.
- 10.30 **Policy TR3** – Carousel Park, Micheldever: the policy seeks to ensure that the site is retained for travelling showpersons use and enforcement action is being taken which seeks to achieve this as the Council considers that the site

is not currently being used for travelling showpersons purposes and its use is therefore in breach of planning control.. This is a site with a long standing planning history and there is currently an enforcement planning inquiry in progress, the results of which are unlikely be known until mid 2018. The Parish Council is keen to see the site reinstated for its original purpose to address the needs of travelling showpeople. This is what Policy TR3 seeks to achieve so the comment is essentially supporting the policy. Indeed, given the shortfall in travelling showpeople provision in the District against the unmet set out in Policy DM4, it is essential that sites permitted for showpersons' use are retained for such purposes.

- 10.31 **Policy TR4** – This policy relates to The Nurseries in Shedfield, and at present this site is a mix of authorised and unauthorised uses for travelling showpeople. The policy seeks to regularise the position for the whole site and the ORS study identified future needs on the site and therefore there is an opportunity to assess whether any of the plots are capable of sub-division. At present there is no intention to amend Policy TR4 as Policy TR6 allows for the consideration of additional provision if deemed necessary in the future.
- 10.32 **Policy TR5** – Firgrove Lane, North Boarhunt. This is a complex site in several ownerships. Policy TR5, attempted to resolve the various elements of the site in addition to providing a substantial portion of plots to meet the identified unmet needs of travelling showpersons. However, a number of detailed representations have been received, including comments stating that the policy is not deliverable and there is doubt over the capacity of the Council to deal with the various issues on the site given the scale of occupation. Part of the site is subject of a current planning application for 26 travellers pitches.
- 10.33 This has led officers to re-evaluate the policy in light of the tests of soundness and specifically the need for policies and proposals to be deliverable.
- 10.34 Part of the site has a long standing history of travelling showpersons occupation and this part is covered by Policy TR1, albeit the officers' view is that existing occupants are not travelling showpeople. Therefore, the intention is to retain this part of the site within Policy TR1 safeguarding policy. This will however, require the instigation of necessary enforcement action in relation to alleged occupation of the land by non travelling showpeople.
- 10.35 Advice has been sought from the Showmans Guild of Great Britain as to the deliverability of the draft policy, which included a masterplan to be prepared for the whole site to demonstrate the provision of both gypsy/travellers pitches together with travelling showpersons plots. The Guild's view is that *"showmen and the travelling community do not mix . There is no possibility of showmen taking up plots / positions alongside the travelling community. Our needs are different , as is our background"*. Given the strength of this advice, the essence of which is also repeated in comments from the main site owner there is no option but to delete that part of the policy, that sought to achieve provision of at least 12 additional travelling showpersons plots on the site

because this land is unlikely to be deliverable for travelling show persons accommodation.

- 10.36 This action has consequences in terms of increasing the existing shortfall of travelling showpersons accommodation. Options to resolve this are expressed in paras 10.45 – 10.54 below.
- 10.37 This leaves the existing temporary consent on the site together with a mix of unauthorised pitches. It is proposed to delete Policy TR5, but to allow the existing 4 temporary pitches situated along the northern boundary of the site and occupied by the land owner and his family to become permanent – to be consistent with other temporary sites (under Policy TR2). This would then leave a number of unauthorised pitches to be resolved through enforcement processes.
- 10.38 **Policy TR6** – provides guidance on the expansion or intensification within existing sites. A number of parish councils and others have raised issue with the capacity of the Council to deal with unauthorised activity on sites. Publication of the Traveller DPD, puts the Council in a stronger position to respond to unauthorised activity however, there are resource implications for both the Enforcement and Legal teams within the Council which is considered above at 2.7.
- 10.39 This policy whilst acknowledging that additional provision will be treated on a case by case basis, does not cross refer to either Policy CP5 or TR7. To aid implementation of the policy it is recommended that these cross references are included to ensure that proposals for intensification address key planning issues in terms of infrastructure and the provision of utilities on sites.
- 10.40 The GTAA identified a future need on two of the existing travelling showpersons sites in the District (The Orchard and The Nurseries). Both have some capacity for additional plots and it is the intention to amend to the supporting text to Policy TR6, to reflect this opportunity.
- 10.41 **Policy TR7** – the purpose of this policy is to add another layer of guidance in terms of site layout and infrastructure provision. Support has been received from neighbouring local authorities and specifically from the Environment Agency in terms of the reference to the treatment of waste water. However, both Historic England and Natural England request more specific details relating to both heritage and biodiversity matters. Whilst further detail is not considered necessary because these policies should not be read in isolation from the adopted Policies in Local Plan Parts 1 and 2, which provide for the appropriate level of policy guidance, it is suggested that to ensure these matters are not overlooked an additional bullet to the policy is inserted to this effect – see Appendix A and C.

#### Promotion of alternative sites

- 10.42 A planning agent acting on behalf of traveller families has requested that two additional sites are considered and that the extant permissions on two other sites are modified to allow for expansion.

- 10.43 With regard to the two alternative sites promoted for traveller use, the requirement for 15 gypsy/traveller pitches has been met through the policies and proposals in the draft DPD, therefore there is no need to identify and allocate additional pitches at this time. These sites have however, been assessed in accordance with the requirements of CP5 and this is set out in Appendix B.
- 10.44 No alternative or additional sites have been put forward for consideration as travelling showpersons plots, for which an unmet need continues to be identified. Therefore, there remains an identified shortfall in meeting the requirements of Policy DM4; options to consider reconciling this matter are set out below.

Options to meet the recognised shortfall in Travelling Showpeople sites

- 10.45 **Duty to Co-operate** – it is necessary as part of the plan making process to determine if any identified unmet need can be delivered by neighbouring local authorities. As part of the Regulation 18 consultation the Council specifically wrote to each of its neighbouring councils and asked them to clarify whether there were any sites that could be identified to meet the need of travelling showpeople in the Winchester District, given the identified shortfall in provision of 3 plots at that time. Responses were received from East Hampshire District Council, Fareham Borough Council and South Downs National Park.
- 10.46 East Hampshire advised that they are in the process of updating their GTAA as part of their Local Plan part 3 and this will inform their potential to meet their own needs, before they can consider any additional provision. Fareham has not specifically responded to the Duty to Co-operate matter, although regular officer meetings have been held to discuss travellers and most are in a similar position in terms of developing strategies to meet their own needs.
- 10.47 South Downs National Park, has indicated that as it has been unable to identify sites to meet its full needs for the Winchester part of the Park, these should be identified through Winchester's Traveller DPD. Subsequent discussions on this matter has clarified that the need in the National Park no longer exists as those occupying the sites that contributed to the need have moved on. So whilst this exchange focussed on the needs of the National Park, it was clarified that there was no capacity within the Park to meet Winchester's need. It has therefore been agreed that a Statement of Common Ground will be prepared in due course to this effect.
- 10.48 **Acquisition of land** – Recommendation 5 of the report seeking authorisation to publish the draft Traveller DPD for consultation CAB2947(LP), referred to the Council investigating the possibility of acquiring a site to allocate for Travelling Showpersons' plots. This was undertaken by the Council's Estates team and the sites are listed in Appendix B. Some sites fall within the South Downs National Park, (see paragraph 10.47 above which clarifies the current position) and so these are considered unsuitable.

- 10.49 Officers have therefore applied the criteria of Policy CP5 to the sites identified. None of the sites assessed are deemed sufficiently suitable or are still available for the Council to consider acquiring the land. There is also the issue of whether the sites that are available would be in the right locations and of the right configuration for Travelling Showpersons. The Council is fully aware that both travellers and travelling showpeople have a preference for owning their own sites, so there is no guarantee that even if the Council was successful in acquiring a site, that there would be any interest from Travelling Showpeople in occupying it or buying it from the Council.
- 10.50 In preparing development plan documents it is necessary to be able to demonstrate that all options have been explored to meet the OAN identified for the District. Government guidance in PPTS states that *“the local plan should identify a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against locally set targets. Identify a supply of specific deliverable sites or broad locations for growth for years 6 to 10 and where possible for years 11- 15”*. There is also the requirement to ensure that the proposals are deliverable, one of the key ‘soundness’ tests.
- 10.51 With regard to the provision for Travelling Showpeople and meeting the requirement of 24 plots in the period 2016 – 2030, the Council has undertaken the following:
- Three ‘calls for sites’ during October - December 2016, March – May 2017 and July – September 2017 – no sites for travelling showpersons were received;
  - Planning permission granted for 3 plots at the Nurseries, Shedfield – September - December 2016;
  - Proposals in draft Traveller DPD, published for consultation July – September 2017:
    - (i) Gain of sites on an established site currently the subject of an Enforcement Inquiry (estimated at +3 plots) at Carousel Park, Micheldever (Policy TR3)
    - (ii) Regularisation of sites with a temporary consent +4 plots at The Nurseries, Shedfield (Policy TR4)
    - (iii) Intensification/expansion on existing sites within the parameters of Policy TR6. The GTAA identified additional future need on two travelling showpersons sites in the District. Both sites (The Orchard and The Nurseries) have potential capacity for further plots, therefore provision of about 6 additional plots has been included in the table below which summarises supply against the requirements of Policy DM4.
  - Use of its own land holdings – para 5.1 of CAB2947(LP) confirmed that the Council does not currently control any land or premises that is suitable or available for traveller sites;

- CAB2947(LP) included an additional recommendation to undertake an assessment of sites that could potentially be acquired for use by travelling showpeople (see para 10.48 above). This process has been completed and it is concluded that no suitable sites could be identified to take this option forward.
- The recent Regulation 18 consultation provided the opportunity to formally request of neighbouring planning authorities under the duty to co-operate whether they had sites that could be identified to deliver any of the unmet need in the Winchester District. Responses were received from East Hampshire District Council, Fareham Borough Council and South Downs National Park Authority, all of which indicated that they did not have sites that could be offered to meet the needs in Winchester.

10.52 Taking the above potential sources into account, there remains a significant shortfall in the provision of travelling showpersons plots compared to the identified need. This shortfall is about 8 plots, as indicated in the following table, which summarises provision through the DPD:

	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 10	About 13
Total supply (b+c+d)	22	16
Surplus/shortfall	+7	-8

10.53 With regard to the 5 year supply position:

Calculation	GT	TSP
5-Year Requirement (incl 5% buffer)	2	16
Supply	6	2
Annual Requirement	0.4	3.2
Years Supply	15	0.6

10.54 Officers are satisfied that they have explored and exhausted all options available at this stage of the plan making process in terms of trying to identify suitable sites for travelling showpeople which are deliverable. It is therefore proposed to resolve the matter through reference in the DPD to positively

considering proposals for sites for Travelling Showpeople, in accordance with the existing policy framework, rather than allocating specific sites for this use. This approach means that when sites come forward from the travelling showpersons' community, planning permission can be granted for proposals which meet the policies out set in the DPD (as amended), and other existing Local Plan policies

#### Other matters

- 10.55 Whilst not specifically raised through the consultation, the GTAA advises (para 6.4) that the situation relating to unauthorised encampments and transit sites be monitored, with a review in August 2018 to reflect three years of monitoring of the revised traveller definition in PPTS. Currently, the Council is effective in dealing with any unauthorised sites, so it is not considered necessary to consider a more permanent solution in this DPD.
- 10.56 This matter can be reassessed if necessary through the Local Plan review that will commence in 2018. However, to ensure this issue is not overlooked it will be necessary to add reference in the DPD to this effect.
- 10.57 It is a requirement to undertake a sustainability appraisal/strategic environmental assessment and habitats regulations (SA/SEA/HRA) assessment at each key stage of plan making. This is to ensure that the DPD is meeting the aims of sustainable development. Responses to comments in relation to the SA/SEA/HRA are included in Appendix A and the updated SA/SEA/HRA is included at Appendix E (attached for Committee Members and available to view on the Council's website:  
<http://www.winchester.gov.uk/meetings/meeting/5001>)

#### Next stage : Publication under Regulation 19

- 10.58 Following consideration of the matters raised in this report, it is necessary to publish the revised DPD under Regulation 19 of the Local Plan Regulations 2012. This is a statutory stage in the plan making process and reflects the document that the Council wishes to be examined in due course.
- 10.59 Therefore appended to this report is the revised DPD to be published (Appendix D), the updated SA/SEA/HRA (Appendix E) and a schedule of changes from the Regulation 18 version to the publication version (Regulation 19) at Appendix C.
- 10.60 Regulation 19 consultation will focus on the 'tests of soundness' as set out in the NPPF, to be considered sound a DPD must be:-
- Positively prepared – based on a strategy which seeks to meet OAN
  - Justified – should be the most appropriate strategy when considered against reasonable alternatives based on proportionate evidence
  - Effective – the plan is deliverable over the plan period
  - Consistent with national policy

Before an examination can commence the appointed planning inspector will wish to be satisfied that both the legal requirements set out in the Planning and Compulsory Purchase Act 2004 and the Duty to Co-operate are also met.

- 10.61 The consultation will involve all the standard processes through consulting with both statutory and general consultees, together with those interested in the topic and who have commented in the past. The consultation will run for 6 weeks and will commence after this report and the revised DPD is ratified by Council on 10 January 2018. Appropriate media coverage will be issued to raise awareness of the publication.
- 10.62 An online form will be made available for comments to be submitted to the Council, emphasising that the focus at this stage is on the tests of soundness. Therefore in addition to the revised DPD (Appendix D) it will also be necessary to publish the updated SA/SEA/HRA (Appendix E).
- 10.63 As the DPD is the version that the Council would expect to adopt, i.e. it should be the Council's final version of the DPD, there is no requirement for the Council to comment on the representations received and further changes to the DPD should not be necessary. However the statutory provisions allow for modifications to be made under certain circumstances provided they are subject to appropriate consultation and sustainability appraisal. These may be needed before the DPD is submitted for examination but are more likely to emerge during the course of the examination through discussion and debate at the hearings. Delegated authority is sought to enable officers to respond to these matters, in consultation with the Portfolio Holder for Built Environment, as necessary. Formal approval would be sought for any significant modifications if the timescale of the examination allows for this
- 10.64 After the close of the consultation therefore, it is not necessary to respond directly to the representations received, these are summarised highlighting the key issues and forwarded to the planning Inspectorate with the Submission version of the document and other background papers. The revised LDS (CAB 2994(LP)) on this agenda, highlights that this is likely to be in May 2018. To support the examination process it will also be necessary to appoint a programme officer, who will be responsible for liaising with the Planning Inspector and organising the examination programme.
- 10.65 Submission of the DPD for examination then falls within the timescales of the planning inspectorate with hearings scheduled to consider matters, anticipated during June/July 2018.

## 11 OTHER OPTIONS CONSIDERED AND REJECTED

- 11.1 Progressing the Traveller DPD, provides greater certainty in relation to the provision for Travellers within the District. Whilst the strategy has not been able to meet the Council's full OAN in relation to travelling showpeople, this report refers to all the options explored, to demonstrate that the Council has examined all reasonable alternatives as required by the tests of soundness.

## BACKGROUND DOCUMENTS:-

### Previous Committee Reports:-

CAB2947(LP) Traveller Development Plan document – Approval of draft for Consultation – 30 June 2017

CAB2904(LP) Gypsy, Traveller and Travelling Showpeople Site Allocations Development Plan Document Update – 27 February 2017

CAB2837(LP) Gypsy and Traveller Needs/Site Allocations Development Plan Document – 5 October 2016

### Other Background Documents:-

[Gypsy and Traveller Accommodation Assessment – ORS October 2016](#)

[Town and Country Planning \(Local Planning\)\(England\) Regulations 2012](#)

## APPENDICES:

Appendix A : Schedule of responses to consultation

Appendix B : Site assessment analysis

Appendix C : Schedule of proposed changes to Traveller DPD

Appendix D : Regulation 19 version of Traveller DPD

Appendix E : SA/SEA/HRA of Traveller DPD (*attached for Committee Members only and available on the Council's website:*

<http://www.winchester.gov.uk/meetings/meeting/5001>)

## Appendix A – CAB2965(LP)

Summary of Responses to Draft Traveller DPD, together with officer response and Recommended changes

Name/organisation making representation	Summary of key points raised	Officer response and Recommended action
<b>General Comments</b>		
Southern Water	No comment	Noted
Highways England	No comment	Noted
SDNP	SDNP is unable to meet its full need for sites within the Hampshire part of the NP, there is an identified need for 3 gypsy traveller pitches and 4 showpersons plots, which under the Duty to Co operate there is a request for WCC to meet.	Further discussions with SDNP officers has concluded that the identified need for gypsy traveller pitches no longer exists as the existing sites which generated the needs have since been vacated and permission granted for alternative uses. In terms of the showpersons' requirement this lies within the East Hampshire part of the SDNP and therefore the LPAs agree that Winchester's DPD is not required to address this matter further. A Statement of Common Ground will be prepared in due course to cover this matter.  <u>Recommended Action :</u> No change
East Hants DC	EHDC acknowledge WCC's formal request to consider provision for meeting the unmet showpersons need in East Hampshire. EHDC advise that they are currently undertaking a GTAA to inform their Local Plan Part 3 : Development Management and Other Allocations which will establish the requirement for showpersons, until this is completed EHDC will not be in a position to consider the potential to meet other council's unmet	Comment noted  <u>Recommended Action :</u> No change

	needs.	
Hants CC	HCC acknowledge that some of the temporary sites being proposed for permanent use (Policy TR2) lie with a minerals layer, but advise that given the size of the sites this would not be of concern. Similarly with sites covered by policies TR3-5. HCC support reference on pages 32 and 39 of the DPD to the storage and disposal of waste.	<p>Comment noted</p> <p><u>Recommended Action :</u> No change</p>
National Federation of Gypsy Liaison Groups	Disagree with results of GTAA and reference to only 10% of travellers meeting the new definition, such a low requirement appears to be a device for not providing appropriate provision. Support proposal to regularise those sites with a temporary permission.	<p>The GTAA undertaken by ORS is based on the results of surveys with the travelling community. The purpose of the surveys is to identify those travellers that meet the definition specified in the PPTS i.e. are still travelling, as opposed to those that have stopped travelling or are 'unknown' on the basis that they were not interviewed as part of the GTAA. ORS advise that including a 10% allowance for those who were not interviewed, but may in fact comply with the definition, is a realistic assumption. Those categorised as non-travelling will be taken into account in a revised housing market assessment as part of the local plan review scheduled for 2018. The Traveller DPD, by including a small over provision of gypsy traveller sites, is therefore addressing the 10% element.</p> <p>The new definition is however, currently subject to a High Court challenge the result of which could have implications, both nationally and locally.</p>

		<u>Recommended Action :</u> No change
Micheldever PC	Need to ensure effective monitoring is in place to ensure agreed use/capacity of sites is protected and monitored.	Delivery of the sites identified in the DPD will be monitored through the AMR, in accordance with the Monitoring Framework set out in Appendix D of the draft DPD.  <u>Recommended Action :</u> No change
Gladman	Shortfall in provision of showpersons plots – the Council must be certain that the sites allocated are deliverable and can come forward from the sources identified. The Council should reassess the capacity of existing sites and whether alternative sites exist to meet the shortfall.	See para 10.45 onwards of accompanying report which sets out all the courses of action that the Council has investigated to resolve this matter.  The policies expressed in the DPD and local plan parts 1 and 2 allow for proposals to meet OAN to be positively considered and planning permission granted.  <u>Recommended Action :</u> No change.
Member of the public	Concern over impact of living close to travellers sites and disturbance experienced, sites should be far away from the settled community	Both adopted Policy CP5 and DM4 and government guidance in the PPTS, seek to ensure that sites are in appropriate locations where travellers can access education, health, welfare and employment infrastructure. The guidance states that sites within rural areas and the countryside should ensure that these do not dominate the nearest settled community. Therefore, there is a judgement required to determine whether a location is appropriate or not

		<p>given the above policy requirements.</p> <p><u>Recommended Action :</u> No change</p>
Member of the public	Lack of clarity as to whether more sites will be required to be identified in the future.	<p>This DPD covers the period September 2016 – 2031, and the requirements of Policy DM4 follow an up to date assessment of accommodation need (ORS 2016). The ORS study also assesses needs up to 2036 but it will be necessary for the needs assessment to be updated in the future and a revised strategy proposed to reflect any changes in traveller accommodation needs.</p> <p><u>Recommended Action :</u> No change</p>
Member of the public	Police need to be consulted	<p>The Police were consulted on 10 July along with all other statutory consultees on the draft DPD, an automated acknowledgement was received by the Council but no further comments have been made.</p> <p><u>Recommended Action :</u> No change</p>
Member of the public	DPD lacks any proposals to increase site availability in the northern part of the District.	<p>The DPD and the evidence commissioned to support its preparation, reflects existing use and future demand which tends to be focussed on existing sites through changes in household formation. At the present time these are focussed in the south of the District.</p> <p><u>Recommended Action :</u> No change</p>
Member of the public	Should use existing camping facilities	<p>Camping facilities are typically limited to seasonal</p>

		<p>occupation and may not be suitable for permanent occupation by travellers. Travellers favour owning their own sites for themselves and family members. Government guidance in PPTS specifically requires LPAs to provide for the accommodation needs of travellers.</p> <p><u>Recommended Action :</u> No change</p>
Member of the public	Object to the site at Chilcomb Lane, Winchester being considered	<p>This site is owned by HCC and assessed through the PBA Site Assessment Study. The report to Cabinet 2947(LP) 30 June 2017 (para 10.4) acknowledged that HCC had confirmed none of its sites were available for traveller use, therefore this site has not been considered further during the preparation of the DPD.</p> <p><u>Recommended Action :</u> No change</p>
Member of the public	Welcome gypsy families joining the Christian Fellowship when they are in the area.	<p>Comment noted</p> <p><u>Recommended Action :</u> No change</p>
<b>Policy TR1 – general comments</b>		
Members of the public	<ul style="list-style-type: none"> <li>• Too much trouble caused already, remove</li> <li>• What safeguards are in place to ensure the sites are tidy and hygienic?</li> <li>• How will rents be charged and collected</li> <li>• Should use camp sites and pay for pitches</li> <li>• Sites unsuitable due to lack of utilities</li> </ul>	<p>Comments noted, the purpose of Policy TR1 is to ensure those sites that exist and already have permanent consent for traveller use are retained for traveller purposes even if the current occupants move on. Most of the sites are well established, in private ownership and have the necessary facilities.</p> <p><u>Recommended Action :</u></p>

		No change
Historic England	Sites cannot be assessed in terms of impacts on heritage assets, HE seeks clarity on precise site locations.	<p>Historic England has raised concern that there is a lack of clarity as to how impact of the site on heritage assets has been assessed, with regard to those sites listed under Policy TR1. These sites are in existence and some have been for many years, so a detailed assessment has not taken place to inform this DPD.</p> <p>Whilst it is not intended to amend Policy TR1, as this seeks to retain existing sites, it is proposed to amend Policy TR7 to reflect this issue.</p> <p><u>Recommended Action :</u> See proposed amendment to Policy TR7.</p>
East Hants DC	Clarify reference to 'any identified need'; is this a need for any type of housing or travellers pitches/plots?	<p>Agree with suggestion to clarify the intention of the policy.</p> <p><u>Recommended Action :</u></p> <p>Insert 'traveller' after identified, to read 'any identified traveller need across the District'.</p>
Fareham Borough Council	Support the aim of the policy	Support noted
South Wonston PC, Sparsholt PC, Shedfield PC	Agree with Policy TR1	Comment noted
Wickham PC	Disagree with Policy TR1 – the number of sites in the southern parishes and consequential impact on local services should be appropriately planned for.	<p>Commented noted – the purpose of Policy TR1 is to ensure those existing sites are retained in the future for traveller occupation if required.</p> <p><u>Recommended Action :</u> No change</p>

<b>Policy TR1 – WOO8 Travellers Rest, Bishops Sutton</b>		
<p>New Alresford Town Council ; Bishops Sutton PC; the Alresford Society; Alresford Golf Club; Alresford Chamber of Commerce; Cllr Jeffs + 58 comments from members of the public</p>	<p>Disagree with Policy TR1 and object for the following reasons:-</p> <ul style="list-style-type: none"> <li>• Site is inappropriate for traveller occupation</li> <li>• Site lacks mains water and mains drainage; site is not fit for habitation</li> <li>• No pedestrian or bus routes linking the site with local facilities such as the primary school</li> <li>• Site in close proximity to proposed employment area – economic viability of which could be affected by the traveller site and presence of travellers will discourage businesses taking up the new units once built</li> <li>• Concerns for health of occupants of the site so close to a main road</li> <li>• Previous disturbances to local residents and impact on local amenity, including theft and vandalism and abusive anti-social behaviour; reduce police presence in Alresford to deal with anti-social behaviour etc</li> <li>• Location is contrary to Policy CP5 and Government advice</li> <li>• Site is vacant and has been abandoned</li> <li>• No demand for traveller sites therefore this is not needed</li> <li>• Protected species on the site</li> <li>• When the site was previously occupied there</li> </ul>	<p>Use of the site for gypsy occupation was originally allowed on appeal in 2003. The Inspector accordingly applied the policy tests applicable at that time acknowledging the small size of the site and existing landscaping and concluding that the proposal would harm the character and appearance of the surrounding area. However, the Inspector subsequently considered the personal circumstances of the applicant which he gave significant weight and so allowed the appeal, subject to a personal restriction.</p> <p>The permission was then varied in 2008 to allow anyone of gypsy origin/status to occupy the site, this still restricted the site to no more than one mobile home/caravan and one trailer (touring) caravan. A further application was made in 2010 for one additional caravan/mobile home and erection of a timber clad utility building. This was granted in 2011, subject to a condition stating that the additional mobile home shall only be occupied as part of a single gypsy family.</p> <p>The Council is aware that the site has been vacated for some time and that there are no structures on the site. Some landscaping to the</p>

	<p>was a lack of maintenance/management; occupants do not pay Council tax</p> <ul style="list-style-type: none"> <li>• Site is unsustainable and does not accord with policies in LP1 or 2</li> <li>• Site lies in close proximity to existing residential properties</li> <li>• If the site is re-occupied the Council must ensure that it is occupied by registered travellers and properly equipped.</li> <li>• Permission has been refused in the past and dismissed at appeal, so should not be allowed now</li> <li>• Site lies in Bishops Sutton not New Alresford</li> <li>• Realignment of Whitehill Lane and creation of traffic islands in association with access to the Sun Hill development will impact the site</li> <li>• Delete the site from Policy TR1 list</li> <li>• Use the HCC gravel pit/site at junction of Northside Lane and A31</li> </ul>	<p>sites' entrance has been cleared but the site remains unoccupied. In planning terms the site is not deemed to be abandoned, therefore it retains an existing lawful use and planning consent as a gypsy site.</p> <p>The site is suitable for the occupation of one family in compliance with the existing planning permission. There is a perception that travellers do not have to pay Council tax, it is understood this is not the case and those on established sites should pay the necessary charges. This is a private site and as such its use and compliance with any required legislation is a matter for the owner/occupants.</p> <p>A representation refers to the possible use of the HCC site at the junction of Northside Lane and A31. This site was considered through the Peter Brett Site Assessment Study, however, the landowner (HCC) has subsequently confirmed that the site is not available for traveller purposes.</p> <p>Travellers Rest is not a new site in terms of Policy CP5, given its planning history and occupation. The site is accessible to the facilities in Alresford such as education and health provision, in accordance with the requirements of Policy CP5, even though it is located in Bishops Sutton Parish.</p>
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		<p>It is not considered that the site's location in relation to the proposed employment uses on the Sun Lane site or indeed the proposed access arrangements for that site are detrimental to either the potential occupants of the traveller site or the employment site. The site does not lie adjacent to the proposed employment site and there is visual separation provided by the road and existing landscaping.</p> <p>Provision of utilities to the site is a matter for the occupants and, given previous occupation, there is no evidence to suggest that the site cannot be provided with the necessary utility infrastructure.</p> <p>Policy TR1 seeks to retain the site for 1 pitch given its planning history and the land owner has confirmed that the site is still available for such purposes. Even if the Council deleted this site from the list in Policy TR1, the site still has a valid planning permission for traveller use and can be occupied accordingly.</p> <p><u>Recommended Action :</u> No change</p>
<b>Policy TR1 – W020 Carousel Park, Micheldever</b>		
Micheldever PC	Site should be used solely by travelling showpeople with no intensification and re-instatement of original 9 plots. The current occupants do not	This site has an extensive planning history and is currently the subject of a planning enforcement inquiry which has been

	comply with the Government's definition of travellers.	<p>ongoing for some time and a decision is not expected until early/mid 2018.</p> <p>Policy TR3, seeks to ensure that the site is retained for its lawful use as a travelling showpersons site, as requested by Micheldever Parish Council, as does the enforcement process. However the final outcome of that process is not yet known and the final gain or loss of plots that may arise will be dependent on the appeal decision. Therefore policy TR3 estimates a gain of 3 plots following completion of the enforcement process.</p> <p><u>Recommended Action :</u> No change</p>
<b>Policy TR2 – general</b>		
Fareham Borough Council	No objection to the policy that seeks to meet the identified needs	Comment noted.
Sparsholt PC	Enforcement team should do regular compliance checks	<p>Comment noted, the Council's enforcement team respond quickly to enquiries and matters raised in relation to travellers sites. The Council also uses the services of Hants Gypsy Liaison Officer when required.</p> <p><u>Recommended Action :</u> No change</p>
Members of the public	<ul style="list-style-type: none"> <li>• Sites should not be accepted</li> <li>• Should be a better balance of sites between north and south of the District</li> <li>• Should use camp sites</li> </ul>	Comments noted, with regard to the distribution of sites, this is to some degree out of the Council's control in that whilst it might be desirable to have more sites in the northern part of the District, the Council can only

		<p>consider proposals where they are submitted for consideration (and are available and deliverable in policy terms), which has a tendency to be in the Southern parishes.</p> <p><u>Recommended Action :</u> No change</p>
<b>Policy TR2 - W0004 Joymont Farm, Curdridge Lane</b>		
Members of the public	<ul style="list-style-type: none"> <li>• Site should be away from the settled community</li> <li>• Should have regular checks by enforcement team to ensure compliance</li> <li>• Should use camp sites</li> </ul>	<p>Comments noted - this is an existing site with a temporary permission originally granted in 2007. It is considered suitable for permanent occupation and planning permission was granted in August 2017 for permanent traveller use.</p> <p><u>Recommended Action :</u> Delete site from Policy TR2 and list under Policy TR1 as a permanent site to be safeguarded from alternative uses.</p>
<b>Policy TR2 - W017 Ourlands, East of Mayles Lane, Knowle</b>		
Wickham PC; Southwick and Widley PC	<p>The site is located within a designated Countryside Gap with the intention to prevent the coalescence of Wickham, Whiteley and Fareham. Proposals on the site have been refused permission in the past and at appeal it was concluded that the permission should be temporary on the basis that the proposal will harm the character and appearance of the area. Given the proximity of the Welborne development it is important that the integrity of the gap is maintained.</p>	<p>The Council is required to allocate sites in accordance with its objectively assessed need for gypsies, travellers and travelling showpeople as set out in Policy DM4. Para 4.7 – 4.10 of the draft DPD sets out the limited alternative sites being presented for consideration, which has led the Council to consider whether the identified need for travellers sites justifies making an exception to adopted policy. At present the current occupants of this site contribute to the overall need for sites by only having the benefit of a temporary</p>

		<p>permission. Therefore the proposed strategy is to allocate the site for a permanent use, subject to the site specific requirements set out in the policy.</p> <p><u>Recommended Action :</u> No change</p>
Murdoch Planning Ltd	Support the proposal	Support welcomed
Members of the public	<ul style="list-style-type: none"> <li>Should have regular checks by enforcement team to ensure compliance</li> <li>Site lies within the strategic gap and permission should not be granted</li> </ul>	<p>See above response</p> <p><u>Recommended Action :</u> No change</p>
<b>Policy TR2 - W018 Stablewood Farm, The Lakes, Swanmore</b>		
Environment Agency	Part of the site lies within Flood Zone 2 and 3, it is therefore necessary to demonstrate that no alternative sites are available in flood zone 1. The site should be subject to a flood risk assessment.	<p>The issue of potential flooding is acknowledged and the policy includes a requirement to undertake a flood risk assessment. As part of the recent planning application considered on the site (17/00764/FUL), granted in July 2017, a statement regarding flood risk was submitted with the planning application and it was concluded that the risk was minimal.</p> <p><u>Recommended Action :</u> Delete site from Policy TR2 and list under Policy TR1 as a permanent site to be safeguarded from alternative uses.</p>
Member of the public	<ul style="list-style-type: none"> <li>Site too close to the school</li> </ul>	The location of the site is not considered inappropriate, particularly as it is a well established site. The recent planning permission granted specifies the number of

		<p>pitches and that the occupants must comply with definition set out in the PPTS. The ORS needs assessment report recognised that the occupants met the definition.</p> <p><u>Recommended Action :</u> No change</p>
<b>Policy TR2 - W085 land adjacent to Gravel Hill, Shirrell Heath</b>		
Shedfield PC	<p>Object to the allocation of the site for permanent traveller occupation, for the following reasons:-</p> <ul style="list-style-type: none"> <li>• Impact on local residents; anti social behaviour</li> <li>• Additional mobile homes and vehicles on the site; pitches sub let/sub-divided</li> <li>• Abuse of planning laws</li> <li>• Lack of integration with the community</li> <li>• Permanent chalets have replaced mobile homes</li> <li>• Location of site within countryside gap</li> <li>• Lack of robust evidence base – inaccuracies with SA report</li> <li>• Given the identified surplus of pitches this site should be deleted</li> </ul>	<p>This site was granted a temporary consent in February 2017, following a previous refusal in 2015 and commencement of enforcement proceedings.</p> <p>The officers' report acknowledged that the lack of a 5 year supply of traveller accommodation carried significant weight, particularly given that an appeal for a similar sized site (Bowen Farm) had been allowed on the basis of a lack of provision in the locality.</p> <p>The site was considered suitable and in compliance with the requirements of Policy CP5 and a temporary consent was granted for 3 pitches expiring on 28 February 2019.</p> <p>The detailed site issues raised by the representations are acknowledged and this will require the necessary follow up by the Council. However, the Council has sought to consider all those sites with a temporary consent on a consistent basis and has</p>

		<p>acknowledged that the need to meet the requirements of Policy DM4 and the PPTS constitute special circumstances to warrant a departure from policy.</p> <p>With regard to the comment in relation to the SA assessment, this is an error in the description of the site, but the correct site has been assessed, as plans of all sites were provided to the consultants undertaking the SA/SEA.</p> <p><u>Recommended Action :</u> Amend site description in SA/SEA update.</p>
Murdoch Planning Ltd	Support the site becoming permanent	Support welcomed
<b>Policy TR3 – Carousel Park, Micheldever</b>		
South Wonston PC; Micheldever PC	<p>Request that the enforcement action is successful and will result in a gain of 3 plots.</p> <p>The site should be occupied by people solely falling within the definition of travelling showpeople. The original 9 plots should be re-instated and no further subdivision allowed. The activities on site not related to the work of show people should also not be allowed.</p>	<p>Comments noted. Policy TR3 seeks to ensure that the site is retained for travelling showpersons use and enforcement action is being taken to achieve this (see also the response to comments on Policy TR1 above).</p> <p><u>Recommended Action :</u> No change</p>
Sparsholt PC	Enforcement team should do regular compliance checks	See above response in relation to Policy TR1.
<b>Policy TR4 – The Nurseries Shedfield</b>		
Shedfield PC	Support the grant of planning permission on the site given that the showpeople have been in residence for many years, requirements of Policy TR4 must be complied with.	Comment noted
Sparsholt PC	Enforcement team should do regular compliance checks	See above response

Member of the public	Unauthorised pitches should not be authorised as this provides an incentive for future violations of planning policy.	<p>Comment noted, however, the Council is required to provide for the needs of travelling showpeople and there is a current shortfall of suitable sites in the District. This site which has been occupied for many years and will contribute to meeting part of the identified need for travelling showpersons plots subject to the requirements of the policy being met.</p> <p><u>Recommended Action :</u> No change</p>
<b>Policy TR5 – Firgrove Lane, North Boarhunt</b>		
Natural England	The site lies within 5.6km of the Solent Special Protection Area and will therefore be required to contribute to the mitigation strategy and this needs to be clearly stated in the policy.	<p>Comment noted, it is the intention to add a schedule to the DPD, that lists those sites that fall within the 5.6km area to ensure any changes to the sites reflect this designation.</p> <p><u>Recommended Action</u> To insert a list those sites that fall within 5.6km of the Solent Special Protection Area</p>
Southwick and Wickham Councillors ; Southwick and Widley PC	<p>The description of the site is inaccurate at present there are approximately 20+ unauthorised sites and would question whether the occupants are travellers.</p> <p>Support that part of the policy which authorises four gypsy pitches, but object to the provision of 12 travelling showpersons plots on part of the site. Such an allocation should be distributed across the District, particularly as North Boarhunt is a small settlement,</p>	This is a complex site in many ownerships. Policy TR5 attempted to resolve the various elements of the site in addition to providing a significant number of plots to meet the identified unmet needs of travelling showpersons. However, further investigations and enquiries have confirmed that the draft Policy as expressed is not deliverable in its entirety. It is therefore necessary to amend the policy to reflect those

	request a reduction in the numbers stated.	elements that can be delivered and explore alternative options to deliver the travelling showpersons plots required.  <u>Recommended Action</u> To delete Policy TR5, to retain reference to the safeguarded plots under TR1; to retain reference to the 4 temporary travellers pitches under Policy TR2
Sparsholt PC	Enforcement team should do regular compliance checks	See above response
Boarhunt PC	Boarhunt has been a location for many years for travelling showpeople (8 pitches at Firgrove and 2 at The Bungalow). Concern recently that occupants on the site are not travelling showpeople.  Object to the policy with regard to making 4 temporary pitches permanent and allocation of 12 showpersons plots.  Concern over capacity of the enforcement team to deal with the various breaches of planning control.	See above response
Land owner	<ul style="list-style-type: none"> <li>• Site is well managed and secure</li> <li>• Master plan is not deliverable</li> <li>• Proposals offer an opportunity for extended families to stay together</li> </ul>	See above response
Members of the public	<ul style="list-style-type: none"> <li>• Costs of improving Firgrove Lane should be borne by the users of the site</li> <li>• Ratio of travellers to travelling showpeople does not reflect the current residents</li> </ul>	See above response

<b>Policy TR6 – additional pitches/plots on existing sites</b>		
Sparsholt PC	Agree with policy	Comment noted
Micheldever PC	Carousel Park should not be allowed to expand beyond its 9 permitted plots.	<p>This site is subject of a specific policy (TR3) which defines the area of the site. Policy TR6 does not seek to allow the site area to expand. Given the need for travelling showpersons' provision it would not be reasonable to resist intensification in principle, provided this could be achieved within the existing site and would meet the requirements of the policy.</p> <p><u>Recommended Action :</u> No change</p>
Wickham PC	WCC history of enforcement suggests it is unlikely to be able to challenge any intensification.	<p>The purpose of the policy is to be able control intensification and require planning applications.</p> <p><u>Recommended Action :</u> No change</p>
South Wonston PC	This is a reasonable approach to address the needs of travellers but must be judged against the effects of intensification	<p>The purpose of the Policy is to set out matters to be considered as part of a planning application to make the necessary judgement as to whether intensification may be appropriate.</p> <p><u>Recommended Action :</u> No change</p>
South Downs National Park	Within the SDNP there is an unmet need for around 3 traveller pitches and 4 travelling showpersons. Policy should refer to expansion being of a suitable scale as a large scale extension could be harmful to the local character and setting of the National Park.	<p>Policy TR6 would only apply outside the SDNP. Following discussions with SDNP officers, there is agreement that any residual unmet need is in fact in the East Hampshire part of the National Park, a Statement of Common Ground will be prepared in due course to</p>

		<p>reflect this position.</p> <p><u>Recommended Action :</u> No change</p>
Fareham Borough Council	Supports aim of Policy TR6	Support welcomed
Members of the public	<ul style="list-style-type: none"> <li>• Also need to investigate new sites in the northern part of the District to create a better balance across the District.</li> <li>• Additional provision should not be allowed due to lack of utility capacity</li> <li>• Site W008 Travellers Rest, Bishops Sutton should not be allowed to expand</li> <li>• Site W020 Carousel Park, should not be allowed to expand intensify</li> </ul>	<p>Policy TR6 acknowledges that travelling showpersons' needs are not fully met and that there may be a future need in terms of delivering the requirements of Policy DM4. Therefore the policy is expressed in terms of demonstrable need to justify an expansion/intensification. Any proposals will need to explicitly set out why the need is on the site, whether there is a lack of alternative provision and any special circumstances of the applicant. Any proposals will also be required to comply with Policy TR7, which reflects the infrastructure/utility issue raised. There should be a specific cross reference to policies CP5 and TR7 to ensure these are taken into account.</p> <p><u>Recommended Action :</u> Amend Policy TR6 to cross refer to the requirements of Policy CP5 and TR7.</p>
Site occupant	Request that consideration is given to the expansion of the site at Orchard Drive, Swanmore as there is a further need for 2 pitches for family members	<p>Policy TR6 allows for additional provision on a case by case basis, where there is a demonstrable need. This is an existing travelling showpersons' site the ORS GTAA acknowledges a future need on the site within the next 5 years. It is not considered necessary to amend Policy</p>

		<p>TR6, as this allows for the consideration of additional provision. However for clarity is it suggested that the supporting text refers to opportunities to increase the provision of travelling showpersons plots on those sites identified in the GTAA with an additional need in 5 years.</p> <p><u>Recommended Action :</u> Amend the supporting text to Policy TR6, to reflect the opportunities to increase the provision of travelling showpersons plots on those sites identified in the GTAA with an additional need in 5 years.</p>
<b>Policy TR7 – general guidance</b>		
South Downs National Park	<p>Within the SDNP there is an unmet need for around 3 traveller pitches and 4 travelling showpersons. Policy should refer to expansion being of a suitable scale as a large scale extension could be harmful to the local character and setting of the National Park.</p> <p>Delivery of publicly owned sites can be easier than relying on private sites to come forward, this matter needs further explanation in the document.</p>	<p>Policy TR7 would only apply outside the SDNP. Following a meeting with the SDNP it has been confirmed that the unmet need referred to falls within the East Hants part of the SDNP.</p> <p>Sites owned by HCC and WCC were assessed through the Peter Brett Study. Whilst some sites were potentially identified as being suitable for traveller use, further investigations revealed that none of the sites are available as these are to be retained for operational and policy requirements of the respective authorities.</p> <p><u>Recommended Action :</u> No change</p>

Environment Agency	Pleased to see Policy TR7 includes reference to waste water infrastructure, as it is essential that any foul sewage arising from the sites is dealt with in the correct manner to ensure that there is no deterioration in the water environment.	Comment noted.
South Wonston PC	Policy is essential for safety and appearance of the site	Comment noted.
Sparsholt PC	Enforcement team should do regular compliance checks	See above response
Wickham PC	Agree but question ability to enforce	<p>The policy sets out more detailed matters to be considered as part of a planning application, failure to comply will result in the necessary procedures being initiated.</p> <p><u>Recommended Action :</u> No change</p>
Historic England	Would welcome a specific requirement for sites to avoid harm to the significance of any heritage assets either directly or within their setting.	<p>Policy TR7 focuses more specifically on site requirements. The adopted policies in both Local Plan Part 1 and 2 will continue to apply to all development proposals, so whilst this matter is covered to some extent it is suggested that an additional bullet is added cover this point. The highlighted note on page 5 of the draft DPD also emphasises this point.</p> <p><u>Recommended Action :</u> To insert new bullet under environmental to read <i>“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.”</i></p>

Natural England	Policy lacks criteria for biodiversity enhancements these should be referred to in policy to ensure they are delivered.	<p>See response to Historic England above.</p> <p>It is however, recognised that permanent travellers sites are required to contribute to the implementation of the Solent Mitigation Strategy</p> <p><u>Recommended Action :</u> To list those sites that fall within 5.6km of the Solent Special Protection Area</p> <p>To insert new bullet under environmental to read <i>“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.”</i></p>
Fareham Borough Council	No objection to Policy TR7	Support welcomed
Micheldever PC	Agree with points highlighted in the policy particularly emphasis on no commercial activity and reference to sorting and storage of materials.	Support welcomed
Murdoch Planning Ltd	<p>Promotes additional sites for consideration</p> <ul style="list-style-type: none"> <li>• Durley Street , Durley – 4 pitches</li> <li>• Oak Hill, Durley Hall Lane – 2 pitches</li> </ul> <p>Requests existing consents are modified</p> <ul style="list-style-type: none"> <li>• Big Muddy Farm – 4 pitches as a general traveller site</li> <li>• Bowen Farm – 3 pitches – the site has capacity for more pitches</li> </ul>	<p>See main report paragraphs 10.41-10.44 – no need to identify additional pitches.</p> <p>Proposals to modify existing permissions will be considered in light of this DPD and adopted Policies in Local Plan Part 1 and 2.</p> <p><u>Recommended Action :</u> No change</p>

<b>Comments on SA/SEA</b>		
Natural England	<p>The SA identifies biodiversity enhancements for the sites and these need to be included in the DPD to ensure they get delivered.</p> <p>Need to list all sites in the DPD which lie within 5.6km of the Solent SPAs as it needs to be clear which sites will be required to make a contribution to the mitigation strategy.</p> <p>Site W011 lies approx. 100m from the river Itchen SAC and there is reference to no further expansion of the site due to this constraint, this needs to be reflected in the DPD.</p>	<p>Where appropriate site specific policies include such requirements.</p> <p>Agree, sites that fall within 5.6km of the Solent Special Protection Area should be listed in the DPD.</p> <p>This is an existing site with no proposals for expansion through the DPD. If proposals come forward in the future then these will have to comply with adopted policies in Local Plan Part 1 and 2 which cover this issue.</p>
Historic England	<p>Comment that a site does not have to be adjacent to a heritage asset to be within its setting. That said HE do not disagree with conclusions of SA/SEA</p>	<p>Agreed. No further action needed.</p>
Shedfield PC	<p>Inaccuracies in how sites are listed in terms of addresses and details questions robustness of the DPD in terms of soundness.</p>	<p>Site plans were provided to the consultants undertaking the assessment, so there is no doubt over the location of the site addressed. It may however, be necessary to clarify the description.</p>

## **CAB2965(LP) - Appendix B(i)**

### **Consideration of Sites for Travelling Showpersons/gypsies and travellers**

At the meeting of the Council's Cabinet (Local Plan) Committee, on 30 June 2017, (CAB2947(LP)) members agreed (Recommendation 5) *That the Assistant Director (Estates and Regeneration) be instructed to advise further on the option of acquiring land for the purpose of providing a site for traveller occupation within the District.*

A brief was issued to the Assistant Director (Estates and Regeneration) the purpose being :-

*To undertake an assessment of sites that could potentially be acquired for use by travelling showpeople in the Winchester District. To inform the preparation of the Traveller DPD.*

The aim of the brief was to enable the Assistant Director to provide the advice requested on a sound and consistent basis, the instruction was to focus only on currently available sites that may be suitable for acquisition for travelling showpersons' use. Key requirements for sites to be included covered the following elements:-

- Area to be assessed: Winchester District
- Site size: 0.5ha minimum – 2.5ha maximum
- Well related to existing communities: <1600m from schools/facilities
- Avoid harmful impact on settled community: non-intensively developed
- Defined by physical features/not unduly intrusive: avoiding 'open fields'
- Capable of providing infrastructure: water supply/drainage
- Safe vehicular access: from public highway for heavy equipment
- Protect sensitive/designated areas: avoid nationally designated areas

At this stage the purpose was to identify potential sites, together with an indication as to whether the site would be available to purchase for travelling showpersons use and an indication as to the anticipated costs to acquire the site (land price, plus normal disbursements), also if there is potential to buy an option subject to planning permission. Research should be undertaken to determine a reasonable market value for travelling showpersons' plots, which should reflect the planning restrictions that would be applied to the use of the land.

The brief acknowledged that consideration of the planning suitability of the sites for travelling showpersons use would be undertaken by the Strategic Planning Team. This paper therefore, assesses the potential sites identified in relation to adopted planning policies set out in Local Plan Parts 1 and 2.

For all new sites proposed for traveller use, whether gypsies and travellers or travelling showpersons, Policy CP5 of Local Plan Part 1 is the key policy for sites to be considered against.

### Sites

Five potential sites were identified, through searches of land agents and land for sale web sites.

The following table outlines the matters covered in Policy CP5, together with a commentary as to how the criteria is applied:

Suitability – Criteria in Policy CP5	Assessment commentary
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/ be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services	Proximity to a settlement listed under Policy WT1; SH1; MTRA2/3 to allow access to key facilities particularly education/health; availability of public transport .
avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities	Whether the site is appropriate for the local context; the local environment and settled population and other traveller sites in the locality
avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities	Whether neighbouring uses are likely to be affected by travellers in terms of light, visual impact, noise, general disturbance
Sites should be clearly defined by physical features, where possible, and not unduly intrusive.	Retain any existing landscape features Consider further landscaping and boundary treatment  Consider wider landscape impact
Sites should be capable of accommodating the proposed uses to acceptable standards  Sites for travelling showpeople should include space for storing and maintaining equipment	Determine minimum plot/pitches sizes and associated requirements and if these can be adequately accommodated on the site. Whether existing access is suitable for the size of vehicles envisaged
water supply, foul water drainage and recycling/waste management	Does the site have any existing infrastructure?
provision of play space for children	Whether the scale of the proposal requires specific on site provision Existing provision in the vicinity of the site
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)	Whether the access is suitable for the proposed use and to allow for manoeuvring, storage and parking Potential for vehicle/pedestrian conflict - are there local footpaths
in rural locations, any permanent built	Requirement for permanent structures

structures should be restricted to essential facilities such as a small amenity block	– siting to minimise impact Opportunity to re-use any existing buildings on site
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*  <i>*whilst the draft Traveller DPD does not cover that part of the Winchester District in the SDNP, it is necessary to consider the whole District as this reflects the housing authority area.</i>	Whether there are any statutory or local designations affecting the site: SPA/SAC SSSI/SINC NNR/LNR Listed Building/Scheduled Ancient Monument/Heritage assets/Registered Park/Gardens/conservation area  If site lies within an area prone to flooding – flood zone 2/3  Is there any local evidence of flooding/flooding issues affecting the site and its surroundings  If site lies within a designated local gap – Policy CP18  Is the site within SDNP?
Achievability	Whether the site has any constraints to delivery that cannot be mitigated. Alternative land uses/remediation work required
Affordability/viability	Cost of land  Cost of servicing

The following schedule sets out the assessment results for each of 5 sites identified.

<b>Site 1 : Land Dundridge Lane, Bishops Waltham</b>	
Suitability – Criteria in Policy CP5	Assessment
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/ be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services	Countryside designation – MTRA 4  1.5km to facilities in Bishop's Waltham, the site is not on a public transport route
avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities	There are no existing traveller sites in this area
avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities	The site is isolated and remote from existing residential development
Sites should be clearly defined by physical features, where possible, and not unduly intrusive.	The site has mature hedges on its western and southern boundaries, and timber fencing on its northern and eastern boundaries
Sites should be capable of accommodating the proposed uses to acceptable standards  sites for travelling showpeople should include space for storing and maintaining equipment	The plot is currently pasture land and could accommodate the proposed use. Site area - 2Ha
water supply, foul water drainage and recycling/waste management	The site has a metered water supply
provision of play space for children	This could be accommodated
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)	Whilst movement within the site could be achieved, Dundridge Lane itself is a narrow single-track road which could be a significant constraint
in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block	There is a large parking and turning area with stable buildings in the SW corner of the site.
Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or	Frontage of the site falls within flood zone 2 and 3 and this limits the capacity of the site to accommodate the proposed use.

agricultural land quality and protect areas designated for their local, national, or international importance, such as Gaps and the South Downs National Park	The site is within the SDNP.
Achievability	Unknown
Affordability/viability	Guide price - £200k
<u>Conclusion/Recommendation</u>  <p>The site is located within the South Downs National Park, within an area designated as countryside where development will be limited to that which has an essential need to be located in the countryside. The frontage of the site is also has potential to flood. The road access is from a narrow single-track road which could be a significant constraint in the context of use for travelling showperson's.</p> <p>Given the above constraints and that the site is unlikely to be able to be considered for travelling showpersons given its location within the SDNP. The SDNP Authority has confirmed that they no longer have an unmet need for traveller accommodation particularly travelling showpersons plots in the Winchester part of the NP.</p> <p>Accordingly, this site should not be taken forward as a travelling showpersons' site.</p>	

<b>Site 2 : Land adjoining Durley Street (3 parcels)</b>	
Suitability – Criteria in Policy CP5	
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/ be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services	<p>Countryside designation - Policy MTRA3 - Durley Street has no settlement boundary.</p> <p>The parcels are approximately 1km from facilities at Durley Street and 3km from Bishop's Waltham , the site is on a public transport route</p>
avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities	There are no existing sites in close proximity, although land at Berkeley Farm, Durley Street (adjacent) is currently occupied by travellers and subject to enforcement proceedings following a previous refusal of planning permission.
avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other	The proposed use would have an impact on existing established residential development on the eastern

activities	side of Durley Street.
Sites should be clearly defined by physical features, where possible, and not unduly intrusive.	Large open fields – 2 of the parcels have established hedgerows along their boundary with Durley Street
Sites should be capable of accommodating the proposed uses to acceptable standards  sites for travelling showpeople should include space for storing and maintaining equipment	All three parcels are currently pasture land and could accommodate the proposed use. Parcels varying in size from 1.2 – 3 ha.  One parcel does not have direct access to Durley Street.
water supply, foul water drainage and recycling/waste management	Parcels 1 and 3 have mains water supply.
provision of play space for children	This could be accommodated
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)	Parcels 1 and 3 have access to Durley Street and adequate provision for parking, turning and safe manoeuvring could be achieved. Access to parcel 2 could be achieved via a shared access with parcel 3.
in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block	All three parcels are in open countryside where the impact of any built development will need to be carefully considered.
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	No other known constraints
Achievability	Unknown
Affordability/viability	Guide price – parcels vary from £100K to £170K.
<u>Conclusion/Recommendation</u> The sites are in designated countryside where development will be limited to that which has an essential need to be located in the countryside, the site is some distance from the nearest settlement offering a range of services and facilities. Use for travelling showpeople could have a significant impact on nearby residential development.  Accordingly, this site should not be taken forward as a travelling showpersons' site.	

<b>Site 3 : Land at , Kilmeston</b>	
Suitability – Criteria in Policy CP5	
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/ be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services	<p>Countryside designation - Policy MTRA4</p> <p>The site is approximately 6km from facilities at Bishop's Waltham or some 4km to Cheriton which has a limited level of services. The site is not on a public transport route.</p>
avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities	There are no existing sites in this area
avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities	There are a few isolated residential properties nearby which might be affected by the development of this site.
Sites should be clearly defined by physical features, where possible, and not unduly intrusive.	The site is an existing leisure/touring caravan site with clearly defined boundaries and an amenity block.
Sites should be capable of accommodating the proposed uses to acceptable standards	<p>The site is capable of accommodating the proposed use.</p> <p>Site area - 0.7Ha</p>
sites for travelling showpeople should include space for storing and maintaining equipment	There is an building on the site which could be re-used.
water supply, foul water drainage and recycling/waste management	The site has an existing water supply.
provision of play space for children	This could be accommodated on the site
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)	<p>The site has an established direct access onto Kilmeston Road.</p> <p>Adequate turning and manoeuvring of vehicles could be accommodated within the site</p>
in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block	There is an existing single storey building which could be re-used.
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,	<p>No known constraints</p> <p>The site is within the SDNP</p>

national, or international importance, such as Gaps and the South Downs National Park	
Achievability	This site has since been sold so is no longer available.
Affordability/viability	Guide price – offers over £150,000
<p><u>Conclusion/Recommendation</u></p> <p>The site is located within the South Downs National Park and within an area designated as countryside where development will be limited to that which has an essential need to be located in the countryside.</p> <p>This site is unlikely to be able to be considered for travelling showpersons given its location within the SDNP and the SDNP has confirmed that they no longer have an unmet need for travelling showpersons plots in the Winchester part of the NP. In addition the site has been recently sold so is no longer available.</p>	

<p><b>Site 4</b></p> <p><b>Land at Bishops Waltham/Lower Upham (3 parcels)</b></p>	
Suitability – Criteria in Policy CP5	
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/ be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services	<p>Countryside designation the nearest settlement is – Lower Upham which does not have a defined settlement boundary and limited facilities.</p> <p>The parcels are approximately 2km from the facilities at Bishop's Waltham.</p> <p>The sites are located on a public transport route</p>
avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities	There are no other traveller sites in this area.
avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities	The parcels are in open countryside, some distance from existing residential development
Sites should be clearly defined by physical features, where possible, and not unduly intrusive.	The site as a whole is demarcated by hedgerows on three sides.
Sites should be capable of accommodating the proposed uses to acceptable standards	Each of the three parcels is capable of accommodating the proposed use.
sites for travelling showpeople should include space for storing and	The site is available as a whole or in three lots – parcels vary in size from 1.6 – 2ha.

maintaining equipment	
water supply, foul water drainage and recycling/waste management	There are no services available on the site
provision of play space for children	This could be accommodated.
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)	This could be achieved on each of the sites.
in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block	All three sites are in open countryside where the impact of any development would need to be carefully considered.
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	No known constraints  The sites are within the SDNP.
Achievability	Unknown
Affordability/viability	Parcels vary from £100K to £125K
<u>Conclusion/Recommendation</u> <p>The site is located within the South Downs National Park and within an area designated as countryside where development will be limited to that which has an essential need to be located in the countryside.</p> <p>This site is unlikely to be able to be considered for travelling showpersons given its location within the SDNP. The SDNP has confirmed that they no longer have an unmet need for travelling showpersons plots in the Winchester part of the NP.</p> <p>Accordingly, this site should not be taken forward as a travelling showpersons' site.</p>	

<b>Site 5 : Land at School Lane, Denmead</b>	
Suitability – Criteria in Policy CP5	
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	<p>The site is identified as “countryside” in the Local Plan where Policy MTRA 4 applies.</p> <p>The site is approximately 200m</p>

community/ be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services	<p>outside the Denmead settlement boundary and 2km from facilities in the village centre.</p> <p>The site is approximately 5km from Waterlooville.</p> <p>The site is not on a public transport route.</p>
avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities	There are no other traveller sites in this area.
avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities	There is an established residential area approximately 200m from the site.
Sites should be clearly defined by physical features, where possible, and not unduly intrusive.	The site forms part of a wider area of grassland and is not defined by any physical features.
<p>Sites should be capable of accommodating the proposed uses to acceptable standards</p> <p>sites for travelling showpeople should include space for storing and maintaining equipment</p>	<p>The site is capable of accommodating the proposed use.</p> <p>Site area - 0.5Ha</p>
water supply, foul water drainage and recycling/waste management	No services are available to the site
provision of play space for children	Playspace could be accommodated on the site
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)	This could be achieved on the site
in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block	The site is in open countryside where the impact of any built development would need to be carefully considered.
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	No known constraints

Achievability	This site has been sold so is no longer available
Affordability/viability	Guide price £75,000
<u>Conclusion/Recommendation</u>  <p>The site is close to the settlement boundary of Denmead, albeit within an area designated as countryside where development will be limited to that which has an essential need to be located in the countryside. The site has since been sold so is no longer available for consideration.</p>	

### **CAB2965(LP) - Appendix B(ii) - Alternative sites promoted**

Two gypsy and traveller sites have been promoted for consideration through the consultation on the draft DPD.

Through preparation of the draft DPD, together with recent planning permissions granted, the Council has met its requirement for the provision of gypsy and traveller pitches (15) during the period 2016 – 2031.

Consequently, there is no requirement at this time to identify additional sites for gypsy and traveller purposes.

These sites have however, been assessed against Policy CP5.

<b>Site 1 :Land adjoining Durley Street</b>	
<b>Suitability – Criteria in Policy CP5</b>	
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/ be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services	Countryside designation - Policy MTRA3 - Durley Street has no settlement boundary.  The site is approximately 3km from facilities at Bishop's Waltham and lies on a public transport route.
avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities	There are no existing sites in close proximity.
avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities	Potential impact on existing established residential development on the eastern side of Durley Street which is within 100m of the site entrance.
Sites should be clearly defined by physical features, where possible, and not unduly intrusive.	The site has established tree/hedge cover on all boundaries.
Sites should be capable of accommodating the proposed uses to acceptable standards  sites for travelling showpeople should include space for storing and maintaining equipment	The site is used as rough grazing and could accommodate the proposed use. The site has an area of 0.5Ha
water supply, foul water drainage and recycling/waste management	Unknown.

provision of play space for children	This could be accommodated
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)	Vehicular access could be achieved to Durley Street subject to the impact on nearby residential properties.
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	No known constraints
Achievability	The site is being promoted for traveller use so can therefore be assumed to be available for that use but not necessarily for travelling showpersons' use.
Affordability/viability	unknown
<u>Conclusion/Recommendation</u>  <p>This site was subject of a recent planning application 16/03090/FUL, which was refused on 30 May 2017 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The applicant has not demonstrated that there is a need for gypsy accommodation on the site or within the locality or for the level of development proposed. The proposal is therefore considered to be contrary to Policy MTRA4 of Local Plan Part 1 - Joint Core Strategy in that it represents unnecessary residential development in the countryside for which there is no justification.</li> <li>2. The proposal would introduce residential development and activities into an area that is currently primarily comprised of undeveloped agricultural land and will have a detrimental impact on its rural character and appearance contrary to Policy DM15 and DM23 of Winchester District Local Plan Part 2 - Development Management and Site Allocations.</li> </ol> <p>The strategy set out in the Traveller DPD ensures that the assessed need for traveller sites will be met on existing sites or those allocated through the DPD and there is no justification to allocate additional sites, particularly "greenfield" sites.</p>	

<b>Site 2 :Land at Oak Hill, Durley Hall Lane (1 site)</b>	
Suitability – Criteria in Policy CP5	
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/ be accessible to local services such as schools, health and community services but avoid placing an unreasonable burden on local facilities and services	Countryside designation - Policy MTRA4. The site is approximately 2km from facilities at Bishop's Waltham
avoid sites being over-concentrated in any one location or disproportionate in size to nearby communities	There are no existing sites in close proximity.
avoid harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities	There are dispersed rural properties/farms/farm buildings in the area.
Sites should be clearly defined by physical features, where possible, and not unduly intrusive.	The site is mainly grass paddock - a significant area of hardstanding has been developed adjacent to the road frontage.
Sites should be capable of accommodating the proposed uses to acceptable standards  sites for travelling showpeople should include space for storing and maintaining equipment	The site could accommodate the proposed traveller use. Approximately 0.3ha of a 1 ha site is being promoted for development.
water supply, foul water drainage and recycling/waste management	Unknown
provision of play space for children	This could be accommodated
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)	Safe vehicular access could be accommodated for the proposed use.
in rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block	The site is in the countryside and the impact of any built development would need to be carefully considered
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,	No known constraints

such as Gaps and the South Downs National Park	
Achievability	The site is being promoted for traveller use so can therefore be assumed to be available for that use but not necessarily for travelling showpersons' use.
Affordability/viability	Unknown
The strategy set out in the Traveller DPD ensures that the assessed need for traveller sites will be met on existing sites or those allocated through the DPD. There is no justification to allocate additional sites, particularly "greenfield" sites.	

## CAB2965(LP) - Appendix C

**Schedule of Proposed Changes to draft Traveller DPD**

<b>Page/ para ref</b>	<b>Proposed change</b>	<b>Reason for change</b>
Title page and contents	Amend to read 'Publication (pre-submission) consultation January 2018 and updating as required to reflect following changes	updating
1.5	Update para 1.5 to refer to the SA/SEA process and updating	Updating
1.7	Add the following to para 1.7 '... , those sites that lie within 5.6km of the SPA, are listed in the schedule at Appendix D.'	to reflect the comments of Natural England
1.9 - 1.10	Updating to reflect stage reached	Updating
1.13	Update to confirm no new sites have been identified through the Duty to Co-operate process.	Update to reflect responses received from neighbouring local planning authorities under Duty to Co-operate
1.14	Update as required and to include confirmed closing date for Regulation 19 consultation.	Updating to reflect next stage of consultation
2.2 – 2.3	Update to reflect stage reached	Updating
2.8- 2.12	Update to reflect stage reached	Updating
2.14	Update table	Updating to reflect revised policies and proposals
3.2 – 3.10	Update to reflect stage reached	Updating
After 3.10	Insert summary of Regulation 18 consultation:	Updating
3.11 – 3.13	Delete section on site assessment methodology from main text and place in an Appendix (E)	To reflect stage reached
4.1 – 4.5	Update to reflect stage reached	Updating
Policy TR1	Insert 'traveller' to clarify the purpose of the policy  Update policy to reflect current status of sites include Joymont Farm, Curdridge Lane and Stablewood Farm, The Lakes, Swanmore	To reflect comments from East Hampshire District Council
4.7 – 4.10 Policy TR2	Updating to reflect those sites that now have a permanent planning permission delete – Joymont Farm, Curdridge Lane	Updating and amendment to proposed strategy to reflect advice from

Page/ para ref	Proposed change	Reason for change
	and Stablewood Farm, The Lakes, Swanmore.  Insert plan and policy to allocate 4 pitches for gypsy and traveller purposes at Firgrove Lane, North Boarhunt.	Showmans Guild of Great Britain and consequential changes to Policy TR5.
4.15 – 4.17 Policy TR5	Delete policy as evidence received through the consultation has indicated that as travellers and travelling showpeople do not mix therefore delivery of the policy is doubtful.	Amendment to proposed strategy to reflect representations to the consultation and the views of the Showmans Guild of Great Britain.
4.18 – 4.21 Policy TR6	Updating supporting text to reflect opportunities for intensification on two existing travelling showpersons sites to meet future identified needs.  Renumber and amendment of Policy to cross refer to others policies to ensure these requirements are not overlooked.	Updating and clarification
Additional paragraph	Reference to the shortfall of provision of travelling showpersons plots and suggested approach going forward.	Updating and clarification
Policy TR7	Renumber and amend policy to clarify its intention.  Insertion of new bullet to refer to heritage and biodiversity matters to be taken into consideration	Updating and clarification and to reflect the representations from Historic England and Natural England
Insert new section on Transit sites	It is necessary to refer to transit sites as these are specifically referred to in Government guidance and this paragraph reflects the GTAA findings and how the Council will deal with unauthorised encampments in the foreseeable future.	Updating and clarification
Insert new section implementation and monitoring	To indicate how the policies will be delivered and monitored	Updating
Appendix A – F	Update to reflect above changes	Updating

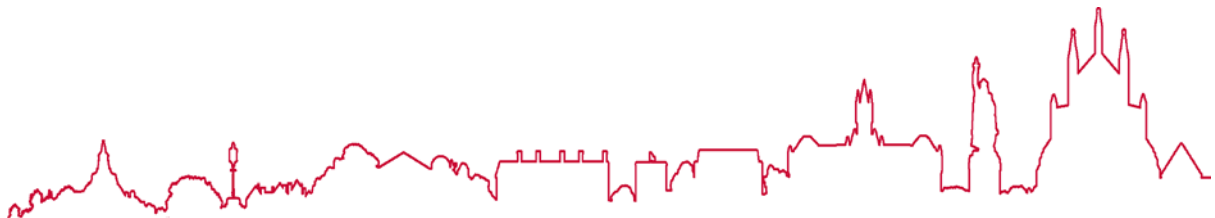
**CAB2965(LP) Appendix D**

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

**‘Traveller DPD’**

**Publication (Pre-Submission)**

**January 2018**



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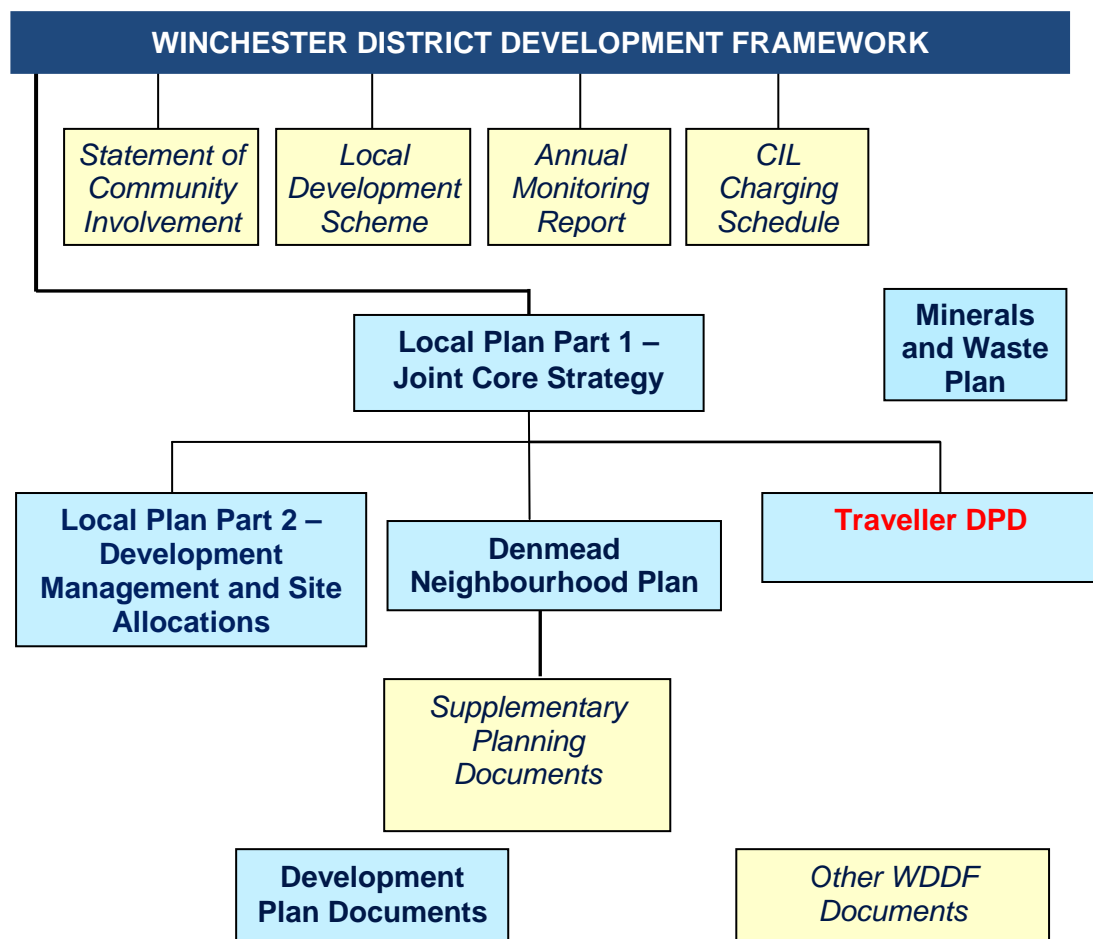
## Winchester District : Gypsy, Traveller and Travelling Showpeople Development Plan Document

### 1.Introduction and Background

#### Introduction

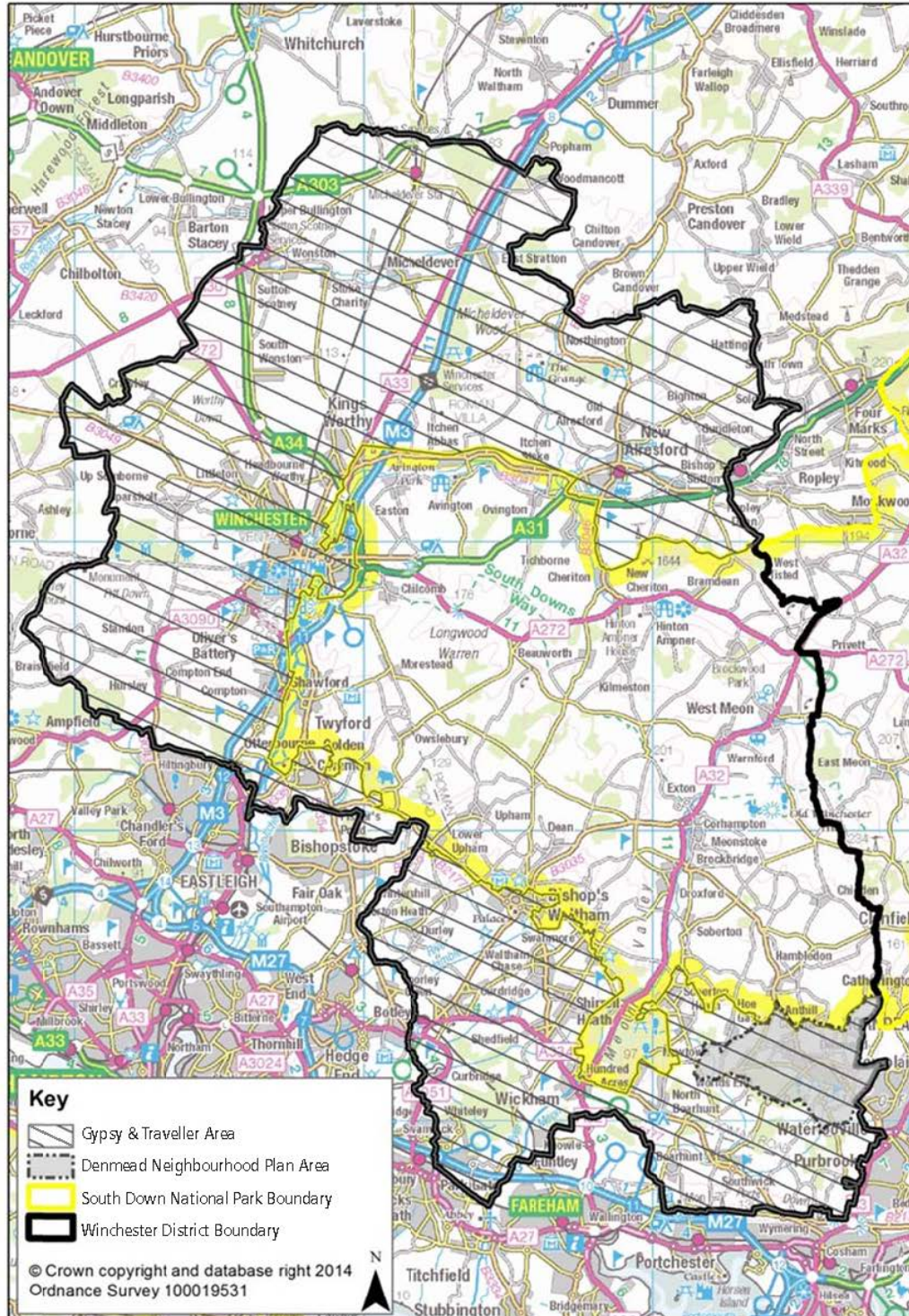
1.1 Local Authorities are required by Central Government to assess the accommodation requirements of Gypsies and Travellers and to develop a strategy that addresses any unmet need identified. The Gypsy, Traveller and Travelling Showpeople Development Plan Document (Traveller DPD) will form part of the 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 1<sup>st</sup> September 2016 therefore contribute to 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, <b>CP5</b> , CP6, CP7	→	DM1, DM2, DM3, <b>DM4</b> , 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, CP14, CP15, CP16, CP17, CP18, CP19, CP20	→	DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21, 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 show people’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/gypsy-and-traveller-development-plan/>

1.17 All comments should be submitted via the online consultation form, accessible at <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/gypsy-and-traveller-development-plan-document/>

Or sent to the City Council via email [ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)  
Or post Head of Strategic Planning  
Winchester City Council,  
Colebrook Street  
Winchester,  
Hants  
SO23 9LJ

All comments must be received by **5pm on insert agreed date in due course**

## 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 authorities 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/gypsy-and-traveller-development-plan/>

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

2.9 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>

2.10 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’ do 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.

2.13 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.

2.14 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:-

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

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

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

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
e. Requirement Policy DM4 (2016 – 2031)	15	24
f. Sites with planning permission/allowed on appeal (since 1/9/16)	8	3
g. Vacant site	1	0
h. 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 specific 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 two, 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.

4.6 The following policy therefore proposes that existing sites which have planning permission or lawful use for gypsy or traveller or travelling showpersons 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.

<b>Gypsy and Traveller Sites</b>		
<b>Site Ref</b>	<b>Location</b>	<b>No of Pitches</b>
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
<b>Travelling Showpersons Sites</b>		
<b>Site Ref</b>	<b>Location</b>	<b>No of Plots</b>
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

4.7 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.

4.8 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.

4.9 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 reasonable 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 which the Council has to find ways to address and does not create a precedent for the consideration of other sites in the future

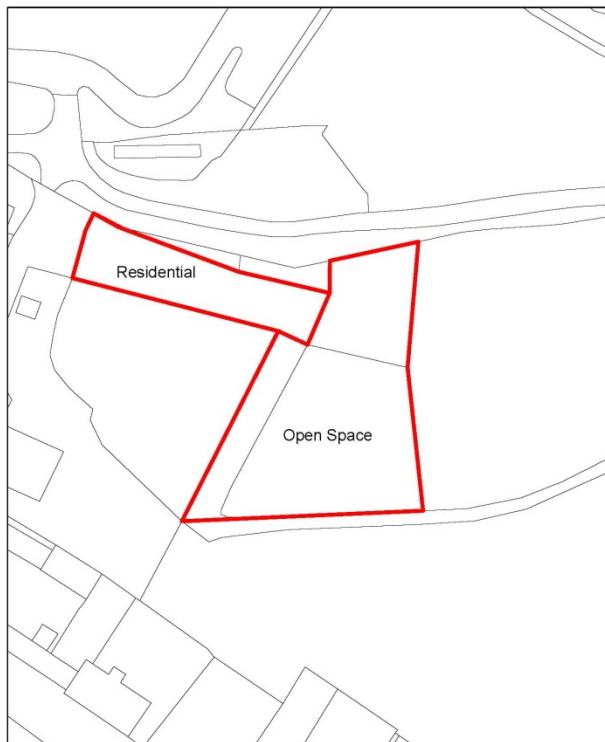
4.10 . This strategy will, however, not only secure the planning status of the sites for the current occupants, contributing to the specified need, but also provide certainty in relation to the delivery of sites to meet the needs in Policy DM4. Sites identified through Policy TR2 below will still be 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 – W017****Site location - Ourlands, East of Mayles Lane, Knowle**

Ourlands, Mayles Lane, Knowle  
W017



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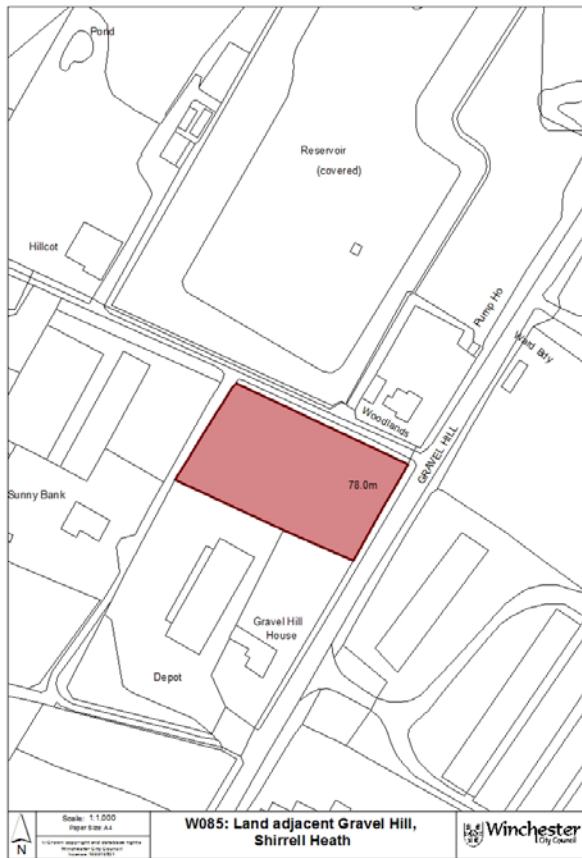
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**Number of pitches – 3**

**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 above plan); 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 Location – Land adjacent Gravel Hill, Shirrell Heath****Number 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 Ref - W014****Land at The Piggeries, Firgrove Lane, North Boarhunt**

Firgrove Lane, North Boarhunt

**Number 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 around the site and given its location adjacent to a public right of way**

### Site Specific Policies

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

#### Carousel Park, Micheldever

4.12 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.

4.13 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 .**

Carousel Park  
WO20



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### The Nurseries, Shedfield

4.14 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 infrastructure on the site and in particular improvement to the access in terms of visibility**
- **satisfy the requirements of Policy TR 6 .**

The Nurseries, Shedfield  
WO32 (a,b,c&d) WO23, WO24, WO25



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### Expansion or intensification within existing sites

4.15 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.

4.16 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.

4.17 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.

4.18 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.

4.19 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.**

4.20 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 in accordance with adopted local plan policies and those in this DPD .

### General Design Guidance and Site Layout

4.21 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 MitigationStrategy 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**

4.22 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).

4.23 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.

4.24 Therefore, the report recommended that the situation in relation to transit provision be monitored and a review undertake 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.

4.25 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 that those occupying unauthorised encampments comply with the PPTS definition.

## **Implementation and Monitoring**

4.26 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.

4.27 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.

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## Appendices

### Appendix A Glossary

Abbrv	Term	Explanation
<b>CIL</b>	<b>Community Infrastructure Levy</b>	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
	<b>Designated Heritage Asset</b>	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
	<b>Development Plan</b>	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.
<b>DPD</b>	<b>Development Plan Document</b>	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.
<b>EqIA</b>	<b>Equality Impact Assessment</b>	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.
	<b>Evidence Base</b>	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.
	<b>Flood Zone</b>	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).
	<b>Gypsy and Travellers</b>	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.
<b>HRA</b>	<b>Habitats Regulations Assessment</b>	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.

	<b>Heritage Assets</b>	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.
	<b>Infrastructure</b>	Services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
<b>LDS</b>	<b>Local Development Scheme (LDS)</b>	This sets out the programme and timetable for the preparation and production of Local Development Documents.
	<b>Local Plan</b>	The name for the combined Plan that will comprise Local Plan Parts 1 and 2, produced by the Local Planning Authority.
<b>LPP1</b>	<b>Local Plan Part 1 / Core Strategy</b>	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.
<b>LPP2</b>	<b>Local Plan Part 2 / Development Management &amp; Site Allocations</b>	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.
<b>NPPF</b>	<b>National Planning Policy Framework</b>	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).
	<b>Open Space</b>	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.
	<b>Policies / Proposals Map</b>	A map which illustrates on an Ordnance Survey map base the policies and proposals within the Local Development Framework or Local Plan
	<b>Settlement Gap</b>	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements
<b>SINC</b>	<b>Sites of Importance for Nature Conservation</b>	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. SINC's are put forward for selection and review by the Hampshire Biodiversity Information Centre.
<b>SSSI</b>	<b>Sites of Special Scientific Interest</b>	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.
<b>SAC</b>	<b>Special Area of Conservation</b>	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.

<b>SCI</b>	<b>Statement of Community Involvement</b>	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.
<b>SDNP</b>	<b>South Downs National Park</b>	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).
<b>SEA</b>	<b>Strategic Environmental Appraisal</b>	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'.
<b>SFRA</b>	<b>Strategic Flood Risk Assessment</b>	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.
<b>SHMA</b>	<b>Strategic Housing Market Assessment</b>	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.
<b>SA</b>	<b>Sustainability Appraisal</b>	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
<b>SUDS</b>	<b>Sustainable Drainage Systems</b>	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.
	<b>Travelling Showpeople</b>	<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><b>5</b> pitches at Barn Farm, The Lakes, Swanmore allowed on appeal (APP/L1765/W15/3141334)</p> <p><b>1</b> pitch allowed on appeal at Woodley Farm, Alma Lane, Lower Upham (APP/L1765/W/15/3131614)</p> <p><b>1</b> at Joymont Farm Curdridge Lane, permission granted 16/8/17 (17/00789/FUL)</p> <p><b>1</b> 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 <b>3</b> plots)</p>
c. Vacant site	<p>1 =</p> <p><b>1</b> pitch at Travellers Rest, Bishops Sutton granted permanent permission for non-personal use for gypsy and travellers under 07/02898/FUL</p>	0
d. To be delivered through this DPD	<p>About 13 =</p> <p>Policy TR2, <b>10</b> 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 <b>3</b> from potential intensification</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 <b>3</b> showperson's plots</p> <p>Policy TR4 The Nurseries, Shedfield Plots 3,4, 6 and</p>

	within existing sites	7 (one plot on each site, total <b>4</b> plots ) currently unauthorised.  Policy TR5 about <b>6</b> from potential intensification within existing sites.
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

- 1.1 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.
- 1.2 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.
- 1.3 Winchester City Council has undertaken work<sup>1</sup> to assess the needs of gypsies and travellers<sup>2</sup> 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.
- 1.4 This work did not identify the number of pitches<sup>3</sup> 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.
- 1.5 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.
- 1.6 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.

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<sup>1</sup> WCC Informal Scrutiny Group Final Report – Allocation of Gypsy and Traveller Sites –WCC 2011

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

<sup>3</sup> 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.

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.

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

**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**

<b>Site Ref</b>	<b>Location</b>
<b>Policy TR1</b>	
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
<b>Policy TR2</b>	
W014	The Piggeries, Firgrove Lane, North Boarhunt
W017	Ourlands, East of Mayles Lane, Wickham
<b>Policy TR4</b>	
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**

3.11 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.

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

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

<b>Policy TR3 Carousel Park, Micheldever</b>		
<b>SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME</b>		<b>SA/SEA OBJECTIVES</b>
Housing, Environment, Health and Happiness,		Building Communities, Infrastructure, Housing, Transport, Health, Economy and Employment
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
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

<b>Policy TR4 The Nurseries, Shedfield</b>	
<b>SPATIAL OBJECTIVE /</b>	<b>SA/SEA OBJECTIVES</b>

<b>COMMUNITY STRATEGY OUTCOME</b>		
Housing, Environment, Health and Happiness,		Building Communities, Infrastructure, Housing, Transport, Health, Economy and Employment
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Submission of planning application to regularise the site and specific policy requirements are met	Planning permission granted and conditions complied with	WCC

<b>Policy TR5 Expansion or Intensification within existing sites</b>		
<b>SPATIAL OBJECTIVE / COMMUNITY STRATEGY OUTCOME</b>		<b>SA/SEA OBJECTIVES</b>
Housing, Environment, Health and Happiness		Building Communities, Infrastructure, Housing, Transport, Health, Economy and Employment
<b>TARGET/DIRECTION</b>	<b>INDICATOR</b>	<b>SOURCE</b>
Consideration of applications	Planning permission granted and conditions complied with	WCC

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

**CABINET****6 December 2017****Minute Extract**

336. **WINCHESTER DISTRICT TRAVELLER DEVELOPMENT PLAN DOCUMENT – APPROVAL OF PLAN FOR PUBLICATION AND SUBMISSION FOR EXAMINATION**  
(Report CAB2965(LP) refers)

Councillor Brook introduced the report and stated that it had been considered at the meeting of Cabinet (Local Plan) Committee on 4 December 2017 where the recommendations to Cabinet had been agreed.

In response to questions, Councillor Brook explained that with an approved DPD, the Council would be able to demonstrate a five year land supply (with the exception of sites for travelling showpeople as explained in the report), which would strengthen its position in dealing with any planning application not envisaged by the DPD and in any subsequent enforcement action, including the current Carousel Park Planning Appeal which was due to recommence shortly.

Councillor Brook clarified that for a temporary site to receive permanent planning permission, certain conditions would have to be met, as set out in the DPD Policies. Planning enforcement action would be taken if these conditions were not fulfilled. The Strategic Director: Services confirmed that allocation of a site did not reduce the requirement of any people occupying that site to comply with relevant planning requirements.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

**RECOMMENDED:**

**1. THAT THE WINCHESTER DISTRICT GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE DEVELOPMENT PLAN DOCUMENT (TRAVELLER DPD) BE APPROVED FOR PUBLICATION (PRE-SUBMISSION) AND SUBSEQUENT SUBMISSION TO THE SECRETARY OF STATE, TOGETHER WITH SUPPORTING DOCUMENTS INCLUDING THE SUSTAINABILITY APPRAISAL AND THE HABITATS REGULATIONS ASSESSMENT, IN ACCORDANCE WITH THE RELEVANT STATUTORY AND REGULATORY REQUIREMENTS.**

**2. THAT THE HEAD OF STRATEGIC PLANNING, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR BUILT ENVIRONMENT, BE AUTHORISED TO SUBMIT THE WINCHESTER DISTRICT GYPSY, TRAVELLER AND TRAVELLING**

**SHOWPEOPLE DEVELOPMENT PLAN DOCUMENT AND ACCOMPANYING DOCUMENTS TO THE SECRETARY OF STATE FOLLOWING THE PUBLICATION PERIOD, IN ACCORDANCE WITH THE RELEVANT STATUTORY AND REGULATORY REQUIREMENTS.**

**3. THAT THE HEAD OF STRATEGIC PLANNING, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR BUILT ENVIRONMENT, BE AUTHORISED TO MAKE EDITORIAL AMENDMENTS TO THE WINCHESTER DISTRICT GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE DEVELOPMENT PLAN DOCUMENT AND ACCOMPANYING DOCUMENTS PRIOR TO SUBMISSION TO THE SECRETARY OF STATE, TO CORRECT ERRORS AND FORMAT TEXT WITHOUT ALTERING THE MEANING OF THE DPD.**

**4. THAT THE HEAD OF STRATEGIC PLANNING, IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR BUILT ENVIRONMENT /LEADER, BE AUTHORISED TO MAKE CHANGES TO THE WINCHESTER DISTRICT GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE DEVELOPMENT PLAN DOCUMENT BEFORE, DURING AND AFTER THE PUBLIC EXAMINATION PROCESS, IN ORDER TO RESPOND TO MATTERS RAISED THROUGH THE CONSULTATION AND EXAMINATION PROCESS.**

**5. THAT THE HEAD OF STRATEGIC PLANNING BE AUTHORISED TO APPOINT A PROGRAMME OFFICER AND UNDERTAKE OTHER WORK AS NECESSARY TO PREPARE FOR AND UNDERTAKE THE PUBLIC EXAMINATION (INCLUDING AGREEING TO MEET THE PLANNING INSPECTORATE'S FEES), PROVIDED THIS IS WITHIN THE ALLOCATED LOCAL PLAN BUDGET/RESERVE.**

**RESOLVED:**

1. That the responses to the representations, as set out in Appendix A, be noted and taken into account in considering the amendments proposed to the Traveller DPD.

2. That subject to any changes made at the meeting, the content of the Pre-Submission DPD, as recommended in Appendix D of this report, be approved for submission to full Council.

3. That authority be delegated to the Head of Strategic Planning, in consultation with the Portfolio Holder for Built Environment, to make any minor amendments to the DPD and accompanying documents prior to presentation to the Council and publication, in order to correct errors and format text without altering the meaning of the Plan.