

**Winchester District**

**Gypsy, Traveller and Travelling Showpeople**

**Development Plan Document**

**‘Traveller DPD’**

**Proposed Modifications**

**October 2018**



## Schedule of Proposed Modifications

The following schedule sets out a number of proposed modifications to the Traveller DPD, some update the stage reached in plan preparation, whereas others are required to ensure that the DPD is sound and legally compliant. Consequently those modifications that relate to the 'soundness' of the DPD are referred to as 'Main Modifications', others are grouped under 'Additional Modifications' and include general updating and clarification.

Deleted text is shown as ~~struck through~~ and amended/additional text is shown underscored. All paragraph numbers in the Schedule refer to the Submission version of the DPD.

It may also be necessary for further consequential changes such as paragraph renumbering and updates to the contents page. All weblinks will also need to be updated as required.

Proposed Main Modifications												
No.	Para/policy ref	Change	Reason									
MM01	Policy TR1	<p><b>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 needs <del>across the District</del>.</b></p> <p><b>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></p> <table border="1"> <thead> <tr> <th colspan="3">Gypsy and Traveller Sites</th> </tr> <tr> <th>Site Ref</th> <th>Location</th> <th>No of Pitches</th> </tr> </thead> <tbody> <tr> <td>W001</td> <td>The Ranch, Old Mill Lane, Denmead</td> <td>1</td> </tr> </tbody> </table>	Gypsy and Traveller Sites			Site Ref	Location	No of Pitches	W001	The Ranch, Old Mill Lane, Denmead	1	<p>Amendments in response to comments raised by neighbouring LPA at Reg 19 stage. (see also comments to supporting text at para 4.5 under other proposed modifications)</p> <p>Table updated to reflect</p>
Gypsy and Traveller Sites												
Site Ref	Location	No of Pitches										
W001	The Ranch, Old Mill Lane, Denmead	1										

W002	Ash Farm, Titchfield Lane, Wickham	2	planning permissions granted and sites allowed on appeal
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	<del>4</del> <u>2</u>	
W012	Big Muddy Farm, Alma Lane, Upham	1	
W013	Land west of Lasek, Bishops Wood Road, Misingford	1	
W016	Tynefield, Whiteley, Fareham	18	
W017	Ourlands, East of Mayles Lane, Knowle	<u>3</u>	
W018	Stablewood Farm, The Lakes, Swanmore	1	
W082	Beacon Haven, Swanmore	6	
W083	Bowen Farm, Curdridge	<del>3</del> <u>4</u>	
W084	Little Ranch, Fishers Pond	1	
W086	Woodley Farm, Alma Lane, Lower Upham	1	
<u>New</u>	<u>Berkeley Farm, Durley Street</u>	<u>4</u>	
<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	
MM02	Policy TR2	<p>Site W014 – Land at the Piggeries, Firgrove Lane, North Boarhunt</p> <p>Insert new bullet to read</p> <ul style="list-style-type: none"> <li>• <b><u>Improve Firgrove Lane and its junction with the B2177 as necessary to provide an adequate access to the site to accommodate the proposed uses.</u></b></li> </ul> <p>Site W017 – Ourlands, East of Mayles Lane, Knowle</p> <p>Delete reference to site W017 in Policy TR2 and move to be safeguarded under Policy TR1 as the site now has a permanent planning permission.</p> <p>Site W085 – Land adjacent to Gravel Hill, Shirrell Heath</p> <ul style="list-style-type: none"> <li>• <del>Due to the restrictive access arrangement on the site, any proposals for intensification/expansion will not be allowed</del></li> <li>• <b><u>Improve the access of the site and its junction with Gravel Hill as required.</u></b></li> </ul>			<p>To reflect matters discussed at the examination hearings :-</p> <p>To ensure satisfactory access to the site and that the proposal can be delivered.</p> <p>Updating</p> <p>Reference to intensification/expansion is not necessary as this is covered by other policies, however it is necessary to ensure that there is a satisfactory access to the site.</p>
MM03	Policy TR5	<p><b>The Local Planning Authority will consider proposals for the additional provision of pitches/plots <u>through intensification within</u> on sites covered by Policies TR1 – TR 4 above, on a case by case basis and in accordance with the provisions of Policy TR6.</b></p>			<p>To clarify application and effectiveness of the policy</p>

<p>MM04</p>	<p>New policy and supporting text to be inserted after para 4.19</p>	<p><u>Planning Applications</u></p> <p>This DPD provides for current and expected traveller accommodation needs, although for travelling showpeople it has not been possible to identify adequate sites currently. Therefore, proposals for traveller accommodation should be on the sites identified in this Plan (policies TR1 – TR4) or in locations where residential development is otherwise permitted (policies DM1 and MTRA3). Proposals for traveller accommodation should also accord with the policies of this DPD and other relevant policies in Local Plan Parts 1 and 2, particularly policies CP5 and TR6.</p> <p>It is acknowledged that there may be cases where an exception to countryside policies (MTRA4) may be justified, for example to meet the remaining needs of showpeople or for travelling households with an overriding need to be located in the area. Where these meet the definition of travellers (PPTS Annex 1) but have not been able to find a suitable site within a settlement boundary or through infilling, permission may exceptionally be granted on suitable sites within the countryside. There should be evidence to show that sites complying with policies DM1 or MTRA3 have been sought, and why these are not suitable or available, and the proposed site should be in a sustainable location which is accessible to local services such as schools, health and community facilities.</p> <p><b>Policy TR6</b></p> <p><b>Proposals for traveller accommodation outside the sites identified in policies TR1 – TR4, including expansion of these sites, will be permitted within the settlement boundaries defined by policy DM1 or through infilling in accordance with policy MTRA3.</b></p> <p><b>Sites outside the provisions of these policies (other than appropriate intensification under policy TR5) will only be permitted where they are for occupation by persons who:-</b></p>	<p>To ensure the DPD is sound, to reflect the requirements of National Planning Guidance in PPTS, as discussed at the examination. .</p>
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		<ul style="list-style-type: none"> <li>• are defined as gypsies and travellers or travelling showpeople (Planning Policy for Traveller Sites 2015 Annex 1 or a subsequent revision); and</li> <li>• can demonstrate an exceptional personal or cultural need to be located in the area; and</li> <li>• can provide evidence of a lack of other suitable accommodation.</li> </ul> <p>Sites must be in sustainable locations well related to existing communities as defined by Policy CP5 and comply with the requirements of Policy TR6.</p> <p><i>Consequential renumbering of policy and text that follows</i></p>	
MM05	Policy TR6	<ul style="list-style-type: none"> <li>• <b>General</b></li> </ul> <p><b>provide details of wastewater infrastructure, <u>including a foul drainage assessment</u> and surface water drainage, incorporating SUDS where possible</b></p>	Amendment to reflect the comments received from Environment Agency at Reg 19 stage
MM06	Para 4.26	<p><b>Implementation and Monitoring</b></p> <p>4.25 The monitoring framework at Appendix F, sets out how each policy will be monitored reflecting the objectives expressed in both the Council strategy and the environmental objectives in the SA/SEA.</p> <p><del>4.26 The introduction of the revised definition of travellers in the PPTS is in the process of being challenged through the high court, the outcome of this may impact on the GTAA results and require the need for a review of this DPD to be initiated.</del>  <u>The Council will monitor implementation of the DPD and will continue to explore opportunities to meet the identified needs of Travelling Showpeople, including as part of the review of Local Plans part 1 and 2 which has recently commenced.</u></p>	To respond to the Inspectors request to review the position in relation to travelling showpeople pitch provision in the event that there is still a shortfall despite the new criteria based policy introduced.
MM07	Appendix F	Insert new monitoring framework for new policy TR6	To ensure appropriate mechanisms are in place for monitoring the

<b>Policy TR6 Planning Applications</b>			effectiveness of the policy
<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 – particularly compliance with the definition of traveller as set out in PPTS Annex 1 (or any subsequent revision).	WCC	

Proposed Additional Modifications			
No.	Para/policy ref	Change	Reason
AM01	Title and contents pages	Update as required	Updating
AM02	1.4	The Community Strategy has recently been replaced by the Council's Strategy adopted in February <del>2018</del> 2017, ....	Updating
AM03	1.4 (after table of local plan policies)	This DPD also includes a glossary (Appendix A) and a monitoring framework at Appendix F. <u>The policies maps have also been updated to reflect the location of sites referred to in this DPD.</u>	Updating and clarification.
AM04	1.5	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 <del>again</del> been assessed and policies amended <u>throughout preparation of the DPD in light of the results.</u>	Updating
AM05	1.6	The Conservation of Habitats and Species Regulations <del>2017</del> 2010 also require assessment.....  The HRA <u>of the Traveller DPD</u> therefore concluded.....	Updating and clarification.
AM06	1.7	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 <del>expected to be now</del> in place. <del>by early 2018. This will replace the current Interim Strategy.</del>	Updating
AM07	1.10 – 1.12	Parish Councils <del>have been</del> <u>were</u> kept informed of the <del>process of the preparation</del> of this DPD (via <a href="#">Parish Connect</a> ) and <del>were have been</del> encouraged to promote the DPD so that their communities <del>can</del> <u>could</u> participate. <del>in its preparation.</del> Similarly the Council published <del>an</del> its ' <a href="#">LDF e-newsletter</a> ' regularly to a wide audience <u>which</u> <del>and this has</del> included references to the Traveller DPD.  The Council <del>has</del> utilised social media to highlight preparation and, to encourage	Updating



		<p>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 reached <u>ing</u> groups directly.</p> <p><del>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.</del></p>	
AM08	Para 1.15	<p><del>Throughout preparation of this DPD, As part of the consultation on the draft DPD a formal requests <u>have been</u> 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, the Council will continue to work with its neighbours to explore opportunities for the identification of additional plots for travelling showpeople.</del></p>	Updating
AM09	para 1.16	<p><del><u>Next steps</u></del>  <del>1.17 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</del>  <del>This DPD and all background documents are available to view on the Council's website at <a href="http://www.winchester.gov.uk/planning-policy/traveller-dpd/gypsy-and-traveller-development-plan-document">http://www.winchester.gov.uk/planning-policy/traveller-dpd/gypsy-and-traveller-development-plan-document</a></del></p> <p><del>All comments should be submitted via the online consultation form, accessible at <a href="http://www.winchester.gov.uk/planning-policy/traveller-dpd/gypsy-and-traveller-development-plan-document">http://www.winchester.gov.uk/planning-policy/traveller-dpd/gypsy-and-traveller-development-plan-document</a></del>  <del>Or sent to the City Council via email <a href="mailto:ldf@winchester.gov.uk">ldf@winchester.gov.uk</a></del>  <del>Or post to:</del></p> <p><del>Head of Strategic Planning  Winchester City Council,</del></p>	Updating

		<p>Colebrook Street Winchester, Hants SO23 9LJ</p> <p>All comments must be received by <b><u>midnight on Monday 26 February 2018</u></b></p>																						
AM10	Paragraph 2.9	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, <u>but this DPD includes a ‘criteria-based policy’ to deal with planning applications by travellers who have demonstrated that they meet the definition of travellers.</u>	Updating and clarification.																					
AM11	Table after para 2.11	<p>Insert updated summary table of supply</p> <table border="1"> <thead> <tr> <th></th> <th>G&amp;T pitches</th> <th>TSP plots</th> </tr> </thead> <tbody> <tr> <td>a. Requirement Policy DM4 (2016 – 2031)</td> <td>15</td> <td>24</td> </tr> <tr> <td><u>Other proven need post GTAA*</u></td> <td><u>4</u></td> <td></td> </tr> <tr> <td>b. Sites with planning permission/allowed on appeal/<u>occupied</u> (since 1/9/16)</td> <td><del>8</del>-18</td> <td>3</td> </tr> <tr> <td>c. Vacant site</td> <td><del>4</del>-7</td> <td>0</td> </tr> <tr> <td>d. To be delivered through this DPD</td> <td>About <del>13</del>-10</td> <td>About 13</td> </tr> <tr> <td>Total supply (b+c+d)</td> <td><del>22</del>-35</td> <td>16</td> </tr> </tbody> </table>		G&T pitches	TSP plots	a. Requirement Policy DM4 (2016 – 2031)	15	24	<u>Other proven need post GTAA*</u>	<u>4</u>		b. Sites with planning permission/allowed on appeal/ <u>occupied</u> (since 1/9/16)	<del>8</del> -18	3	c. Vacant site	<del>4</del> -7	0	d. To be delivered through this DPD	About <del>13</del> -10	About 13	Total supply (b+c+d)	<del>22</del> -35	16	Updating
	G&T pitches	TSP plots																						
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c. Vacant site	<del>4</del> -7	0																						
d. To be delivered through this DPD	About <del>13</del> -10	About 13																						
Total supply (b+c+d)	<del>22</del> -35	16																						

		<p>Surplus/shortfall</p>	<p>+7 <del>+16</del></p>	<p>-8</p>	
<p>AM12</p>	<p>3.8 – 3.9 + new paras to reflect stage reached</p>	<p>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 <u>updated Consultation Statement, which can be viewed on the Traveller DPD webpages.</u></p> <p><u>Publication and Consultation on the Pre-Submission Traveller DPD (Regulation 19)</u></p> <p><del>Therefore, this</del> <u>The pre-submission version (Regulation 19) of the DPD reflects matters raised and specifically updates the status of the sites which had may have subsequently been granted planning permission, or where the planning position hasd changed from the draft DPD. In particular the proposed</u> <del>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, was deleted in response to evidence presented through the consultation which questioned the delivery of the site for a mix of travellers and travelling showpeople. The Council has therefore reconsidered the draft policy proposed.</del> <u>As a consequence there remains a existing shortfall in the provision of travelling showpersons plots in the District. is increased. This matter is covered in the following sections.</u></p> <p><u>During January – February 2018 the pre-submission Traveller DPD was available for comment, some 16 representations were received raising both general and site specific matters.</u></p> <p><u>Examination and Adoption</u></p>	<p>Updating</p>		

		<p><u>A public examination was held on 3 and 4 September 2018 to examine matters in relation to the soundness of the DPD. Proposed modifications were published for comment for six weeks during October – November 2018.</u></p> <p><i>Add text to reflect receipt of Inspectors Report and adoption process and date in due course.</i></p>	
AM13	4.5	<p>The following policy therefore proposes that existing sites which have planning permission or lawful use for gypsy or traveller or travelling showperson use, will be safeguarded to ensure that the permitted use as a traveller site is not lost through the grant of any subsequent planning permission, or relaxation of planning conditions, to allow for other types of development. <u>This is to ensure that these sites and others that may be authorised are retained to meet identified traveller needs within the District and any wider unmet needs under the Duty to Co-operate.</u></p>	New sentence added to reflect comments raised by neighbouring LPA at Reg 19 stage.
AM14	4.15	<p>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. <u>This includes sites which are granted permanent planning consent after the adoption of this DPD, as these are also safeguarded by Policy TR1.</u></p>	Updating
AM15	4.16	<p>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 <u>specified to the named occupant conditioned to limit its occupation by travellers (in accordance with the definition in the PPTS and any subsequent revision) to specifically meet the need demonstrated.</u></p>	Amendment to reflect comments received to pre-submission consultation
AM16	4.17	Two existing travelling showpersons sites	Typographical correction
AM17	Appendix B	Insert updated schedule : set out at the end of this schedule for clarity	Updating

AM18	Appendix D	Move site W017 Ourlands, East of Mayles Lane, Wickham from Policy TR2 to be listed under Policy TR1 as the site now has planning permission	Updating
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## AM17 : Updated Appendix B

	G&T pitches	TSP plots
a. Requirement Policy DM4 (2016 – 2031) and proven additional need	<p>19 =</p> <p>15 <u>need identified in GTAA</u></p> <p><u>4 additional need (occupants of Berkeley Farm, Durley Street)</u></p>	24
b. Sites with planning permission/allowed on appeal/ <u>occupied</u> (since 1/9/16)	<p><u>18</u> =</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 Curdrige 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><u>3 at Ourlands Land East of Mayles Lane, Knowle permission granted 19/4/2018 (17/02212/FUL)</u></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>

	<p><u>1 at Bowen Farm, Wangfield Lane, Curdridge granted 02/02/2018 (17/02504/FUL)</u></p> <p><u>1 at Riverside, Highbridge Road , Highbridge granted 17/11/2016 (16/01993/FUL)</u></p> <p><u>4 at Field Adjacent Berkeley Farm, Durley Street, Durley allowed on appeal 16/07/2018</u></p> <p><u>1 pitch at Travellers Rest, Bishops Sutton – previously vacant site now occupied.</u></p>	
c. Vacant site	<p><u>7 =</u></p> <p><del>1 pitch at Travellers Rest, Bishops Sutton granted permanent permission for non-personal use for gypsy and travellers under 07/02898/FUL, 10/02429/FUL</del></p> <p><u>7 pitches at Tynefield vacated since the GTAA, occupiers have moved away.</u></p>	0
d. To be delivered through this DPD	<p>About <u>10 =</u></p> <p>Policy TR2, <del>10</del> <b>7</b> temporary pitch consents to be granted permanent permission (3 at <del>Ourlands East of Mayles Lane, Knowle</del>, 3 at Gravel Hill, Shirrell Heath and 4 at Firgrove Lane, North Boarhunt).</p> <p>Policy TR5 about <b>3</b> from the expansion and intensification within existing sites</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 7 (one plot on each site, total <b>4</b> plots ) currently unauthorised.</p> <p>Policy TR5 about <b>6</b> from potential intensification within existing sites</p>

Winchester District Traveller DPD Proposed Modifications

Total supply (b+c+d)	<u>35</u>	16
Surplus/shortfall	<u>+16</u>	-8