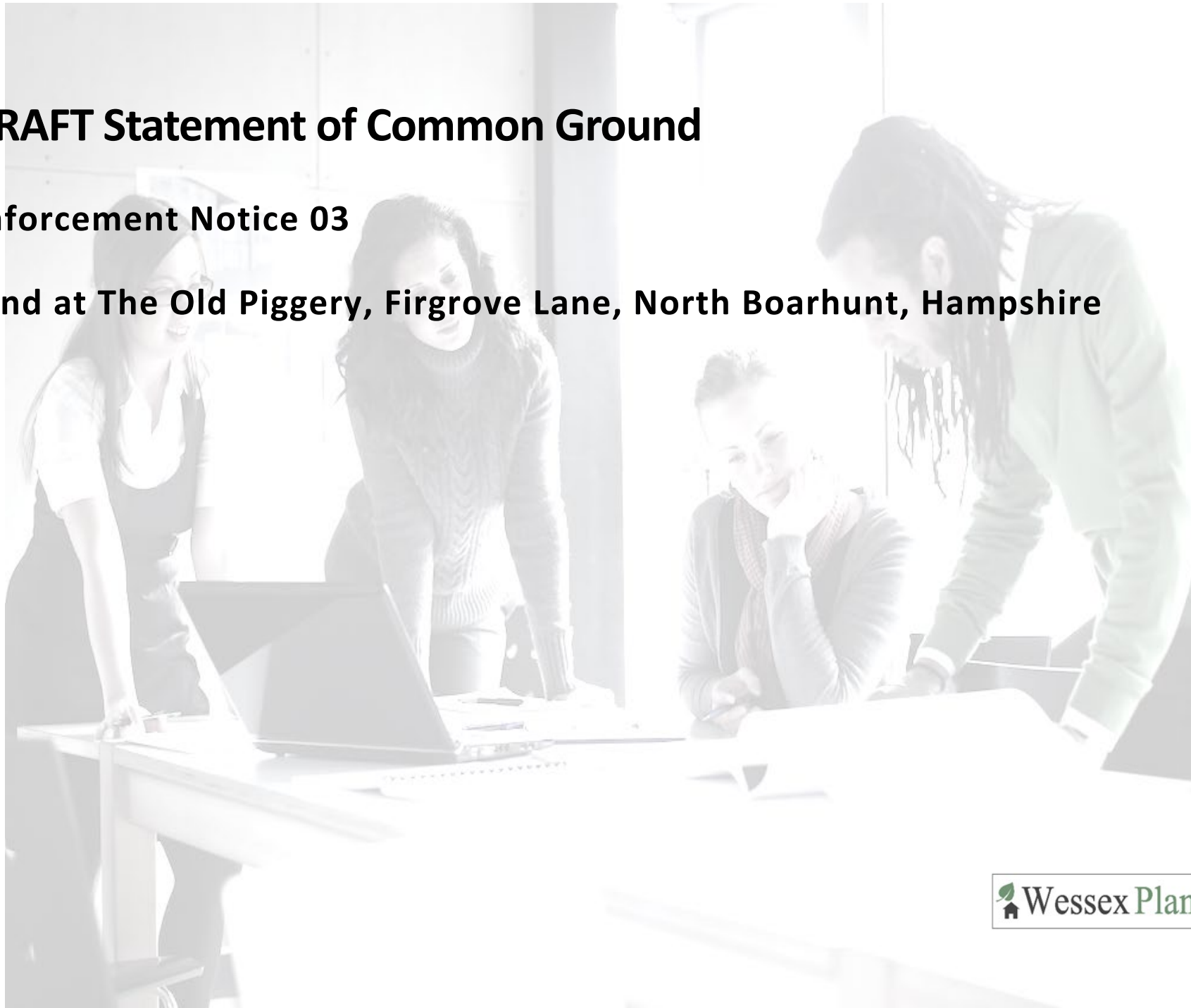


# **DRAFT Statement of Common Ground**

**Enforcement Notice 03**

**Land at The Old Piggery, Firgrove Lane, North Boarhunt, Hampshire**



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## 1 Appeal Reference

1.1 To be confirmed

## 2 Site Address

2.1 The site address used by WCC is The Old Piggery, Firgrove Lane, North Boarhunt, Hampshire. This is not agreed as set out in the appeal statement.



### **3 Agreed Description of Development**

- 3.1 The material change of use of the land to use as a residential caravan site; together with the construction of associated areas of hardstanding, buildings and fencing which facilitate the change of use of the land.

Enforcement Notice 03

Land at The Old Piggery, Firgrove Lane, North Boarhunt, Hampshire

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#### **4 List of Plans that informed the Council's Decision**

4.1 None – the appeal relates to an enforcement notice.

4.2 However, the related refused planning application (LPA reference 21/00399/FUL) plans were

- Existing site plan SD-2149-101 Rev A
- Planning, Design and Access Statement
- Tricel Novo UK30 Sewage Treatment Plant Brochure, PIA Certificate, Manual and Plant details

Amended plans were also submitted to the LPA but were not consulted on (see below) and did not inform the decision (see next section)

## **5 List of Any New Plans not previously seen or consulted on by the LPA**

5.1 The amended plans that were submitted in relation to the related planning application were designed to address the criticisms of the existing layout and are:

- Re-organisation and upgrade July 2021

5.2 With reference to the Wheatcroft principles, the lack of consultation on the amended layout, if considered by the Inspector, would not result in any prejudice to third parties. The appellant is willing for the Inspector to consider these amended plans as the deemed application under Ground A.

## 6 Planning History

6.1 For the site outlined in red on the enforcement notice, there is only one relevant planning application 19/02250/FUL (see below). However, the following is the planning history for the land around the site:

6.2 11/01875/FUL – Siting of 4 residential gypsy caravans – temporary permission until 30/11/16



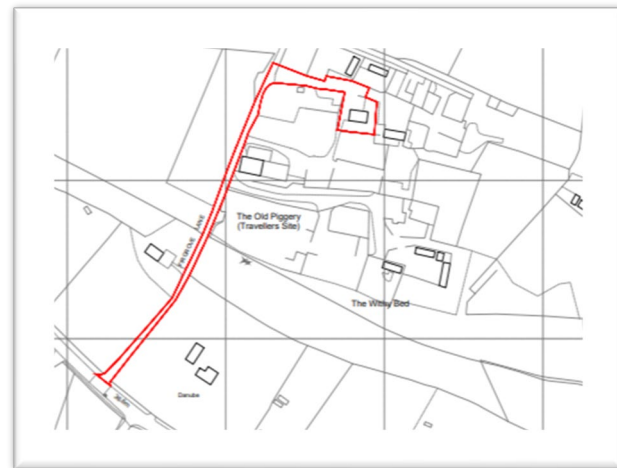
Enforcement Notice 03

Land at The Old Piggery, Firgrove Lane, North Boarhunt, Hampshire

6.3 18/01691/FUL– Continued stationing of 4 residential gypsy caravans without complying with Condition 3 of planning permission 11/01875/FUL – Permitted 1/11/2018



6.4 19/01564/LDC – Retention of building as a single dwellinghouse (7, The Old Piggery) – Permitted 13/9/19 (Home of Mr and Mrs J Keet)

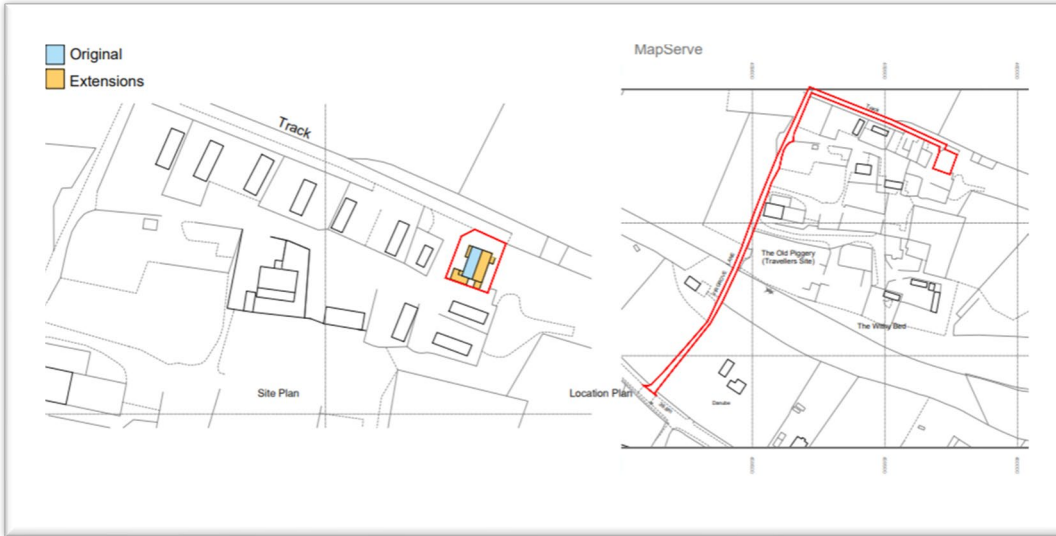




Enforcement Notice 03

Land at The Old Piggery, Firgrove Lane, North Boarhunt, Hampshire

6.5 19/01684/LDC – Retention of building as a single dwellinghouse (6A The Old Piggery) – Permitted 26.09.2019



6.6 19/02250/FUL – Stationing of residential caravans (retrospective) – Refused 19/12/19



Enforcement Notice 03

Land at The Old Piggery, Firgrove Lane, North Boarhunt, Hampshire

6.7 20/01510/FUL – Erection of replacement three-bedroomed bungalow, with adjustment to curtilage – Permitted 19/9/2020

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## **7 Most Important Development Plan Policy**

- Local Plan Part 1 – Joint Core Strategy: Policies MTRA3, MTRA4 and CP5
- Local Plan Part 2 – Development Management and Site Allocations: Policies DM1 and DM4
- Winchester District Gypsy, Traveller and Travelling Showpeople Development Plan Document: Policy TR6 and TR7

## 8 Other relevant Development Planning Policy/Guidance/Material Considerations/Weight

- 8.1 **Strategic Planning History** - It is **agreed** that in the draft Gypsy, Traveller and Travelling Showpeople DPD that the wider site outlined below was considered acceptable 'primarily for' a Travelling Showpersons Site under draft policy TR5, but that this was removed from the pre-submission DPD and ultimately the adopted DPD on the basis of a consultation response sought by the LPA from the Showman's Guild of Great Britain, repeated by the site owner of adjacent land which 'indicated that travellers and travelling show people do not mix therefore delivery of the policy is doubtful' (See DPD Pre-submission Draft Regulation 19 Consultation Statement – Jan 2018 and (Cabinet (Local Plan) Committee report of December 2017) Appendix 1 + 2. However, it is clear that whoever is occupying the 'Firgrove Lane Caravan Park' to the south (and the LPA is pursuing enforcement action that will reveal this) the fact of the matter is that the site has been occupied apparently by these two groups, living side by side in a peaceful manner for at least 5-6 years. There is no evidence of difficulties between this occupiers of this site or the site to the south (Firgrove Lane Caravan Park) or the occupiers of The Old Piggery site (the authorised site to the north).



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## Enforcement Notice 03

Land at The Old Piggery, Firgrove Lane, North Boarhunt, Hampshire

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- 8.2 **Landscape** – It is **agreed** that there is no landscape officer objection. Excepting the Right of Way that passes the site, it is agreed that this site cannot be seen from wider public vantage points.
- 8.3 **Children’s Play Areas** – It is **NOT agreed** that there is sufficient play areas for the children on the site. This is despite each child on this site is housed on a pitch with a garden area, with access to ‘street play’ environment in a safe overlooked communal area subject to low traffic speeds, as well as the wider countryside through the rights of way network and finally, with easy access to a formal play area (with zip wire) within the village.
- 8.4 **Drainage** – It is **NOT agreed** that the level of wastewater emanating from the site will not change as a result of a Ground A approval of planning permission. It is also **NOT agreed** that, as a result of the proposed new Sewage Treatment Plant, that the amount of nitrate emanating from the site will be significantly reduced, offering an overall improvement in the nitrate situation.
- 8.5 **Human Rights** – It is **agreed** that the implementation of these enforcement notices would render the occupiers homeless (and therefore breach each occupier’s human rights) as there are no other vacant authorised sites in the area that the occupiers can move to. It is further **agreed** that, as a result, the LPA has referred the occupiers to the Housing Department of the LPA.
- 8.6 **Public Sector Equality Duty** – It is **NOT agreed** that a proper assessment of the PSED has taken place in that the offer of bricks and mortar accommodation in place of caravans is contrary to gypsy/travellers way of life and therefore discriminatory.
- 8.7 **Best Interests of the Child** – It is **NOT agreed** that the best in interests of the children living on site have been addressed as a primary consideration in the assessment. The children on this site are enrolled in local schools. Forcibly removing them from their homes into a less secure roadside existence would seriously compromise their education.

## **9 Areas where Appellant and LPA are working together to Resolve Issues**

- 9.1 The SPA mitigation financial payment will be paid imminently, and the Planning Inspectorate will be updated once payment has been made.
- 9.2 A new planning application will shortly be submitted to the LPA addressing the layout issues using the amended plan that was submitted but not considered for the related refused planning application.
- 9.3 The status of each occupier will be verified for the LPA.
- 9.4 The LPA have been informed (again) of the correct address of the site, to ensure that the enforcement sites are known by their actual addresses, and not conjoined inaccurately. However, the LPA have refused to re-issue the enforcement notices despite being informed of the proper site addresses.

**10 Table of Areas of Agreement and Disagreement**

Area of Agreement/Disagreement	Agreement	Disagreement
Strategic Planning History	x	
Accuracy of Site Addresses		x
Gypsy/Traveller Status of occupants		x
Need for gypsy/traveller pitches		x
Adequacy of Drainage (Nitrates)		x
Adequacy of Children's play area		x
Human Rights Breach	X (LPA has referred occupiers to Housing Department)	
Public Sector Equality Duty Breach		x
Best Interests of the Child Breach		x
Acceptable Landscape Impact	x	
Acceptable SPA mitigation (Birds)	X (Mitigation Payment Made)	
Acceptable location in transport and access terms	x	
Acceptable impact on surrounding residential amenity	x	

## **11 List of possible conditions**

- 11.1 The appellant is willing to accept conditions in relation to the drainage scheme itself, and its monitoring and maintenance. The appellant is also willing to accept conditions with regard to the submission of a site layout scheme and landscaping if considered to meet the six tests.



## 12 Suggested Core Documents List

- CD1 – Enforcement Notice 01
- CD2 – Existing site plan SD-2149-101 Rev A
- CD3 - Planning, Design and Access Statement
- CD4 - Tricel Novo UK30 Sewage Treatment Plant Brochure, PIA Certificate, Manual and Plant details
- CD5 - Re-organisation and upgrade July 2021
- CD6 – Officer Report to Committee and Minutes of Committee Meeting
- CD7 - Decision Notice
- CD8 - Appeal Statement with Appendices
- CD9 – Gypsy and Traveller Accommodation Assessment (ORS, October 2016)
- CD10 – Reg 18 DRAFT Gypsy, Traveller and Travelling Showpeople DPD (July 2017)
- CD11 – Cabinet (Local Plan) Committee report (December 2017) (proposing wider site deleted due to no mixing/deliverability justification)
- CD12 – Reg 18 Consultation Statement (Undated)
- CD13 - Reg 19 PRE-SUBMISSION Submission Gypsy, Traveller and Travelling Showpeople DPD (January 2018) (removing wider site)
- CD14 – Reg 19 Consultation Statement – (January 2018)
- CD15 – Inspectors Report (January 2019)
- CD16 - Adopted Gypsy and Travellers DPD (February 2019)

**13 Appendix 1 - DPD Pre-submission Draft Regulation 19 Consultation Statement – Jan 2018**



**Winchester**  
City Council

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

**‘Traveller DPD’**  
*(Pre-Submission Draft)*

**Regulation 19 Consultation  
Statement**

January 2018



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## **1. INTRODUCTION**

### **Purpose of the Consultation Statement**

This Consultation Statement accompanies the Reg 19 publication of the Traveller Development Plan Document (DPD). It sets out what consultation and engagement has been undertaken to date and how it has influenced the content of the plan to be considered under Regulation 19. It therefore updates the statement published under Regulation 18, as to the number and nature of comments received at that stage. Following publication the Council aims to submit the DPD for examination in May 2018.

### **Legislative Requirements**

- 1.1 The preparation of the DPD must comply with the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012. The nature of this DPD also requires compliance with Government guidance Planning Policy for Traveller Sites (August 2015).
- 1.2 The Regulation 18 consultation statement accompanied the consultation and reflected the early frontloading and engagement previously undertaken.
- 1.3 Regulation 19 represents the second key stage in preparing a DPD. It specifies the requirements for who must be notified of the preparation of the plan that they must be invited to comment on its content and what supporting documents should be made available for inspection.

## **2. CONSULTATION**

### **Regulation 18 Consultation**

- 2.1 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 (Appendix 3), Parish Connect (Appendix 4) and communication with all statutory and general consultees (Appendix 1) listed on the local plan database, plus those that had previously responded to the commencement notice and options consultation. A press release was issued (Appendix 6), together with items on social media (Appendix 5) and a public notice in the local press (Appendix 8). Examples of these are set out in the following Appendices.
- 2.2 An online consultation was launched on the Council's consultation hub Citizenspace.
- 2.3 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. 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.

- 2.4 A briefing was also held for Parish Councils on 24 July, with approximately 20 members of parish councils, together with some District Councillors in attendance.

**Feedback from Regulation 18 consultation.**

- 2.5 99 responses were received, the full responses can all be viewed at <https://winchester.citizenspace.com/policy-and-planning/gypsy-traveller-and-travelling-showpeople/>.
- 2.6 Appendix A of the [Cabinet Report](#) sets out a schedule of the responses, analysis and suggested changes. This was reported to the [Cabinet \(Local Plan\) Committee on 04 December 2017](#), which included a number of appendices including, site assessment analysis and conclusions, schedule of proposed changes, the Sustainability Appraisal and Strategic Environmental Assessment and assessment under the Habitats Regulations, together with the proposed Regulation 19 version of the DPD. Key issues raised include:
- 2.7 **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. The Winchester 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.
- 2.8 Historic England requested more details on the impacts on heritage assets, particularly those sites 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. However, an amendment to policy TR7 is suggested to respond to this matter.
- 2.9 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.

- 2.10 **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’ an amendment was recommended 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.
- 2.11 Historic England 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 the DPD, 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.
- 2.12 Over half of the representations to Policy TR1, relate to one of the proposed safeguarded sites (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.
- 2.13 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.
- 2.14 **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.
- 2.15 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 was recommended that these are deleted from Policy TR2 and listed under Policy TR1 as permanent sites to be safeguarded for traveller use.
- 2.16 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.
- 2.17 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.

- 2.18 This site was granted a temporary consent in February 2017, following a previous refusal in 2015 and commencement of enforcement proceedings. The officer's 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.
- 2.19 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.
- 2.20 **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.
- 2.21 **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.
- 2.22 **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.

- 2.23 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.
- 2.24 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.
- 2.25 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"*.
- 2.26 **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.
- 2.27 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.
- 2.28 **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
- 2.29 In response to the above, the Council prepared a schedule of changes which was considered by the Cabinet (Local Plan) Committee, this is set out at Appendix 9.

**3. Conclusion**

- 3.1 Winchester City Council has engaged positively with a range of organisations in the preparation of the Traveller DPD, in order to guide the proposed strategy, allocations, policy content and detail. The DPD proposes a practical approach that reflects existing, known provision of sites in view of the lack of alternatives being submitted for consideration.
- 3.2 Engagement with neighbouring authorities has taken place on an ongoing basis and this is detailed in the Duty to Co-operate Statement.

**Appendix 1: Gypsy and Traveller Reg 18 text used in letter/email**



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13 July 2017

**Consultation on draft Traveller Plan for Winchester District**

Dear Sir/Madam

You may be interested to know that Winchester City Council has published a draft document which provides planning guidance for both gypsies and travellers and travelling showpeople on sites in the Winchester District.

Your site or land that you own, may be specifically referred to in the document, which can be viewed on line at <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/> and you can comment on it by completing the on-line questionnaire.

Alternatively you can visit the Council offices or local libraries to look at the document and pick up a comment form and return to the City Council at the following address:-

- At Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ  
Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.
- At local libraries
  - Winchester Discovery Centre, Jewry Street, Winchester
  - Stanmore Community Library, Carroll Centre, Somers Close
  - Alresford Library, Broad Street, New Alresford
  - Bishops Waltham Library, Free Street, Bishops Waltham
  - Waterlooville Library, The Precinct, Waterlooville
  - Eastleigh Library, The Swan Centre, Eastleigh
  - Fareham Library, Osborn Road, FarehamOpening times can be found at [Hampshire County Council](http://www.hampshire.gov.uk) website.

You can also email any comments direct to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk).

**All comments must be received no later than 5.00pm on 4 September 2017.**

Please be aware that we cannot accept anonymous comments – all comments we receive will be included on our website (including your name but not your address or email details).

Yours Faithfully,



INVESTOR IN PEOPLE

Jenny Nell **Head of Strategic Planning**



printed on recycled paper

**Appendix 2: Statutory / general and interested consultees notified**

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

## Winchester District Traveller DPD – Regulation 19 Consultation Statement

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

## Winchester District Traveller DPD – Regulation 19 Consultation Statement

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

## Winchester District Traveller DPD – Regulation 19 Consultation Statement

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

## Winchester District Traveller DPD – Regulation 19 Consultation Statement

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



## Winchester District Traveller DPD – Regulation 19 Consultation Statement

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

## Winchester District Traveller DPD – Regulation 19 Consultation Statement

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

**Appendix 3: E – Newsletter June, July and November 2017**



Issue 51 June 2017

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**Publication of draft Traveller Development Plan for consultation**

Following completion of the options consultation in May, to which over 100 comments were received, the Council has considered the responses together with the [accommodation needs assessment and initial site assessments](#), undertaken by Opinion Research Services (ORS) and Peter Brett Associates (PBA) respectively in 2016.

The Council has also clarified whether the sites identified in the PBA site assessment study are actually available for traveller purposes. A number of the sites assessed are owned by Hampshire County Council, the County has since confirmed that its land and premises are not available for traveller use as they are required to be retained for operational purposes.

Given the identified need for 15 gypsy and traveller pitches and 24 travelling showpersons plots during the period 2016 -2031, the strategy proposed focusses on existing sites and the options available to meet the need. This has led the Council to propose a strategy which:-

- Safeguards existing sites
- Regularises suitable existing temporary sites
- Includes specific site allocation policies for the larger more complex sites in multiple ownerships

## Winchester District Traveller DPD – Regulation 18 Consultation Statement

The Council's Cabinet (Local Plan) Committee is being requested to agree the draft document for consultation at its meeting on 30 June – all papers can be viewed at

[Cabinet \(Local Plan\) Committee to be held on 30 June 2017](#)

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

The consultation will commence on Monday 10 July until Monday 4 September and will include an online consultation which can be accessed at the Council's consultation hub <https://winchester.citizenspace.com/>. All consultees will be notified, together with those that have been involved to date, copies of documents will also be placed in local libraries.

After the close of the consultation the Council will assess the responses received, and report these together with any proposed changes to a future meeting of Cabinet (Local Plan) Committee.

Strategic Planning Team  
[ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)  
01962 840 222

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Issue 52 July 2017

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**Reminder Consultation Closing Monday 4th September 2017**

The consultation on the draft Gypsy and Traveller Development Plan Document will be closing on Monday 4th September. Please see information below on how to respond to this consultation.

**Publication of draft Traveller Development Plan for consultation**

Following completion of the options consultation in May, to which over 100 comments were received, the Council has considered the responses together with the [accommodation needs assessment and initial site assessments](#), undertaken by Opinion Research Services (ORS) and Peter Brett Associates (PBA) respectively in 2016.

The Council has also clarified whether the sites identified in the PBA site assessment study are actually available for traveller purposes. A number of the sites assessed are owned by Hampshire County Council, the County has since confirmed that its land and premises are not available for traveller use as they are required to be retained for operational purposes.

Given the identified need for 15 gypsy and traveller pitches and 24 travelling showpersons plots during the period 2016 -2031, the strategy proposed focusses on existing sites and the options available to meet the need. This has led the Council to propose a strategy which:-

- Safeguards existing sites

## Winchester District Traveller DPD – Regulation 18 Consultation Statement

- Regularises suitable existing temporary sites
- Includes specific site allocation policies for the larger more complex sites in multiple ownerships

The Council's Cabinet (Local Plan) Committee is being requested to agree the draft document for consultation at its meeting on 30 June – all papers can be viewed at [Cabinet \(Local Plan\) Committee to be held on 30 June 2017](#)

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

The consultation will commence on Monday 10 July until Monday 4 September and will include an online consultation which can be accessed at the Council's consultation hub <https://winchester.citizenspace.com/>. All consultees will be notified, together with those that have been involved to date, copies of documents will also be placed in local libraries.

After the close of the consultation the Council will assess the responses received, and report these together with any proposed changes to a future meeting of Cabinet (Local Plan) Committee.

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Issue 53 November 2017

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### **Traveller Development Plan update**

The Council's Cabinet (Local Plan) Committee will meet on Monday 4 December to consider and agree the next stage of the preparation of this document. Following, consultation on the draft Plan, during July – September, the Council has considered the representations received and now proposes to make some changes to the document to ensure that the proposals are deliverable to meet the identified traveller needs in the District.

All papers can be viewed at <http://www.winchester.gov.uk/meetings/meeting/5001>

After the revised document has been agreed there will be a further round of consultation in January/February 2018, this will focus on whether the document complies with the 'tests of soundness' – based on evidence, is the most appropriate strategy, can be delivered etc. This is prior to the Council submitting the document for examination before an independent planning inspector during spring/summer next year.

### **Revised Local Development Scheme**

The Local Development Scheme (LDS) sets out a three year plan for the preparation of local plan documents, with the adoption of Local Plan Part 2 in April 2017 and progression of the Traveller Plan to its next stage, it is an appropriate time to update the LDS.

All papers can be viewed at <http://www.winchester.gov.uk/meetings/meeting/5001>

A key element of the update is to establish a timetable for the Local Plan Review – this will commence during 2018, once pending changes to Government Planning Policy have been finalised. In the meantime, it is the Council's intention to commence evidence gathering with an update of the Strategic Housing Land Availability Assessment (SHLAA) in the New Year – further details will be published in 2018.

### **Local Plan Part 2**

The written statement and all policies maps can be viewed at

<http://www.winchester.gov.uk/planning-policy/local-plan-part-2-development-management-allocations/lpp2-adoption>

### Central Winchester Regeneration Area

Winchester City Council is consulting on a draft Supplementary Planning Document (SPD) for the Central Winchester Regeneration Area (CWR Area). The draft SPD sets out a vision and urban design framework for the future development of the CWR Area. The document will, once adopted, provide design guidance for development in the CWR Area and will supplement the Winchester District Local Plan Part 1 adopted in 2013 and Part 2 adopted in 2017.

Pending approval from the Council's Cabinet on 6 December 2017, formal consultation will begin on 11 December for eight weeks, concluding on 5 February 2018 and will include exhibitions across the district.

The draft SPD and consultation forms are available on the Council's website along with details of the exhibitions: [winchester.gov.uk/CWR](http://winchester.gov.uk/CWR) Paper copies are available from the Council reception on Colebrook Street, Winchester, SO23 9LJ. Monday to Thursday 8.30am – 5.00pm and Friday 8.30am – 4.30pm.

Feedback should preferably be submitted using the online comment form at: [winchester.gov.uk/CWRfeedback](http://winchester.gov.uk/CWRfeedback) alternatively the questions are available to download as a PDF document, print and complete by hand if required.

A free post address is provided for those completing the form by hand; alternatively forms can be handed into the Council reception.

You can also comment by email to [CWRRegen@winchester.gov.uk](mailto:CWRRegen@winchester.gov.uk) or in person by completing the form during exhibitions or write to us at: Freepost Plus RTLH-KXUA-SEEC, Central Winchester Regeneration, WCC, Winchester, SO23 9ZT

Paper copies of the draft SPD will be available for inspection from local libraries after 11 December (opening times can be found on the Hampshire County Council website):

- Winchester Discovery Centre, Jewry Street, Winchester
- Stanmore Community Library, Carroll Centre, Somers Close
- Alresford Library, Broad Street, New Alresford
- Bishops Waltham Library, Free Street, Bishops Waltham
- Waterlooville Library, The Precinct, Waterlooville
- Eastleigh Library, The Swan Centre, Eastleigh
- Fareham Library, Osborn Road, Fareham
- Romsey Library, Station Road, Romsey
- Chandlers Ford Library, Oakmount Road, Chandler's Ford, Eastleigh

Please be aware that we cannot accept anonymous comments – all comments we receive will be included on our website (including your name but not your address or email details).

If you wish to be notified of the adoption of the SPD please include your contact details with your response.

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## Appendix 4: Parish Connect July and August 2017



July 2017

Welcome to this bumper July edition of Parish Connect! We are pleased to be back after a three month break, due to a prolonged period of purdah in the run up to both the Local and General elections.

This issue is packed with important information on public consultations, as well as useful information on health, events and opportunities in your area.

### Publication of draft Traveller Development Plan for consultation



The Council is required to plan for the needs of gypsies and travellers in accordance with Government guidance. Last week the Council's Cabinet agreed to publish the draft plan for consultation. The draft plan seeks to identify sites across the District that will provide for the identified need of 15 gypsy and traveller pitches and 24 travelling showperson's plots.

The draft plan takes a positive approach to existing sites within the District by proposing that these sites are retained; those with a temporary planning permission are granted a permanent consent where appropriate and for the more complex sites, bespoke policies are proposed to ensure the necessary requirements are met. This will give the Council stronger control over traveller development on other sites which are not proposed to be allocated in the plan.

Cllr Caroline Brook, Portfolio Holder for the Built Environment said:

*"With the adoption of Local Plan Part 2 in April setting out the gypsy and traveller requirement to be met in the District, the Council has made significant progress in preparing a positive strategy that will provide certainty to both the travelling and settled communities."*

## Winchester District Traveller DPD – Regulation 18 Consultation Statement

*Our draft traveller plan takes a pragmatic approach to identifying sites and we pleased to be able to publish this for consultation over the following weeks. We would encourage all those with an interest to contribute and we will be contacting National Gypsy and Traveller organisations to promote publication of the draft plan.”*

The consultation period commences on Monday 10 July. For all documents and how to comment go to

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

Documents can also be inspected at the Councils offices and in local libraries.

The consultation will close on 4 September, after which the Council will assess any responses received before amending the draft plan and submitting to the Planning Inspectorate for examination during 2018.

Strategic Planning  
LDF@winchester.gov.uk

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August 2017

Welcome to the August edition of Parish Connect. The weather may not be as seasonal as we would like, but we nevertheless, hope that your summer is shaping up well.

This issue is packed with important information on public consultations, as well as useful information on health, events and opportunities in your area.

#### **Publication of draft Traveller Development Plan for consultation**

The draft Traveller plan is now out for consultation and all documents can be viewed at <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/>  
The consultation will run until Monday 4 September and includes an online consultation which can be accessed at the Council's consultation hub <https://winchester.citizenspace.com/>.

Parish councils were invited to a briefing on 24 July and the presentation has now been forwarded to all parish councils.

If your Parish Council will struggle to submit its response by 4 September due to your meeting schedule over the summer, please get in contact with the Strategic Planning team to agree an extension of time.

Strategic Planning Team  
[ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)  
01962 840 222

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**Appendix 5: Social Media**

FACEBOOK

The following post was published on Winchester City Council’s Facebook page on 1 September 2017



On 5 September, a customer contacted the Council via Facebook private message looking for more information on the plan and specific sites. The customer was referred to the head of Strategic Planning for advice.

Analytics:

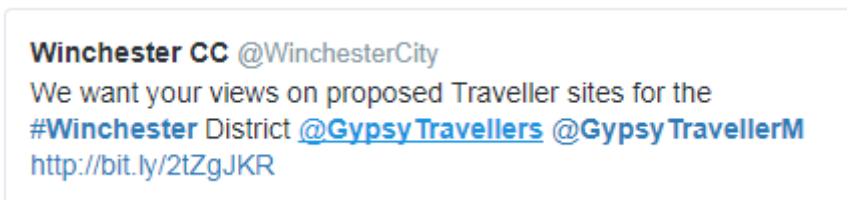
Date:	People reached	Shares	Likes	Comments
1 Sep 2017	1,303	7	4	<p>The proposed allocation of Gypsy and Traveller site Ref W008 at Appledown Lane off Whitehill Lane Bishops Sutton is ill conceived and should be withdrawn.</p> <p>A brief Summary key points are:-</p> <p>The Travellers Rest Site W008 has been abandoned for 5 years</p> <p>The Travellers Rest Site does not comply with</p>

## Winchester District Traveller DPD – Regulation 18 Consultation Statement

				<p>WCC's own policies</p> <p>The site is approximately 50m from the new business area which could affect its viability. Future access to the Town will be via the new Employment Zone.</p> <p>The Site was refused permission in the past</p> <p>The Site is very close (20m) to residential properties Site W008 is not suitable for a number of reasons including its position, location, and size.</p> <p>Its location next to the A31 (See map below) is totally unsuitable. There has a long history of Planning applications, Appeals and Social problems with this site.</p> <p><b><i>(The customer was urged to record his response using the consultation, which he did)</i></b></p>
TOTAL	1,303	7	4	

### TWITTER

The following tweet was published on 10 July 2017, 19 July 2017, 2 August 2017, 10 August 2017, 15 August 2017, 25 August 2017 and 1 September 2017. FFT (@Gypsy Traveller) and Traveller Movement (@GypsyTravellerM) were tagged in every tweet.



Date	People reached	Re-tweets	Likes	Comments
10 July 2017	1,099	3	1	
19 July 2017	2,024	5	3	-
2 Aug 2017	2,242	4	1	-
10 Aug 2017	1,758	1	1	-
15 Aug 2017	1,533	3	1	-
25 Aug 2017	1,819	4	2	-
1 Sep 2017	1,339	3	-	-
<b>TOTAL</b>	<b>11,814</b>	<b>23</b>	<b>9</b>	

## Appendix 6: Press Release 12/07/17

### Publication of Traveller Plan for Consultation

The Council is required to plan for the needs of gypsies and travellers in accordance with Government guidance. This week the Council's Cabinet agreed to publish the draft plan for consultation. The draft plan seeks to identify sites across the District that will provide for the identified need of 15 gypsy and traveller pitches and 24 travelling showperson's plots.

The draft plan takes a positive approach to existing sites within the District by proposing that these sites are retained, those with a temporary planning permission are granted a permanent consent where appropriate and for the more complex sites bespoke policies are proposed to ensure the necessary requirements are met. This will give the Council stronger control over traveller development on other sites which are not proposed to be allocated in the plan.

The consultation period commences on Monday 10 July, for all documents and how to comment go to <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/>, documents can also be inspected at the Councils offices and in local libraries.

*"Cllr Caroline Brook, Portfolio Holder for the Built Environment said; With the adoption of Local Plan Part 2 in April setting out the gypsy and traveller requirement to be met in the District, the Council has made significant progress in preparing a positive strategy that will provide certainty to both the travelling and settled communities. Our draft traveller plan takes a pragmatic approach to identifying sites and we pleased to be able to publish this for consultation over the following weeks. We would encourage all those with an interest to contribute and we will be contacting National Gypsy and Traveller organisations to promote publication of the draft plan."*

The consultation will close on 4 September, after which the Council will assess any responses received before amending the draft plan and submitting to the Planning Inspectorate for examination during 2018.

Strategic Planning

[LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk)

**Appendix 7: Letters to travellers (hand addressed and stamped envelopes)**

**Consultation on draft Traveller Plan for Winchester District**

Dear Sir/Madam

You may be interested to know that Winchester City Council has published a draft document which provides planning guidance for both gypsies and travellers and travelling showpeople on sites in the Winchester District.

Your site or land that you own, may be specifically referred to in the document, which can be viewed on line at <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/> and you can comment on it by completing the on-line questionnaire.

Alternatively you can visit the Council offices or local libraries to look at the document and pick up a comment form and return to the City Council at the following address:-

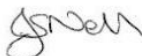
- At Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.
- At local libraries
  - Winchester Discovery Centre, Jewry Street, Winchester
  - Stanmore Community Library, Carroll Centre, Somers Close
  - Alresford Library, Broad Street, New Alresford
  - Bishops Waltham Library, Free Street, Bishops Waltham
  - Waterlooville Library, The Precinct, Waterlooville
  - Eastleigh Library, The Swan Centre, Eastleigh
  - Fareham Library, Osborn Road, FarehamOpening times can be found at [Hampshire County Council](http://www.hampshire.gov.uk) website.

You can also email any comments direct to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk).

**All comments must be received no later than 5.00pm on 4 September 2017.**

Please be aware that we cannot accept anonymous comments – all comments we receive will be included on our website (including your name but not your address or email details).

Yours Faithfully,



Jenny Nell, Head of Strategic Planning

## Appendix 8: Public Notice



### WINCHESTER CITY COUNCIL PUBLIC NOTICE

#### The Town and Country Planning (Local Planning) (England) Regulations 2012: Preparation of a Local Plan (Regulation 18)

#### Public Consultation on draft Traveller Development Plan Document

Winchester City Council is consulting on a draft Traveller Development Plan Document (Traveller DPD). The Traveller DPD safeguards and allocates sites to meet identified traveller accommodation needs for the District, outside of the South Downs National Park. There has been much work with the traveller community, Parish Councils, settled communities and other organisations to develop the draft Traveller DPD and this is the first time it has been consulted on in its entirety.

The draft Traveller DPD, Sustainability Appraisal (incorporating Strategic Environmental Assessment [SEA] and Habitats Regulations Assessment [HRA]), and other supporting documents can be viewed:

- Online on the City Council's website – <http://www.winchester.gov.uk/planning-policy/gypsy-and-traveller-development-plan/gypsy-and-traveller-development-plan-document/>
- At Winchester City Council's City Offices, Colebrook Street, Winchester, SO23 9LJ Monday to Thursday 8.30am - 5.00pm and Friday 8.30am - 4.30pm.
- At local libraries:
  - Winchester Discovery Centre, Jewry Street, Winchester
  - Stanmore Community Library, Carroll Centre, Somers Close
  - Alresford Library, Broad Street, New Alresford
  - Bishops Waltham Library, Free Street, Bishops Waltham
  - Waterlooville Library, The Precinct, Waterlooville
  - Eastleigh Library, The Swan Centre, Eastleigh
  - Fareham Library, Osborn Road, FarehamOpening times can be found at [Hampshire County Council](http://www.hampshire.gov.uk) website.

You can complete an online comment form at:

<https://winchester.citizenspace.com/policy-and-planning/gypsy-traveller-and-travelling-showpeople>. Alternatively, you can comment using the form provided on the website or by email to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk). Paper copies, for return to City Offices at the above address, are available at the places where the Plan can be inspected. All comments must be received no later than 5.00pm on 4 September 2017.

Please be aware that anonymous comments will not be accepted – all comments received will be included on our website (including your name but not your address or email details).

Jenny Nell  
Head of Strategic Planning, 10 July 2017



**Appendix 9: 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 February 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	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 – Joymont Farm, Curdridge Lane and Stablewood Farm, The Lakes, Swanmore	Updating and amendment to proposed strategy to reflect advice from Showmans Guild of Great Britain.

Winchester District Traveller DPD – Regulation 18 Consultation Statement

<b>Page/ para ref</b>	<b>Proposed change</b>	<b>Reason for change</b>
	Insert plan and policy to allocate 4 pitches for gypsy and traveller purposes at Firgrove Lane, North Boarhunt.	
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 to reflect current position Amendment of Policy TR6 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 TR6	Amendments to clarify the intention of the policy;  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

Enforcement Notice 03

Land at The Old Piggery, Firgrove Lane, North Boarhunt, Hampshire

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**14 Appendix 2- Cabinet (Local Plan) Committee report - December 2017**

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

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>
<p><i>Property</i></p> <p><i>lack of sites available to meet identified need.</i></p>	<p>Assessment of WCC land-holdings' potential to provide traveller sites; investigate possibility of WCC purchasing a site suitable for traveller occupation.</p>	<p>Assistant Director (Estates and Regeneration) instructed to advise further on option undertake assessment of sites currently on the market.</p>
<p><i>Community Support</i></p> <p><i>Lack of consultation and engagement would undermine public confidence in the DPD and may lead to challenges further down the line.</i></p>	<p>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.</p>	<p>Communication to date has used existing techniques. Both the options consultation and the consultation on the draft DPD extensively utilised social media.</p>
<p><i>Timescales</i></p> <p><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></p>	<p>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.</p>	<p>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</p>

		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

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

## 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.	Comment noted  <u>Recommended Action :</u> No change
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.	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.  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</p>
Micheldever PC	Need to ensure effective monitoring is in place to ensure agreed use/capacity of sites is protected and monitored.	<p>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.</p> <p><u>Recommended Action :</u> No change</p>
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.	<p>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.</p> <p>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.</p> <p><u>Recommended Action :</u> No change.</p>
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	<p>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>

		<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>		
<p>South Downs National Park</p>	<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	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.  <u>Recommended Action :</u> No change
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.	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.  <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>

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
<p>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*</p> <p><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></p>	<p>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</p> <p>If site lies within an area prone to flooding – flood zone 2/3</p> <p>Is there any local evidence of flooding/flooding issues affecting the site and its surroundings</p> <p>If site lies within a designated local gap – Policy CP18</p> <p>Is the site within SDNP?</p>
Achievability	Whether the site has any constraints to delivery that cannot be mitigated. Alternative land uses/remediation work required
Affordability/viability	<p>Cost of land</p> <p>Cost of servicing</p>



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

<b>Site 1 : Land Dundridge Lane, Bishops Waltham</b>	
<b>Suitability – Criteria in Policy CP5</b>	<b>Assessment</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 – 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	The plot is currently pasture land and could accommodate the proposed use. Site area - 2Ha
sites for travelling showpeople should include space for storing and maintaining equipment	
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.
<p><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.</p> <p>Accordingly, this site should not be taken forward as a travelling showpersons' site.</p>	

<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	Countryside designation - Policy MTRA4  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.
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	The site is capable of accommodating the proposed use. Site area - 0.7Ha
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)	The site has an established direct access onto Kilmeston Road. Adequate turning and manoeuvring of vehicles could be accommodated within the site
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,	No known constraints  The site is within the SDNP

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>  <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
<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. 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>	
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 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
<p><u>Conclusion/Recommendation</u></p> <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
	<p>and Stablewood Farm, The Lakes, Swanmore.</p> <p>Insert plan and policy to allocate 4 pitches for gypsy and traveller purposes at Firgrove Lane, North Boarhunt.</p>	<p>Showmans Guild of Great Britain and consequential changes to Policy TR5.</p>
4.15 – 4.17 Policy TR5	<p>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.</p>	<p>Amendment to proposed strategy to reflect representations to the consultation and the views of the Showmans Guild of Great Britain.</p>
4.18 – 4.21 Policy TR6	<p>Updating supporting text to reflect opportunities for intensification on two existing travelling showpersons sites to meet future identified needs.</p> <p>Re-number and amendment of Policy to cross refer to others policies to ensure these requirements are not overlooked.</p>	<p>Updating and clarification</p>
Additional paragraph	<p>Reference to the shortfall of provision of travelling showpersons plots and suggested approach going forward.</p>	<p>Updating and clarification</p>
Policy TR7	<p>Re-number and amend policy to clarify its intention.</p> <p>Insertion of new bullet to refer to heritage and biodiversity matters to be taken into consideration</p>	<p>Updating and clarification and to reflect the representations from Historic England and Natural England</p>
Insert new section on Transit sites	<p>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.</p>	<p>Updating and clarification</p>
Insert new section implementation and monitoring	<p>To indicate how the policies will be delivered and monitored</p>	<p>Updating</p>
Appendix A – F	<p>Update to reflect above changes</p>	<p>Updating</p>

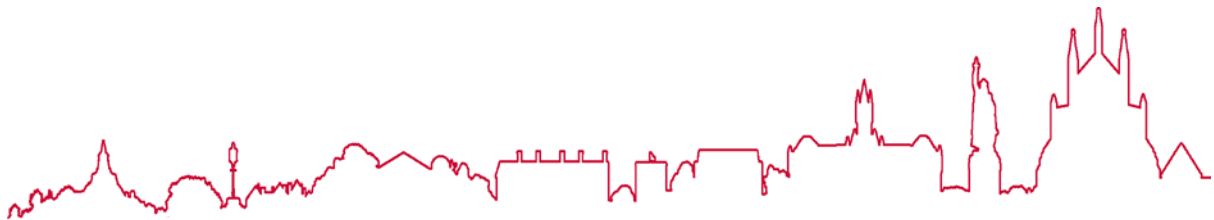
CAB2965(LP) Appendix D

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

**‘Traveller DPD’**

**Publication (Pre-Submission)**

**January 2018**



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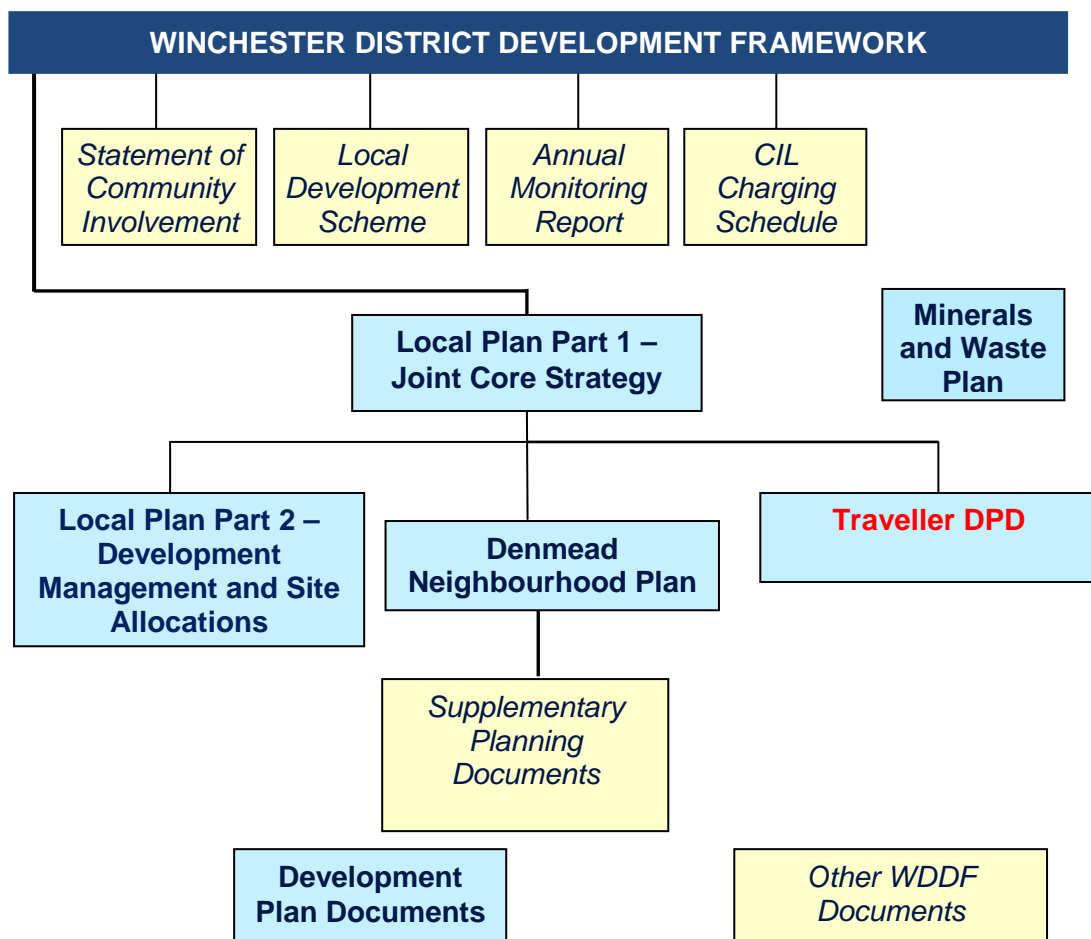
## Winchester District : Gypsy, Traveller and Travelling Showpeople Development Plan Document

### 1.Introduction and Background

#### Introduction

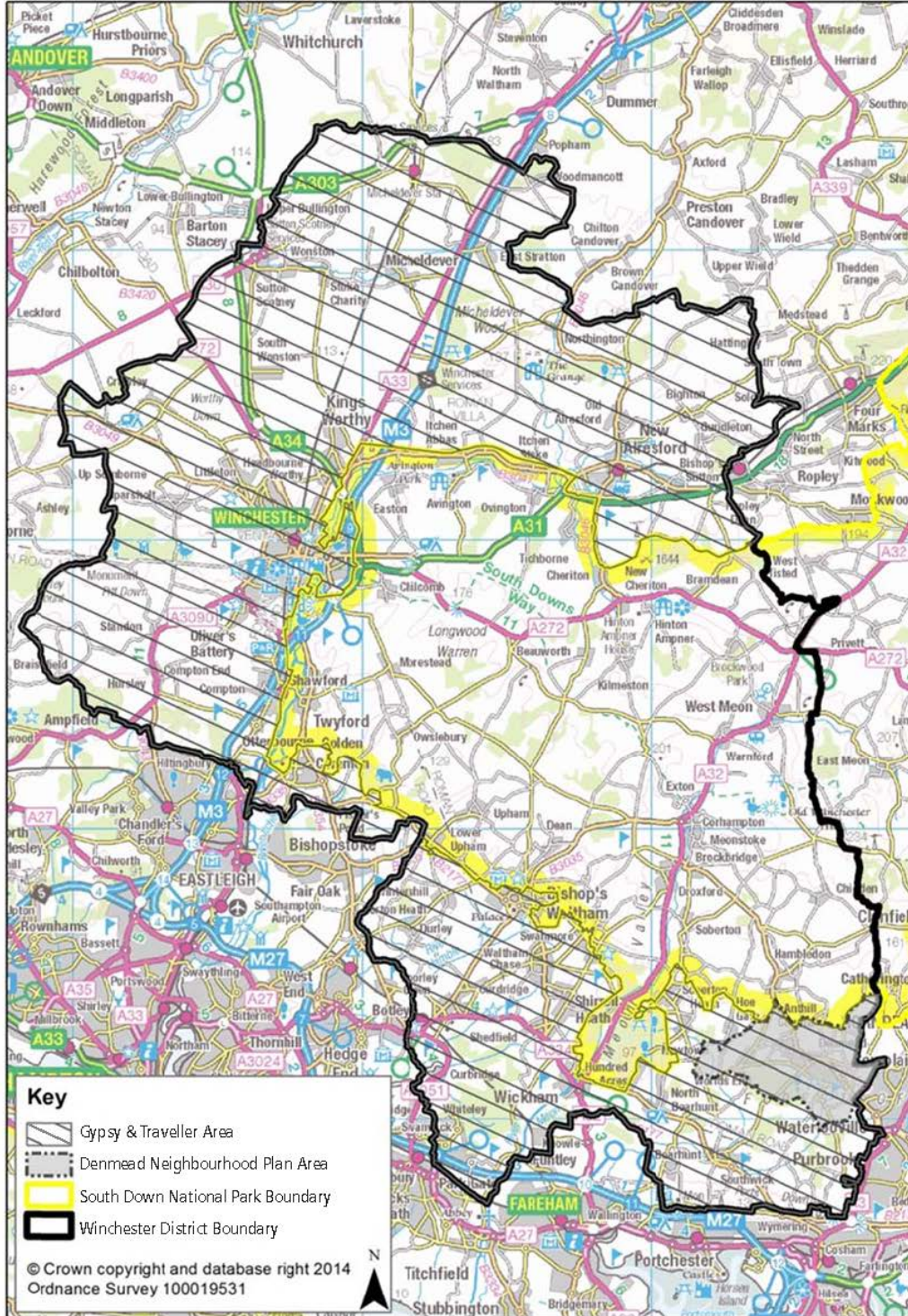
1.1 Local Authorities are required by Central Government to assess the accommodation requirements of Gypsies and Travellers and to develop a strategy that addresses any unmet need identified. The Gypsy, Traveller and Travelling Showpeople Development Plan Document (Traveller DPD) will form part of the 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
<b>Spatial Strategy &amp; Strategic Policies</b>		<b>Site Allocations &amp; Development Management Policies</b>	<b>Gypsy and Traveller and Travelling Showpeople</b>
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	
<b>Core Policies</b>		<b>Development Management</b>	
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, Misingford	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.

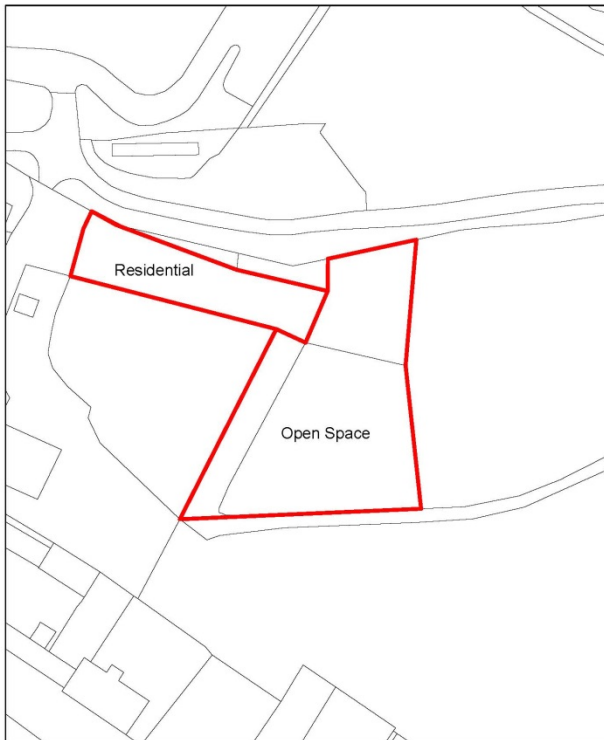
**Policy TR 2 – Sites with Temporary Consent**

**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  
WO17



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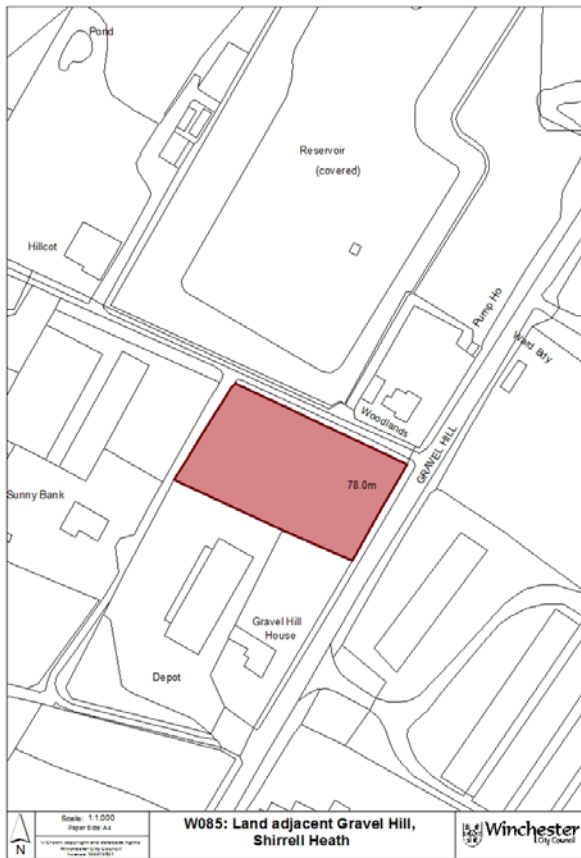
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**Number of pitches – 3**

**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 Mitigation Strategy where required
  - ensure that the site and the layout proposed on it, would not cause harm to the significance or setting of heritage assets or biodiversity interests.
- **General**
  - provide details of wastewater infrastructure and surface water drainage incorporating SUDS where possible
  - ensure that waste is stored appropriately for disposal and able to be collected in an efficient manner
  - No commercial activities shall take place on the land, including the storage and sorting of materials, other than as necessary for the use as a travelling showpersons site.
  - Minimise external lighting to avoid a detrimental impact on the surrounding locality

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

## **Transit Sites**

4.22 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 undertaken in August 2018 when three years worth of monitoring data post PPTS, would be available to inform a way forward. In the District, there has however, been an increase in unauthorised encampments in the last year with a focus around the city of Winchester.

4.25 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

<b>Abbrv</b>	<b>Term</b>	<b>Explanation</b>
<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. SINCs 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.

#### **Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople**

**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 Renegrade, 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