

# **Gypsies and Travellers and Travelling Showpeople**

## **Site Assessment Study**




On behalf of **East Hampshire District Council, South Downs National Park  
Authority, Winchester City Council**

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### **Important Notice**

Following the commencement of this Site Assessment Study report, national Government issued a revised 'Planning policy for traveller sites' (August 2015).

This study was commissioned and completed under the original 2012 'Planning policy for traveller sites', and reflects the GTAA undertaken under the same 2012 national policy document.

It is important that the Authorities consider the impact of the change in definition may have on the overall assessment of needs for the travelling community, as well as the impact on the assessment as potential sites.

PBA were notified of 4 new authorised Gypsy and Traveller sites in May 2016. This study references these sites within the list of existing sites. However, these sites have not been surveyed or assessed within this study. PBA would recommend that the Authorities' include these sites within future reviews of this study. The sites are listed below:

- Eastwood Yard, Perstead Lane, Southampton (South Downs National Park);
- Beacon Have, Brickyard Road, Swanmore (Winchester);
- Bowen Farm, Wangfield Lane, Curdridge (Winchester);
- Little Ranch, Portsmouth Road, Fishers Pond (Winchester).

# 1 Introduction and Background

## 1.1 Introduction

- 1.1.1 East Hampshire District Council, South Downs National Park Authority and Winchester City Council (the Authorities) has appointed Peter Brett Associates LLP (PBA) to provide advice on the delivery of pitches and plots, which will help to identify sites required to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople in each of the local planning authority areas. The objective of this study is to assess potential sites to determine if they are suitable, available and achievable.
- 1.1.2 The results of this study will inform the development of relevant policies and allocations in the emerging Local Plans and guide the consideration of future planning applications for Gypsy, Traveller and Travelling Showpeople sites.
- 1.1.3 This study only covers the area of the South Downs National Park which is covered by East Hampshire District Council and Winchester City Council areas.
- 1.1.4 The base date for this study is 1 April 2016.

## 1.2 Background

- 1.2.1 Gypsies and Travellers have lived in Britain for at least 500 years and probably longer. For the purposes of the planning system, Gypsies and Travellers means:

*“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 dependents’ 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.” (Planning policy for traveller sites, CLG, August 2015).*
- 1.2.2 Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled, for reasons such as providing children with an education; health reasons; or older members of the Gypsy and Travelling community.
- 1.2.3 Gypsies and Travellers are not a uniform homogeneous community, but rather a group of communities which share some features but have their own histories and traditions. Even within each main group there is fragmentation between different families which emphasises the lack of a cohesive community and the need to avoid over generalisations. However, the main cultural groups include:
  - Romany Gypsies;
  - Irish Travellers; and
  - New Travellers.
- 1.2.4 Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under the Race Relations Acts.
- 1.2.5 Travelling Showpeople have traditionally been involved in holding fairs and circuses for many hundreds of years. For the purposes of the planning system, Travelling Showpeople means:

*“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 family’s or dependent’s 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.” (Planning policy for traveller sites, CLG, August 2015).*

- 1.2.6 The Government published policy statement ‘Planning policy for traveller sites’ in 2012, replacing Circulars 01/2006 and 04/2007 to address future accommodation needs of Gypsies, Travellers and Travelling Showpeople because the previous planning policy arrangements had failed to deliver adequate sites to meet identified needs over the previous 10 years.
- 1.2.7 More recently, in August 2015, Government have republished the statement ‘Planning policy for traveller sites’ and changed the definition of Gypsy and Travellers and Travelling Showpeople. The original 2012 version included Gypsy and Travellers and Travelling Showpeople who had ceased travelling permanently. The new 2015 definitions now exclude those people who have ceased to travel permanently.
- 1.2.8 Local planning authorities are currently required to identify and allocate sufficient sites to meet the needs of these groups within their local plans. This means that when delivering sites consideration is required to which sites are available and suitable for different types of the travelling community.



## 2 Policy background

### 2.1 Introduction

- 2.1.1 The study has looked at a criteria-led approach to guide the subsequent identification or consideration of specific sites through the planning application process. Criteria for defining potential assessment areas have been developed taking account of national and local policy, guidance and identified physical constraints.

### 2.2 Policy Background

#### National policy

- 2.2.1 National planning policy for Gypsies and Travellers is contained within 'Planning policy for traveller sites'<sup>1</sup>. This has recently been updated since the original 2012 published version. There are two main changes to national policy, which relate to plan making: revised definitions (Annex 1) of Gypsy and Travellers and Travelling Showpeople; and a new paragraph (12). These changes are set out below:

#### New definitions for Gypsy and Travellers and Travelling Showpeople

- 2.2.2 The recently revised national policy has changed the definition of Gypsy and Travellers and Travelling Showpeople. The original 2012 version included Gypsy and Travellers and Travelling Showpeople who had ceased travelling permanently. The new 2015 definitions now exclude those people who have ceased to travel permanently. The new definitions are set out in **section 1.2** above.
- 2.2.3 A new paragraph (2) has been inserted into Annex 1 of the 'Planning policy for traveller sites' for Gypsy and Traveller sites only, as set out below:
- "In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*
- a) *whether they previously led a nomadic habit of life*
  - b) *the reasons for ceasing their nomadic habit of life*
  - c) *whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances."* (Planning policy for traveller sites, CLG, August 2015).
- 2.2.4 There is no guidance provided by Government on the definition of living a 'nomadic habit of life' or the suitable 'reasons for ceasing a nomadic habit of life'. It will be up to local authorities to establish which pitches/sites have people living a nomadic life and what reasons the occupiers of each pitch/site may have for ceasing to travel. This information should be collated during the needs assessment to establish the criteria set out above.
- 2.2.5 A Travellers Accommodation Assessment (TAA) was completed by Forest Bus Limited for Hampshire authorities in April 2013. The TAA has obviously not taken into account the new definitions and identifies needs relating to the definitions of Gypsy and Travellers and Travelling Showpeople set out in the 2012 'Planning policy for traveller sites'.

<sup>1</sup> Planning policy for traveller sites, Communities and Local Government, August 2015

- 2.2.6 The TAA will now need to be updated to identify which sites meet the new definitions set out in the revised national policy. East Hampshire District Council will be reviewing a TAA when the Council start work on the next Local Plan in 2018. Therefore policy CP15 will be reviewed during the revision of the Local Plan.

#### **National policy - plan making for Gypsy and Traveller and Travelling Showpeople sites**

- 2.2.7 National policy identifies three key criteria for identifying appropriate sites for delivery through the planning system. To be deliverable within five years or developable within years 6-15, sites should:
- Be suitable – the site should be in a suitable location for development;
  - Be available - the site should be available now or there should be a reasonable prospect that the site is available at the point envisaged; and
  - Be achievable – there is a realistic or reasonable prospect that housing could be viably developed at the point envisaged.
- 2.2.8 Local planning authorities should identify sufficient deliverable sites to provide five years' worth of sites against their locally set targets. For years 6-10 and, where possible, for years 11-15, they should identify a supply of specific developable sites or broad locations for growth.
- 2.2.9 National policy recommends that criteria based policies should be developed irrespective of whether need is identified or not. If need is identified they should be used to guide the allocation of land, while if there is no identified need they should provide a basis for determining planning applications which may nevertheless come forward.
- 2.2.10 Criteria *"should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community"* (para. 11). Many previous studies and local plan criteria based policies across the country have used very restrictive criteria which have prevented many reasonable sites from coming forward. This is one of the principal reasons why the Government is no longer relying simply upon criteria based policies to bring forward suitable sites for Gypsies and Travellers, and instead places the focus upon local authorities to identify specific deliverable sites to provide for their identified need.
- 2.2.11 'Planning policy for traveller sites' identifies a series of issues for criteria to address to ensure that traveller sites are sustainable economically, socially and environmentally. Specific policies set out the national approach towards sites in rural areas and the countryside (Policy C), rural exception sites (Policy D), mixed planning use sites (Policy F), major development projects (Policy G) and determining planning applications (Policy H).

### **Local policy**

#### **East Hampshire and South Downs National Park – local policies**

- 2.2.12 East Hampshire and South Downs National Park adopted their joint Core Strategy in 2014. This includes policy CP15 'Gypsies, Travellers and Travelling Showpeople' set out below:

**CP15 Gypsies, Travellers and Travelling Showpeople**

Planning permission for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will be granted if the site:

- a) meets a need as identified by the local planning authority's accommodation assessment;
- b) is located conveniently for access to schools, medical services and other community facilities;
- c) has adequate provision for access, parking, turning and servicing;
- d) is capable of accommodating the number of caravans/mobile homes proposed;
- e) can be adequately screened or landscaped to blend the site into its surroundings;
- f) is capable of being provided with essential services and does not put undue pressure on local infrastructure and services; and
- g) in addition for transit sites, is accessible to the main transport routes through the District.

Provision will be made within the Local Plan: Allocations and the South Downs National Park Local Plan for permanent and transit pitches for Gypsy and Travellers and plots for Travelling Showpeople.

In allocating sites within that part of East Hampshire outside of the South Downs National Park, the Council will:

(a) seek to provide additional accommodation capacity as recommended by the Travellers Accommodation Assessment for Hampshire 2013:

- i. 22 permanent pitches for Gypsies and Travellers within the Plan period, and located within that part of East Hampshire north of the National Park;
- ii. 2 pitches on sites providing temporary short-term accommodation for Travellers in transit, within or outside East Hampshire and as early as possible within the Plan period;
- iii. at least 6 plots for Travelling Showpeople on sites within or outside East Hampshire and as early as possible within the Plan period.

(b) use the criteria used to determine proposals for planning permission, together with other relevant issues including the decision-taking matters set out in Government policy, to determine whether a site is suitable and available.

In allocating sites within the South Downs National Park, the Park Authority will:

(a) seek to provide additional accommodation capacity as recommended by the Travellers Accommodation Assessment for Hampshire 2013 and in line with other assessment evidence for West and East Sussex:

(b) use the criteria used to determine proposals for planning permission, together with other relevant issues including the decision-taking matters set out in Government policy, to determine whether a site is suitable and available.

- 2.2.13 Winchester and South Downs National Park adopted their current joint Core Strategy in 2013. This includes policy CP5 'Sites for Gypsies, Travellers and Travelling Showpeople' set out below:

## Winchester and South Downs National Park – local policies

### **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; and
- 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); and
- 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.

- 2.2.14 The site assessment criteria to assess sites in this study, have been developed to reflect the adopted Local Plans policy criteria, relating to Gypsy, Traveller and Travelling Showpeople Sites.

### Other policy and guidance

- 2.2.15 Other relevant considerations which should be taken into account include:

- National policy set out within the National Planning Policy Framework; and
- Communities and Local Government (CLG) Best Practice Guidance: Designing Gypsy and Traveller Sites (2008). This guidance has been cancelled by Government in August 2015. However, this document was not planning policy and for guidance purposes only. Therefore this document is still useful guidance to the design of Gypsy and Traveller sites.

- 2.2.16 These policies and guidance have been taken into consideration when developing site criteria for the Authorities. The site criteria were developed, consulted upon and agreed under the 2012 version of the 'Planning policy for traveller sites'.

## 3 Existing Sites and Needs

### 3.1 Introduction

- 3.1.1 'Planning policy for traveller sites' (CLG, August 2015) states that the overarching aim of Government is *"to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community."* (para 3).
- 3.1.2 The document sets out the way in which the site needs of Gypsies, Travellers and Travelling Showpeople are planned for, including a system of locally generated targets. Under this, local planning authorities are required to:
- Use a robust evidence base to establish accommodation needs;
  - Set pitch and plot targets to address the likely residential and transit site accommodation needs of Travellers in their area;
  - Identify and update annually a supply of specific deliverable sites to provide five years' worth of sites against their locally set targets;
  - Identify a supply of specific developable sites or broad locations for years six to ten and where possible for years 11-15; and
  - Set criteria based policies to meet identified need and/or provide a basis for decisions in case applications nevertheless come forward.
- 3.1.3 The Council commissioned Forest Bus Limited to carry out a Travellers Accommodation Assessment of Gypsies, Travellers and Travelling Showpeople (TAA) within Hampshire; the objective of that assessment being to quantify the number of Gypsy and Traveller pitches and Travelling Showpeople plots to meet identified needs to 2027. The Study provides evidence to address the first two requirements set out above. However, in light of new Government planning policy published August 2015, the Authorities are aware that the TAA will need to be revised.
- 3.1.4 The Gypsies and Travellers and Travelling Showpeople Site Assessment Study seeks to identify and assess potential sites to meet the needs of Gypsy and Travellers and Travelling Showpeople living in the study area. Peter Brett Associates' objective is to provide evidence to support the Authorities to identify and allocate sites in their emerging Local Plans.

### 3.2 Existing sites

#### Gypsies and Travellers

- 3.2.1 In East Hampshire, the South Downs National Park and Winchester Authorities there is a need for residential Gypsy and Traveller sites. Residential sites provide residents with a permanent home, which residents may travel from or have ceased to travel due to education, health or may have older residents who can no longer travel. These sites can be privately owned, publicly rented for affordable pitches, or privately rented to other Gypsies and Travellers. The size and the amount of facilities available on these sites varies between sites.
- 3.2.2 Residential sites provide a base to travel from and the amount of facilities on site varies mainly between public and private sites. Public sites will generally have amenity blocks and sometimes play areas and communal spaces. Private site facilities vary enormously depending on the requirements of the residents.

- 3.2.3 The response was moderate for the TAA and interviews were conducted at a total of 34% of Gypsy and Traveller sites and 42% of Travelling Showpeople sites, across all the participating Hampshire authorities.

#### Existing Gypsy and Traveller Sites in East Hampshire

- 3.2.4 In East Hampshire local authority area there are currently (April 2016) 13 private and occupied Gypsy and Traveller sites, all of which have a small number of pitches on family sites. There are no publicly owned sites in East Hampshire.

Table 3.1: Existing Gypsy and Traveller Sites in East Hampshire

Site No.	Site Name	Settlement	Planning Status
EH001	Five Oaks	Liphook	Private authorised site
EH002	East of Queen's Road	Liphook	Private authorised site
EH003	Land east of Alderwood Cottage	Liphook	Private authorised site
EH004	Greengate, Longmoor Road,	Liphook	Private authorised site
EH005	Land adjacent to Bentley Sewage Works	Bentley	Private authorised site
EH006	Sidewater Stables	Oakhanger	Private authorised site
EH007	Fordlands	Four Marks	Private authorised site
EH008	Janeland	Four Marks	Private authorised site
EH009	Hill Top Stables	Liphook	Private authorised site (temporary permission)
EH010	Land west of Greengate	Liphook	Private authorised site
EH017	Site on Main Road	Kingsley	Private authorised site (temporary permission)
EH030	Land south of Heathcroft	Liphook	Private authorised site
EH031	The Laurels	Liphook	Private authorised site

- 3.2.5 11 sites are authorised and 2 of the sites have temporary planning permission.

#### Existing Gypsy and Traveller Sites in South Downs National Park

- 3.2.6 In South Downs National Park local authority area (Hampshire part) there are currently (April 2016) 7 private and occupied Gypsy and Traveller sites, all of which have a small number of pitches on family sites. There are no publicly owned sites in South Downs National Park.

Table 3.2: Existing Gypsy and Traveller Sites in South Downs National Park

Site No.	Site Name	Settlement	Planning Status
SDNP001	Half Acre	Hawkley	Private authorised site (temporary permission)
SDNP002	New Barn Stables	Binsted	Private authorised site
SDNP003	Fern Farm	Greatham	Private authorised site (temporary permission)
SDNP005	Copperfields	Soberton	Private authorised site (temporary permission)
SDNP006	Ruperts Roost	Soberton	Private authorised site (temporary permission)
SDNP007	Meadow Farm	Hambledon	Private unauthorised site
	Eastwood Yard*	Soberton	Private authorised site

\*Site not assessed as part of this study, as identified after site assessments were undertaken

- 3.2.7 Two sites have full planning permission; four sites have temporary planning permission; and one site is unauthorised.



### Existing Gypsy and Traveller Sites in Winchester

- 3.2.8 In Winchester local authority area there are currently (April 2016) 19 private and occupied Gypsy and Traveller sites, ranging in size from single pitch family sites to one larger site. There is 1 publicly owned site in Winchester which has 18 authorised pitches.

Table 3.3: Existing Gypsy and Traveller Sites in Winchester

Site No.	Site Name	Settlement	Planning Status
W001	The Ranch	Denmead	Private authorised site
W002	Ash Farm	Wickham	Private authorised site
W003	West Fork	Hipley	Private authorised site
W004	Joymount Farm	Curdrige	Private authorised site (temporary permission)
W005	Ashbrook Stables	Colden Common	Private authorised site
W006	Barn Farm	Swanmore	Private authorised site (temporary permission)
W007	Windy Ridge	Denmead	Private authorised site
W008	Travellers Rest	Bishops Sutton	Private authorised site
W009	Rambling Renegade	Shedfield	Private authorised site
W010	Land opposite Woodward Farm	Upham	Private authorised site
W011	Riverside, Adj Chapel House	Highbridge	Private authorised site
W012	Big Muddy Farm	Upham	Private authorised site
W013	Land west of Lasek	Mislingford	Private authorised site
W014	The Piggeries	North Boarhunt	Private authorised site (temporary permission)
W015	Cushty Tan	Wickham	Private unauthorised site
W016	Tynefield	Fareham	Private authorised site
W017	Our Land	Wickham	Private authorised site (temporary permission)
W018	Stablewood Farm	Swanmore	Private authorised site (temporary permission)
W019	The Old Piggery	North Boarhunt	Private unauthorised site
	Beacon Have, Brickyard Road, Swanmore*	Swanmore	Private authorised site
	Bowen Farm, Wangfield Lane, Curdrige*	Curdrige	Private authorised site
	Little Ranch, Portsmouth Road. Fishers Pond*	Colden Common	Private authorised site

\*Sites not assessed as part of this study, as identified after site assessments were undertaken

- 3.2.9 15 sites are authorised; five sites have temporary planning permission; and two of the sites are unauthorised. The 1 publically-owned site (Tynefield) has recently been sold by Hampshire County Council and is now privately managed.

### Travelling Showpeople

- 3.2.10 The needs of Travelling Showpeople are different to Gypsies and Travellers. Their sites often combine residential, storage and maintenance uses. Typically a site contains areas for accommodation, usually caravans and mobile homes, and areas for storing, repairing and maintaining vehicles and fairground equipment. These combined residential and storage sites are known as plots.
- 3.2.11 Although Travelling Showpeople travel for extended periods, they require a permanent base for storage of equipment and for residential use during the winter. These plots (or yards) are also occupied throughout the year, often by older people and families with children, for example. The Showmens Guild 'Model Standard Package' provides model standards and site considerations when developing and planning for Travelling Showpeople sites.



### Existing Travelling Showpeople Sites in East Hampshire

- 3.2.12 In East Hampshire local authority area there are currently (April 2016) 6 privately owned and occupied Travelling Showpeople's sites.

Table 3.4: Existing Travelling Showpeople Site in East Hampshire

Site No.	Site Name	Settlement	Planning Status
EH011	Alderwood Cottage	Liphook	Private authorised site
EH012	Plots 1-13, Fairland	Headley Down	Private authorised site
EH014	Stallions of Sustance Lodge	Headley Down	Private authorised site
EH018	Roads Hill	Horndean	Private authorised site
EH019	Land North of Grayshott Road	Bordon	Private authorised unoccupied site
EH022	Outlaw, Grayshott Road	Headley	Private authorised site

- 3.2.13 All of the sites are authorised and one site is currently unoccupied.

### Existing Travelling Showpeople Sites in South Downs National Park

- 3.2.14 In South Downs National Park local authority area there are currently (April 2016) 2 privately owned and occupied Travelling Showpeople's sites.

Table 3.5: Existing Travelling Showpeople Site in South Downs National Park

Site No.	Site Name	Settlement	Planning Status
SDNP009	Warren Barn	Priors Dean	Private authorised site (temporary permission)
SDNP012	Pointers Paddock, New Road	Near Droxford	Private authorised site

- 3.2.15 There are two sites in South Downs National Park. One site has full planning permission and one site has temporary planning permission.

### Existing Travelling Showpeople Sites in Winchester

- 3.2.16 In Winchester local authority area there are currently (April 2016) 13 privately owned and occupied Travelling Showpeople's sites.

Table 3.6: Existing Travelling Showpeople Site in Winchester

Site No.	Site Name	Settlement	Planning Status
W020	Carousel Park	North of Winchester	Private authorised site
W021	The Haven	North of Denmead	Private authorised site
W022	Orchard Drive	Swanmore	Private authorised site (temporary permission)
W023	Plot 1, The Nurseries	Shedfield	Private authorised site (temporary permission)
W024	Plot 2, The Nurseries	Shedfield	Private authorised site (temporary permission)
W025	Plot 5, The Nurseries	Shedfield	Private authorised site (temporary permission)
W026	Grig Ranch, Titchfield Lane	Near Wickham	Private authorised site
W027	The Bungalow, Southwick Road	North Boarhunt	Private authorised site
W028	Stokes Yard, Clewers Hill	Waltham Chase	Lawful use
W029	The Vardo, Mislingford Road	Swanmore	Private authorised site
W030	Firgrove Lane	North Boarhunt	Lawful use
W032	Plots 3, 4, 6 & 7, The Nurseries	Shedfield	Private unauthorised plots 3,4, 6 & 7
W081	Land at Firgrove Lane	North Boarhunt	Private unauthorised site

- 3.2.17 There are five sites with authorised plots; four sites with temporary planning permission; two sites with lawful use; and two sites with unauthorised Travelling Showpeople plots in Winchester.

### Hampshire Gypsy and Traveller and Travelling Showpeople Traveller Accommodation Assessment 2013

- 3.2.18 A Travellers Accommodation Assessment (TAA) was completed by Forest Bus Limited for Hampshire authorities in April 2013.
- 3.2.19 The TAA was based on the definitions of Gypsy and Travellers and Travelling Showpeople in the 2012 'Planning policy for traveller sites'. As set out in sections above, national policy has changed the definitions and therefore the needs assessment will need to be revised. In the meantime, this section uses the 2013 TAA as the latest evidence of traveller pitch needs.
- 3.2.20 The TAA estimates that the extra site provision to meet residential needs between 2013 and 2027 for East Hampshire is 22 pitches; for the South Downs National Park within the study area is 7 pitches and for Winchester is 26 pitches.
- 3.2.21 This includes the needs of existing households on unauthorised sites, households on the waiting list for a public site and new households likely to occur by 2027 due to household formation. The majority of the pitches will be required for private sites.
- 3.2.22 The estimated extra site provision to meet residential needs for the Travelling Showpeople households between 2013 and 2017 for East Hampshire is 6 plots; for South Downs National Park is 1 plot and for Winchester is 9 plots. The number of plots are estimated figures based on a need to increase provision by 33% by 2017.
- 3.2.23 **Table 3.7** below sets out the TAA need for East Hampshire in 5 year time periods:

Table 3.7: TAA need for East Hampshire in 5 year time periods

	2013-2017	2018-2022	2023-2027	Total
Gypsy and Traveller Residential Pitches	18	2	2	22
Travelling Showpeople Plots	6	-	-	6

- 3.2.24 **Table 3.8** below sets out the TAA need for South Downs National Park in 5 year time periods:

Table 3.8: TAA need for South Downs National Park in 5 year time periods

	2013-2017	2018-2022	2023-2027	Total
Gypsy and Traveller Residential Pitches	5	1	1	7
Travelling Showpeople Plots	1	-	-	1

- 3.2.25 **Table 3.9** below sets out the TAA need for Winchester in 5 year time periods:

Table 3.9: TAA need for Winchester in 5 year time periods

	2013-2017	2018-2022	2023-2027	Total
Gypsy and Traveller Residential Pitches	12	7	7	26
Travelling Showpeople Plots	9	-	-	9

- 3.2.26 The first 5 year need period within the 2013 GTAA is close to the end. Therefore if the need identified in this first 5 year period of the GTAA has not been met, this need should be moved into the first 5 years need requirement.

- 3.2.27 The TAA states that these are estimated figures and recommend that each local authority should review the planning status of each site within the baseline data. The TAA states that the position in Winchester is particularly complex, and that the outstanding uncertainty over the planning status of one large site (9 plots) will impact on need. It also states that there are a number of sites either unauthorised or subject to temporary planning consent. Together these represent 11 out of the district's current 28 plots; if deducted from the provision, then 33% of the remaining 17 would equate to a notional demand for 6 rather than 9 plots.
- 3.2.28 The TAA identifies a need for 47 transit pitches across all participating authorities up to 2027, but one that should be met wherever possible, by 2017. The TAA identifies a transit site need both in the west and east of Hampshire with a need of approximately 18 and 29 pitches respectively. The 'Western' grouping would include the Authorities of Eastleigh, Test Valley and New Forest. The 'Eastern' grouping would include the Authorities of Fareham, Winchester, Gosport, Havant and East Hampshire.

### 3.3 Number of Sites Required

- 3.3.1 National evidence would suggest that Gypsies and Travellers prefer small sites containing a small number of pitches to accommodate their immediate family and extended family. Government guidance suggests that "experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. However, smaller sites of between 3-4 pitches can also be successful, particularly where designed for one extended family" (para 4.7).
- 3.3.2 It is therefore difficult to identify the exact number of sites required to meet the pitch requirements in each of the Authorities. The actual number of sites required will be determined according to a number of factors including taking account of:
- The different cultural, ethnic and family groupings of Gypsies and Travellers;
  - The extent to which additional provision could be made through extension or intensification of existing sites; and
  - Whether replacement sites need to be found for existing temporary or unauthorised sites which may be unsuitable or unsustainable.
- 3.3.3 For Travelling Showpeople, the future need will arise from the occupants of existing yards and is likely to require additional sites.

## 4 Methodology for Site Selection and Assessment

4.1.1 This section sets out the methodology Peter Brett Associates have followed to complete the site assessment study to identify sites to meet Gypsy, Traveller and Travelling Showpeople needs and establish site criteria for planning policy. A methodology has been developed that is driven by national guidance, and was based on the 2012 'Planning policy for traveller sites', and made available for the Authorities consideration and a Call for Sites undertaken by the Authorities. All comments received were fully considered before the methodology was finalised and applied to potential sites.

### 4.2 Sources of Sites

4.2.1 PBA and the Authorities worked together to gather information on potential sites together for assessment. This involved the consideration of a number of sources of sites and initial sieving to remove sites with no potential early in the process. The site search process considered the following sources:

- Authorised sites - All existing Gypsies and Travellers and Travelling Showpeople sites with full, temporary or personal consents or certificates of lawful use, were assessed for the possibility of intensification and/or expansion of the existing sites and were taken forward to the **Stage 1** assessment;
- Unauthorised sites - All existing unauthorised and tolerated sites and encampments were assessed and taken forward to the **Stage 1** assessment;
- Call for Sites - All sites promoted to the Authorities for Gypsy and Traveller and/or Travelling Showpeople uses were taken forward to the **Stage 1** assessment;
- Council owned land – PBA reviewed GIS layers and undertook an initial sieve of the Authorities' owned land (i.e. both local authority and Hampshire County Council) removing all unavailable or incidental public land such as public buildings, public open space, active waste facilities and highway verges. PBA agreed with the Authorities the sites which would be to be taken forward to the **Stage 1** assessment;
- Surplus Public Sector Land: public sector land owned by other public bodies identified by the Authorities or through the Call for Sites exercise were taken forward to the **Stage 1** assessment; and
- Sites from the Strategic Housing Land Availability Assessment and Employment Land Reviews: Site owners of sites which were promoted through the SHLAA process were contacted by the Authorities to identify if they are available for Gypsy and Traveller and/or Travelling Showpeople uses. Any positive responses were provided to PBA and taken forward to the **Stage 1** assessment.

### 4.3 Identifying Criteria for Site Assessment

4.3.1 Based upon our review of available policy, guidance, identified site need from the Traveller Accommodation Assessment (TAA) (2013) and physical constraints, a series of site criteria were identified for discussion and agreement with the Authorities. PBA used the criteria to assess potential sites. The criteria could also inform future local policy and subsequently be used to determine planning applications.

4.3.2 Account was taken of national policy, as contained within Planning Policy for Traveller Sites (CLG, 2012) and existing local policy, as contained within Local Plans. Account was also taken of the existing pattern and distribution of need for Traveller provision as set out in the TAA.

- 4.3.3 Within the overall policy framework, the general approach to identifying appropriate site selection criteria was to built upon the national planning policy framework:
- Is the site available?
  - Is the site suitable?
  - Is the site developable, e.g. viable and deliverable?
- 4.3.4 A key consideration, based upon national policy, has been that criteria should be “fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community” (Planning Policy for Traveller Sites (2012) – paragraph 10). Criteria should be clear and transparent and unambiguous. Many previous studies and local plan criteria based policies across the country have used very restrictive criteria which have prevented many reasonable sites from coming forward.
- 4.3.5 We have taken account of the various criteria from the following sources including:
- National Planning Policy Framework and National Planning Policy Guidance;
  - ‘Planning Policy for Traveller Sites’, CLG, March 2012;
  - Adopted and emerging local policies within the Authorities;
  - The Showmen’s Guild of Great Britain ‘Model Standard Package’; and
  - ‘Designing Gypsy and Traveller Sites’, CLG, May 2008.
- 4.3.6 The site criteria were developed and applied in two stages, **Stage 1** is set out below.

#### 4.4 Stage 1 Initial Site Assessment

- 4.4.1 **Stage 1** in the assessment process involved a desk top study undertaking the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability.
- 4.4.2 The application of broad suitability criteria sieved out immediately sites which are likely to fail on the grounds of contravening major constraints such as being within international environmental designations or within the boundaries of scheduled ancient monuments, etc.
- 4.4.3 Availability was identified throughout this study as a key criterion. With regard to existing occupied sites we discussed the future availability of the sites to accommodate additional pitches/plots or to expand with current owners/occupants and the Authorities.
- 4.4.4 We used a traffic light approach for the initial **Stage 1** desk top assessment, identifying where sites do not satisfy criteria in red, where criteria may be capable of being satisfied in yellow and where criteria are satisfied in green. **Table 4.1** overleaf sets out the **Stage 1** Assessment Matrix.

Table 4.1: Stage 1 assessment process

Criteria		Red (Sites does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
<b>Flood Zone</b>	Environment Agency Indicative Flood Mapping and SFRA  Area at Risk of Flooding	The site is within Flood Zone 3 and not suitable for Gypsy and Traveller use.	The site is affected by Flood Zone 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
<b>Environmental Designations</b>	Special Protection Area  RAMSAR Site Special Areas of Conservation  Site of Special Scientific Interest  National Nature Reserve  Local Nature Reserves  Sites of Importance for Nature Conservation	The site is covered by an international designation.	The site is within the buffer of an international designation and could therefore have a negative impact. The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.
<b>National Park and Landscape</b>	National Park	n/a	The site is within the National Park or sensitive landscape and could therefore have a negative impact requiring further investigation.	The site is not located in the National Park or sensitive landscape
<b>Settlement Gaps</b>	Defined Settlement Gaps	n/a	The site is within a defined settlement gap and may physically or visually diminish the gap.	The site is not located within a defined settlement gap.
<b>Contamination or Unstable Land Issues</b>	Land contamination or unstable land issues	The site is located on or adjacent a landfill site or the land is unstable, and the land has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.

Criteria		Red (Sites does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
Criteria		Red (Sites does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
<b>Noise Issues</b>	Noise issues relating to existing land uses or transport corridors	n/a	The site is located adjacent to noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
<b>Settlement Strategy</b>	Relationship to existing settlements	n/a	The site is away from existing settlements with services.	The site is within or close to an existing settlement with services.
<b>Residential Amenity</b>	Location of site in relation to existing dwellings	n/a	The site is adjacent existing dwellings and requires further investigation.	There are no adjacent dwellings and therefore no harmful impact on residential amenity.
<b>Historic Environment</b>	Scheduled Ancient Monument (SAM)  Sites of Archaeological Importance  Historic Park and Garden  Conservation Area  Listed building	The site is likely to result in substantial harm to the significance of a Scheduled Monument, Grade I or II* Listed Building, or a Grade I or II* Registered Park and Garden.	The site could result in harm to elements which contribute to the significance of a designated heritage asset, which require further investigation.	The site is unlikely to harm the significance of any designated heritage asset or its setting.
<b>Availability</b>	Promoted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future.	Site availability is unknown and requires further investigation.	There is evidence that the landowner is willing to sell or develop the site as a Gypsy and Traveller and/or Travelling Showpeople site.  Public owned sites deemed potentially available for Gypsy and Traveller and /or Travelling Showpeople's use.



- 4.4.5 If sites did not receive a “red” at **Stage 1**, the site was considered further at **Stage 2**. **Stage 2** involved a more detailed assessment of suitability issues and an examination of developability. Potential capacity and delivery issues was also investigated.

#### 4.5 Stage 2 Detailed Site Assessment

- 4.5.1 All **Stage 2** sites were visited by the consultant team. At the same time, all **Stage 2** sites were sent to key Authority and County Council officers, including highways and development management, for comment. Comments were collated by the Authorities’ project lead and provided to PBA. These comments fed into **Stage 2** which involved a more detailed assessment of suitability and an examination of achievability issues. A further examination of availability was also undertaken at this stage.
- 4.5.2 Further assessment was centred upon:
- **Availability** – landowners were contacted to identify whether sites are being made available and any potential legal or ownership constraints;
  - **Suitability** – we assessed each site against the agreed criteria which are broadly grouped into policy requirements, physical constraints and potential impacts; and
  - **Developability** – we identified potential site constraints needing to be rectified which may affect viability and any potential alternative uses likely to affect deliverability.
- 4.5.3 PBA attempted to contact every site in each local authority to arrange site visits. Sites were then visited by the PBA team to survey and assess sites. Where prior arrangement to visit sites could not be confirmed with site owners/residents, the PBA team surveyed sites from a public vantage point, i.e. road or public footpath, and used Google mapping and previous planning application documentation/mapping (where relevant) to help inform site assessments.
- 4.5.4 **Stage 2 Matrix**, in **Table 4.2**, overleaf provides the details for how we assessed sites relating to suitability, availability and achievability. Each site had a site proforma providing more detailed information, including a site map. All sites were measured in terms of its distance to key services and facilities, although no site was rejected purely because of distance to facilities.
- 4.5.5 All issues of potential delivery identified were subject to investigations where possible, with recommendations on how they could be addressed. All sites that were considered suitable, available and developable were subject to an initial broad assessment of the capacity of the site in terms of the number of pitches or plots which could be provided on site. This took account of:
- Size and shape of site and character of the adjoining area;
  - ‘Designing Gypsy and Traveller Sites’, CLG, May 2008; and
  - Relevant planning history and design templates developed by Peter Brett Associates.



Table 4.2: Application of Stage 2 site assessment criteria

Draft criteria	Stage at which criteria considered	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
<b>Availability</b>	Stage 2	Site promoted by landowners, agents or travelling community Public land confirmed as available	Site not available for Gypsy, Traveller or Travelling Showpeople use. There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which cannot be resolved. Public land has been identified in another plan / strategy for another use.	There continues to be doubt over whether the site is genuinely available for Gypsy, Traveller or Travelling Showpeople (GTTS) use after further investigations.	There is evidence that the landowner is willing to sell and/or a developer is interested in developing within the timeframe of the Local Plan. There are no known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome within the timeframe of the Local Plan. Public site is not identified in a plan or strategy for another use.
<b>Suitability</b>					
<b>Site Size and layout</b>	Stage 2	Suitable site size and design	The site is of insufficient size to accommodate a pitch or plot in a satisfactory way.	The site will require careful design and layout to ensure it is suitable for use.	The site has no size constraints and will have no potential layout/design issues that can't be addressed.
<b>Contamination and unstable land</b>	Stage 2  Note: Will be considered at stage 1 if information available	Contaminated Land Unstable Land	Contains an area of unstable or contaminated land that is likely to undermine the site's suitability and achievability.	Could contain unstable or contaminated land that should be subject to further investigation.	Not located on unstable land. Not located on contaminated land.
<b>Topography</b>	Stage 2	Topography	Steep slopes which make the site unsuitable and/or unachievable.	Sloping or undulating land which may require works to achieve a suitable development.	Level or gently sloping site.

<b>Site access and safety</b>	Stage 2	Access Proximity to major roads	Poor access and/or road of poor standard.  Likely to be subject to safety issues from surrounding uses incapable of mitigation	Access poor but capable of being improved.  Road of adequate or good standard.  Likely to be affected by safety issues but this is capable of mitigation.	Adequate or good access off adequate or good standard of road.  Not affected by safety issues.
<b>Accessibility to facilities</b>	Stage 2	Access to facilities: GP Surgery Primary School Shop Access to public transport: Bus stop or route Train station	NA	NA	(Actual distances to be measured to facilities).
<b>Potential impacts</b>					
<b>National Park and Landscape</b>	Stage 2	National Park and Landscape impact and visual containment	Unacceptable impact of site upon National Park and/or landscape not capable of mitigation.	Impact capable of mitigation Potential cumulative impact with other identified sites.	No unacceptable impact on National Park and or landscape.
<b>Biodiversity / Protected Species / Important hedgerow</b>	Stage 2	Impact on biodiversity resources or known protected species Site of Special Scientific Interest Local Nature Reserve Geological Conservation Review Site Sites of Importance for Nature Conservation	Significant effect and unacceptable impact of site upon ecology or protected species or habitats not capable of mitigation where no overriding public interest.	Impact capable of mitigation. Potential cumulative impact with other identified sites.	No significant effect or unacceptable impact on ecology, protected species or habitats.
<b>Historic environment</b>	Stage 2	Scheduled Ancient Monuments Listed Buildings	Significant harm to the significance of a heritage asset not capable of	Harm to the significance of a heritage asset but capable of mitigation.	No harm to the significance of a heritage asset.

		Historic Parks and Gardens Conservation Areas Heritage assets (local lists)	mitigation.		
<b>Water quality</b>	Stage 2	Groundwater Source Protection Zone	Unacceptable risk to the supply and quality of water resources.	Risk to the supply and quality of water resources capable of mitigation.	No risk to the supply and quality of water resources.
<b>Noise</b>	Stage 2	Noise pollution from surrounding uses e.g. road, rail and air transport	Likely to be adversely affected by noise pollution from surrounding uses that could make for an unacceptable residential environment.	Likely to be affected by noise pollution but this is capable of mitigation.	Not affected by noise issues.
<b>Residential amenity (Impact of site and adjoining uses on each other)</b>	Stage 2	Relationship with existing adjacent uses	Close proximity to existing adjacent uses esp. residential properties where any potential impact (light, visual, noise, traffic) on adjoining uses is not reasonably capable of mitigation.	Close proximity to existing adjacent uses esp. residential properties but any potential impact (light, visual, other disturbance) on adjoining uses is capable of mitigation.	Unlikely to adversely affect existing adjoining uses.
<b>Developability</b>	Stage 2	Deliverability (including utilities) Viability	Site constraints or ownership issues that are unlikely to be capable of resolution without considerable expense.	Site constraints capable of being overcome but where extent and cost of mitigation are unclear at this stage.	In a location where housing development is contrary to spatial policy. No site constraints needing to be overcome.

## 5 Site Assessment and Capacity

### 5.1 Sites Assessed

- 5.1.1 All sites identified for assessment at **Stage 1**, were as outlined from the source of sites within **para 4.2.1**. This resulted in a total of 103 sites which were identified by PBA and confirmed by the Authorities for consideration at **Stage 1**.
- 5.1.2 For East Hampshire this included 28 sites: all existing authorised and unauthorised Gypsy and Traveller sites (12 sites); Travelling Showpeople site (6 sites); public owned land (5 sites); privately promoted sites (2 sites); withdrawn Gypsy and Traveller planning application (1 site); and pending Gypsy and Traveller planning applications (2 sites). No sites were promoted to the Council for Gypsy and Traveller use in response to the SHLAA call for sites.
- 5.1.3 For South Downs National Park this included 16 sites: all existing authorised and unauthorised Gypsy and Traveller sites (6 sites); Travelling Showpeople site (2 sites); and public owned land (8 sites). No sites were promoted to the Authority for Gypsy and Traveller use in response to the SHLAA call for sites, nor in response to a further call for sites as part of the Local Plan: Preferred Options consultation at the end of 2015.
- 5.1.4 For Winchester this included 59 sites: all existing authorised and unauthorised Gypsy and Traveller sites (18 sites); site with residential caravan planning permission (1 site); Travelling Showpeople site (13 sites); public owned land (25 sites); SHLAA site (1 site); and sites previously promoted to the Council for Gypsy and Traveller use (1 site).
- 5.1.5 All sites were mapped onto GIS and put into a sites database. The study therefore includes a long list of 103 sites. A map showing the distribution of sites subject to assessment, in each local authority area, is contained at **Appendix A**.

### 5.2 Capacity

- 5.2.1 In this section a list of sites is identified which are considered to be potentially suitable for additional Gypsy, Traveller and Travelling Showpeople pitches and/or plots. All potentially suitable sites have been subject to an initial broad assessment of the number of pitches which could be provided on site. This has taken account, firstly, of:
- Designing Gypsy and Traveller Sites: Good Practice Guide (DCLG, 2008);
  - Travelling Showpeople's Sites Model Standard Package (The Showmen's Guild of Great Britain, 2007); and
  - Any relevant planning history.
- 5.2.2 In addition, Peter Brett Associates have developed templates for various forms of Gypsy and Traveller development, including for residential and transit sites. These have been used to inform the theoretical capacity of sites and optimum size and configuration of pitches (or plots) on site. On larger sites a mix of pitch sizes to reflect the needs of different families can be assumed. Relevant design templates are set out in **Appendix E**.
- 5.2.3 Site capacity has also taken account of on-site constraints and the need, where appropriate, for landscaping and other mitigation measures to achieve a suitable development. Providing good quality landscaping and access arrangements have been taken into account. This will result in sufficient access and accommodation space to create a site which Gypsy, Traveller or Travelling Showpeople find attractive. At the same time, sufficient space and landscaping will help to preserve the residential amenity of neighbouring uses.

- 5.2.4 The shortlisted sites have been assessed for their capacity to accommodate residential uses for Gypsy and Traveller sites and mixed residential/commercial uses for some Travelling Showpeople, where required.

### 5.3 Stage 1 Suitability and Availability Matrix

- 5.3.1 The first stage in the assessment process involved the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability.
- 5.3.2 The initial assessment of site suitability and availability is summarised in a matrix, which is set out in **Appendix B**. A traffic light approach has been utilised, to identify where sites do not satisfy criteria in red, where criteria may be capable of being satisfied in yellow and where criteria are satisfied in green.
- 5.3.3 Sites identified as red have not gone forward to be assessed at **Stage 2**. One site was rejected at **Stage 1** and therefore 102 sites were examined further at **Stage 2**.

### 5.4 Stage 2 Suitability, Availability and Achievability Site Assessments

- 5.4.1 **Stage 2** involved a more detailed assessment of suitability, availability and an examination of achievability issues.
- 5.4.2 **Appendix C** sets out those sites where it is considered there is no potential for further provision and the reasons for this decision. **Appendices D** set out the detailed site assessment results for those sites considered potentially suitable, available and achievable.

#### Potential sites in East Hampshire

- 5.4.3 A total of 7 sites, located in East Hampshire, were identified as potentially available and suitable sites to contribute additional pitches towards meeting future identified needs for Gypsies and Travellers or Travelling Showpeople. Results are set out in **Table 5.1** below.

Table 5.1: Sites with Potential in East Hampshire

Site No.	Site Name	Settlement	Existing Full Permissions (including any unimplemented permissions)	Further Capacity (pitches)	Use
EH001	Five Oaks	Liphook	2 caravans	1	Gypsy and Traveller
EH002	East of Queen's Road	Liphook	2 caravans	1	Gypsy and Traveller
EH004	Greengate	Liphook	1 pitch	1	Gypsy and Traveller
EH005	Land adjacent to Bentley Sewage Works	Bentley	2 pitches	1	Gypsy and Traveller
EH007	Fordlands	Four Marks	1 pitch	1	Gypsy and Traveller
EH011	Alderwood Cottage	Liphook	1 caravan	1	Travelling Showpeople
EH017	Main Road	Kingsley	0	1	Gypsy and Traveller

- 5.4.4 As at 1 April 2016, this provides a total of 6 pitches for Gypsy and Traveller use; and 1 plot suitable for Travelling Showpeople use, in East Hampshire. Further details on potential sites are set out in **Appendix D** and considered in **Section 6**.

## Potential sites in South Downs National Park

- 5.4.5 A total of 3 sites, located in South Downs National Park, were identified as potentially available and suitable sites to contribute additional pitches towards meeting future identified needs for Gypsies and Travellers or Travelling Showpeople. Results are set out in **Table 5.2** below.

Table 5.2: Sites with Potential in South Downs National Park

Site No.	Site Name	Settlement	Existing Full Permissions (including any unimplemented permissions)	Further Capacity (pitches)	Use
SDNP001	Half Acre	Hawkley	0	2	Gypsy and Traveller
SDNP002	New Barn Stables	Binstead	1	1	Gypsy and Traveller
SDNP003	Fern Farm	Greatham	0	2	Gypsy and Traveller

- 5.4.6 As at 1 April 2016, this provides a total of 5 pitches for Gypsy and Traveller use in South Downs National Park. Further details on potential sites are set out in **Appendix D** and considered in **Section 7**.

## Potential sites in Winchester

- 5.4.7 A total of 15 sites located were identified as potentially available and suitable sites to contribute additional pitches, including granting permanent consent for temporary pitches, towards meeting future identified needs for Gypsies and Travellers and/or Travelling Showpeople. Results are set out in **Table 5.3** below.

Table 5.3: Sites with Potential in Winchester

Site No.	Site Name	Settlement	Existing Full Permissions (including any unimplemented permissions)	Further Capacity (pitches)	Use
W002	Ash Farm	Wickham	2 pitches	2	Gypsy and Traveller
W004	Joymount Farm	Curdrige	0	1	Gypsy and Traveller
W008	Travellers Rest	Bishops Sutton	1 pitch	2	Gypsy and Traveller
W014	The Piggeries	North Boarhunt	0	8	Gypsy and Traveller
W015	Cushty Tan	Wickham	0	3	Gypsy and Traveller
W023	Plot 1, The Nurseries	Shedfield	0	3	Travelling Showpeople
W024	Plot 2, The Nurseries	Shedfield	0	3	Travelling Showpeople
W025	Plot 5, The Nurseries	Shedfield	0	2	Travelling Showpeople
W027	The Bungalow	North Boarhunt	2 caravans	1	Travelling Showpeople
W032	Plots 3, 4, 6 & 7 The Nurseries	Shedfield	1 plot	4	Travelling Showpeople
W038	Northington Chippings	Northington	0	10*	Gypsy and

Site No.	Site Name	Settlement	Existing Full Permissions (including any unimplemented permissions)	Further Capacity (pitches)	Use
	Depot				Traveller or Travelling Showpeople
W044	Logs and Sawings Storage, Botley Road	Burridge	0	2	Gypsy and Travellers
W046	Road Maintenance Depot, Northside Lane	Bishops Sutton	0	10	Gypsy and Travellers
W048	Grazing land at Chilcomb	Winchester	0	6	Gypsy and Travellers
W055	Land north of Lady Betty Drive	Fareham	0	1	Gypsy and Travellers

\*site is suitable for either Gypsy and Traveller (residential or transit) or Travelling Showpeople uses

- 5.4.8 As at 1 April 2016, this provides a total of 35-45 pitches for Gypsy and Traveller use; and 13-23 plots for Travelling Showpeople use, in Winchester. Site W038 is suitable for either Gypsy and Traveller or Travelling Showpeople uses. Further details on potential sites are set out in **Appendix D** and considered in **Section 8**.

## 5.5 Site Delivery Options

- 5.5.1 A number of potential delivery models have been identified and considered for the potentially suitable sites identified overleaf. These include:
- 5.5.2 **Model 1** - Sites where the Council considers that managed public provision of affordable rented pitch provision will be appropriate. In this case, the Council should investigate the potential for either developing public assets or buying sites using grant monies to secure affordable provision. Sites can either be managed by the Council or by a Registered Provider.
- 5.5.3 **Model 2** – Authorised sites which are currently owned by individual Gypsy, Traveller and Travelling Showpeople families where there is capacity for intensification on the site with further pitches/plots. In this case, initial discussions will be required with the owners to confirm future family or extended family needs requiring the allocation of the site for a greater number of pitches than is currently required. In this case, allocation in the Local Plan would allow a planning application for further provision to come forward.
- 5.5.4 **Model 3** - Sites which are currently owned by individual Gypsy, Traveller and Travelling Showpeople families which can be developed to meet immediate family requirements. In this case, positive identification in the study and allocation in the Local Plan would provide the planning policy context for a planning application for the new site or currently unauthorised site.
- 5.5.5 **Model 4** - Sites which are not currently owned by Gypsy, Traveller and Travelling families, but which have potential to be developed for such uses. Allocation in the Local Plan would identify these sites to travelling communities and they could be purchased on the open market. Alternatively the Council could consider using finance or grants to buy the site and resell them to Gypsy, Traveller and Travelling Showpeople groups on a non-profit basis for them to develop and manage privately. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to provide further sites. There are emerging examples of innovative acquisition and funding arrangements in other areas.



## 6 East Hampshire Recommendations

- 6.1.1 The study was commissioned and undertaken, including the assessment of sites, under Government policy 'Planning policy for traveller sites' (CLG, 2012). The recommendations below reflect the 2012 national policy and subsequent 2013 TAA.

### 6.2 Pitch and Plot Targets

- 6.2.1 'Planning policy for traveller sites' (CLG, 2012) requires local planning authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, to meet likely permanent and transit site accommodation needs arising in each area.
- 6.2.2 The Travellers Accommodation Assessment (TAA) completed by Forest Bus Limited, in April 2013, details the total identified need for new permanent residential and transit Gypsy and Traveller pitches to meet residential needs between 2013 and 2027, and for Travelling Showpeople plots to meet residential needs between 2013 and 2017, to address the needs of all identifiable households in East Hampshire. This provided the evidence for Policy CP15 in the adopted East Hampshire District Local Plan.
- 6.2.3 The results for East Hampshire are set out in **Table 6.1** below:

Table 6.1: TAA need for East Hampshire in 5 year time periods

	2013-2017	2018-2022	2023-2027	Total
Gypsy and Traveller Residential Pitches	18	2	2	22
Travelling Showpeople Plots	6	-	-	6

- 6.2.4 The first 5 year need period within the 2013 GTAA is close to the end. Therefore if the need identified in this first 5 year period of the GTAA has not been met, this need should be moved into the first 5 years need requirement.
- 6.2.5 There are currently no operational public transit sites in East Hampshire authority area. The TAA identifies a need for 29 publicly provided transit pitches within the Eastern side of Hampshire County. This would ideally be on 2 different sites.
- 6.2.6 East Hampshire Council are now looking to update the TAA in 2018 to inform a revised Local Plan.

### 6.3 A Supply of Deliverable and Developable Sites

- 6.3.1 In developing the Local Plan, 'Planning policy for traveller sites' requires local planning authorities to identify and keep up-to-date a supply of specific deliverable sites sufficient to provide five years' worth of sites against those locally set targets and a supply of specific developable sites or broad locations to meet needs, where possible, for up to 15 years.
- PBA recommend that to address the requirement to ensure that identified need is met throughout the Plan period, the Council consider the following:
  - Safeguard existing authorised sites to prevent their loss to other uses and increase the identified pitch/plot requirement for the local authority area; and
  - Allocate and safeguard new sites identified in this study.



## 6.4 Safeguarding Existing Sites

- 6.4.1 It is suggested that, as an initial starting point, the Council should consider safeguarding existing Gypsy, Traveller and Travelling Showpeople sites, to ensure that existing needs continue to be met in perpetuity. If sites are lost from these uses, then new replacement sites may need to be found to maintain an adequate supply to meet needs in accordance with the identified pitch and plot targets.
- 6.4.2 There are 11 existing Gypsy and Traveller sites with full permission within East Hampshire. It is recommended that these sites are safeguarded in the Local Plan to ensure their continued use.

Table 6.2: Safeguarding Existing Authorised Gypsy and Traveller Sites in East Hampshire

Site ref	Site name	Settlement	Existing Provision
EH001	Five Oaks	Liphook	2 caravans
EH002	East of Queen's Road	Liphook	2 caravans
EH003	Land east of Alderwood Cottage	Liphook	1 pitch
EH004	Greengate, Longmoor Road,	Liphook	1 pitch
EH005	Land adjacent to Bentley Sewage Works	Bentley	2 pitches
EH006	Sidewater Stables	Oakhanger	1 pitch
EH007	Fordlands	Four Marks	1 pitch
EH008	Janeland	Four Marks	1 pitch
EH010	Land west of Greengate (Eagle Place)	Liphook	7 pitches
EH030	Land adjacent to Heathcroft	Liphook	2 mobile units
EH031	The Laurels	Liphook	2 pitches

- 6.4.3 There are 6 existing Travelling Showpeople site with full permission within East Hampshire. It is recommended that these sites are also safeguarded in the Local Plan to ensure their continued use.

Table 6.3: Safeguarding Existing Authorised Travelling Showpeople Sites in East Hampshire

Site No.	Site Name	Settlement	Existing Provision
EH011	Alderwood Cottage	Liphook	1 plot
EH012	Plots 1-13, Fairland	Headley Down	13 plots
EH014	Stallions of Sustance Lodge	Headley Down	1 plot
EH018	Roads Hill	Horndean	1 site
EH019	Land North of Grayshott Road	Bordon	7 plots
EH022	Outlaw, Grayshott Road	Headley	1 plot

- 6.4.4 There appear to be no reason why these sites should not be safeguarded in the East Hampshire Local Plan. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.

- 6.4.5 All future potential new sites, identified in the tables below, should also be safeguarded in the Local Plan.

## 6.5 Sites with Potential

- 6.5.1 As at April 2016, a total of 6 sites have been identified as potentially available and suitable for Gypsies and Travellers. **Table 6.4** sets out the potential sites for allocation. Details of these sites are contained in **Appendix D**.

Table 6.4: Sites with Potential for Gypsy and Traveller Pitches in East Hampshire

Site Ref	Site Name	Settlement	Existing authorised pitches	Additional pitches	Pitches 2016-2021	Pitches 2021-2026	Delivery option
EH001	Five Oaks	Liphook	2 caravans	1	0	1	Model 2 – private site
EH002	East of Queen's Road	Liphook	2 caravans	1	0	1	Model 2 – private site
EH004	Greengate	Liphook	1	1	1	0	Model 2 – private site
EH005	Land adjacent to Bentley Sewage Works	Bentley	2	1	0	1	Model 2 – private site
EH007	Fordlands	Four Marks	1	2	0	2	Model 2 – private site
EH017	Main Road	Kingsley	0	1	1	0	Model 2 – private site
<b>TOTAL</b>			<b>8</b>	<b>7</b>	<b>2</b>	<b>5</b>	

- 6.5.2 As at April 2016, 1 site has been identified as potentially available and suitable for Travelling Showpeople. **Table 6.5** sets out the potential site for allocation. Details of this site are contained in **Appendix D**.

Table 6.5: Sites with Potential for Travelling Showpeople Plots in East Hampshire

Site Ref	Site Name	Settlement	Existing authorised plots	Additional plots	Plots 2016-2021	Plots 2021-2026	Delivery option
EH011	Alderwood Cottage	Liphook	1	1	1	0	Model 2 – private site
<b>TOTAL</b>			<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	

## 7 South Downs National Park Recommendations

- 7.1.1 The study was commissioned and undertaken, including the assessment of sites, under Government policy 'Planning policy for traveller sites' (CLG, 2012). The recommendations below reflect the 2012 national policy and subsequent 2013 TAA.

### 7.2 Pitch and Plot Targets

- 7.2.1 'Planning policy for traveller sites' (CLG, 2012) requires local planning authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, to meet likely permanent and transit site accommodation needs arising in each area.
- 7.2.2 The Travellers Accommodation Assessment (TAA) completed by Forest Bus Limited, in 2013, details the total identified need for new permanent residential and transit Gypsy and Traveller pitches to meet residential needs between 2013 and 2027, and for Travelling Showpeople plots to meet residential needs between 2013 and 2017, to address the needs of all identifiable households in South Downs National Park.
- 7.2.3 The results for South Downs National Park are set out in **Table 7.1** below:

Table 7.1: TAA need for South Downs National Park in 5 year time periods

	2013-2017	2018-2022	2023-2027	Total
Gypsy and Traveller Residential Pitches	5	1	1	7
Travelling Showpeople Plots	1	-	-	1

- 7.2.4 The first 5 year need period within the 2013 GTAA is close to the end. Therefore if the need identified in this first 5 year period of the GTAA has not been met, this need should be moved into the first 5 years need requirement.
- 7.2.5 There are currently no operational public transit sites in the South Downs National Park Authority area of Hampshire. The TAA identifies a need for 29 publicly provided transit pitches within the Eastern side of Hampshire County. This would ideally be on 2 different sites.
- 7.2.6 The South Downs National Park Authority would have been in a position to include these local targets in its Local Plan to reflect the pitch targets identified in the study. However, the revised 'Planning policy for traveller sites' (2015) will mean South Downs National Park Authority will need to revisit the needs for Gypsy and Travellers and Travelling Showpeople in the local authority area.

### 7.3 A Supply of Deliverable and Developable Sites

- 7.3.1 In developing the Local Plan, 'Planning policy for traveller sites' (CLG, 2015) requires local planning authorities to identify and keep up-to-date a supply of specific deliverable sites sufficient to provide five years' worth of sites against those locally set targets and a supply of specific developable sites or broad locations to meet needs, where possible, for up to 15 years.
- 7.3.2 PBA recommend that to address the requirement to ensure that identified need is met throughout the Plan period, the Council consider the following:
- Safeguard existing sites to prevent their loss to other uses and increase the identified pitch/plot requirement for the local authority area; and

- Allocate and safeguard new sites identified in this study.

## 7.4 Safeguarding Existing Sites

- 7.4.1 It is suggested that, as an initial starting point, the Authority should consider safeguarding existing Gypsy, Traveller and Travelling Showpeople sites, to ensure that existing needs continue to be met in perpetuity. If sites are lost from these uses, then new replacement sites may need to be found to maintain an adequate supply to meet needs in accordance with the identified pitch and plot targets.
- 7.4.2 There are two existing Gypsy and Traveller sites with full permanent planning permission within the South Downs National Park. It is recommended that these sites be safeguarded in the Local Plan to ensure their continued use.

Table 7.2: Safeguarding Existing Authorised Gypsy and Traveller Sites in South Downs National Park

Site ref	Site name	Settlement	Existing Provision
SDNP002	New Barn Stables	Binsted	1 pitch
	Eastwood Yard	Soberston	1 pitch

\*Site not assessed as part of this study, as identified after site assessments took place

- 7.4.3 There is one existing Travelling Showpeople site with full planning permission within South Downs National Park. It is recommended that this site is also safeguarded in the Local Plan to ensure its continued use.

Table 7.3: Safeguarding Existing Authorised Travelling Showpeople Sites in South Downs National Park

Site No.	Site Name	Settlement	Existing Provision
SDNP012	Pointers Paddock	Near Droxford	3 plots

- 7.4.4 From site survey it is clear that these sites are currently in use and are occupied. There appear to be no reasons why this site should not be safeguarded in the South Downs National Park Local Plan. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.
- 7.4.5 All future potential sites, identified in the tables below, should also be safeguarded in the Local Plan.

## 7.5 Sites with Potential

- 7.5.1 A total of three sites have been identified as potentially available and suitable for Gypsies and Travellers. **Table 7.4** sets out the potential sites for allocation. Details of these sites are contained in **Appendix D**.

Table 7.4: Sites with Potential for Gypsy and Traveller Pitches in South Downs National Park

Site Ref	Site Name	Settlement	Existing authorised pitches	Additional pitches plots	Pitches 2016-2021	Pitches 2021-2030	Delivery option
SDNP001	Half Acre	Hawkey	0	2	2	0	Model 3 – private site
SDNP002	New Barn Stables	Binstead	1	1	0	1	Model 2 – private site
SDNP003	Fern Farm	Greatham	0	2	2	0	Model 2 – private site
<b>TOTAL</b>				<b>5</b>	<b>4</b>	<b>1</b>	

- 7.5.2 No sites were identified as potentially available and suitable for Travelling Showpeople, in South Downs National Park.

## 7.6 Meeting the Needs

- 7.6.1 The Travellers Accommodation Assessment 2013 (TAA) identifies a need for 7 net additional Gypsy and Traveller residential pitches and 1 net Travelling Showpeople residential plots to be developed by 2027. The TAA also identifies a need for 29 transit pitches.

### Permissions granted since TAA base date

- 7.6.2 The base date for this report is April 2016. There has not been any planning permission granted since the TAA base date (April 2013).
- 7.6.3 **Table 7.5** sets out a summary of need and supply for Gypsy and Traveller sites in South Downs National Park.

Table 7.5: Gypsy and Traveller need and supply in 5 year time periods

	2013-2022	2023-2027	Total
<b>(a) Need for Gypsy and Traveller Residential Pitches</b>	<b>6</b>	<b>1</b>	<b>7</b>
(b) Existing sites with potential	4	1	5
(c) Permissions since TAA base date	0	0	0
(d) New sites with potential	0	0	0
<b>(e) Total potential supply</b>	<b>4</b>	<b>1</b>	<b>5</b>
<b>(f) Shortfall/Surplus</b>	<b>-2</b>	<b>0</b>	<b>-2</b>

- 7.6.4 Overall this is two pitches short of the identified need figure of seven for 2013-2027 which includes being two pitches short of the identified need which should be delivered in the first five years.

### Travelling Showpeople need and supply

- 7.6.5 **Table 7.6** sets out a summary of need and supply for Travelling Showpeople sites in South Downs National Park.

Table 7.6: Travelling Showpeople need and supply in 5 year time periods

	2013-2022	2023-2027	Total
<b>(a) Need for Travelling Showpeople Plots</b>	<b>1</b>	<b>-</b>	<b>1</b>
(b) Existing sites with potential	0	0	0
(c) Permissions since TAA base date	0	0	0
(d) New sites with potential	0	0	0
<b>(e) Total potential supply</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>(f) Shortfall/Surplus</b>	<b>-1</b>	<b>0</b>	<b>-1</b>

- 7.6.6 No sites were identified as deliverable for Travelling Showpeople development within South Downs National Park. As such, the need for one plot, for 2013-2027, remains unmet.

### Transit Gypsy and Traveller need and supply

- 7.6.7 Peter Brett Associates have not identified any sites in South Downs National Park which may be suitable for transit Gypsy and Traveller pitches.

## 8 Winchester Recommendations

- 8.1.1 The study was commissioned and undertaken, including the assessment of sites, under Government policy 'Planning policy for traveller sites' (CLG, 2012). The recommendations below reflect the 2012 national policy and subsequent 2013 TAA.

### 8.2 Pitch and Plot Targets

- 8.2.1 'Planning policy for traveller sites' (CLG, 2012) requires local planning authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, to meet likely permanent and transit site accommodation needs arising in each area.
- 8.2.2 The Travellers Accommodation Assessment (TAA) completed by Forest Bus Limited in 2013 details the total identified need for new permanent residential and transit Gypsy and Traveller pitches to meet residential needs between 2013 and 2027, and for Travelling Showpeople plots to meet residential needs between 2013 and 2017, to address the needs of all identifiable households in Winchester.
- 8.2.3 The results for Winchester are set out in **Table 8.1** below:

Table 8.1: TAA need for Winchester in 5 year time periods

	2013-2017	2018-2022	2023-2027	Total
Gypsy and Traveller Residential Pitches	12	7	7	26
Travelling Showpeople Plots	9	-	-	9

- 8.2.4 The first 5 year need period within the 2013 GTAA is close to the end. Therefore if the need identified in this first 5 year period of the GTAA has not been met, this need should be moved into the first 5 years need requirement.
- 8.2.5 There are currently no operational public transit sites in Winchester authority area. The TAA identifies a need for 29 publicly provided transit pitches within the Eastern side of Hampshire County. This would ideally be on 2 different sites.
- 8.2.6 Winchester City Council would have been in a position to include these local targets in its Local Plan Part 2 to reflect the pitch targets identified in the study. However, the revised 'Planning policy for traveller sites' (2015) will mean Winchester City Council will need to revisit the needs for Gypsy and Travellers and Travelling Showpeople in the local authority area. It has commenced the production of a Gypsy and Traveller Development Plan Document, which this study will provide evidence towards.

### 8.3 A Supply of Deliverable and Developable Sites

- 8.3.1 In developing the Local Plan, 'Planning policy for traveller sites' (CLG, 2015) requires local planning authorities to identify and keep up-to-date a supply of specific deliverable sites sufficient to provide five years' worth of sites against those locally set targets and a supply of specific developable sites or broad locations to meet needs, where possible, for up to 15 years.
- 8.3.2 PBA recommend that to address the requirement to ensure that identified need is met throughout the Plan period, the Council consider the following:
- Safeguard existing authorised sites to prevent their loss to other uses and increase the identified pitch/plot requirement for the local authority area; and

- Allocate and safeguard new sites identified in this study.

## 8.4 Safeguarding Existing Sites

- 8.4.1 It is suggested that, as an initial starting point, the Council should consider safeguarding existing Gypsy, Traveller and Travelling Showpeople sites, to ensure that existing needs continue to be met in perpetuity. If sites are lost from these uses, then new replacement sites may need to be found to maintain an adequate supply to meet needs in accordance with the identified pitch and plot targets.
- 8.4.2 There are 15 existing Gypsy and Traveller sites with full (permanent) permission within Winchester. It is recommended that these sites are safeguarded in the Local Plan to ensure their continued use.

Table 8.2: Safeguarding Existing Authorised Gypsy and Traveller Sites in Winchester

Site No.	Site Name	Settlement	Existing Provision
W001	The Ranch	Denmead	1 pitch
W002	Ash Farm	Wickham	2 pitches
W003	West Fork	Hipley	1 pitch
W005	Ashbrook Stables	Colden Common	1 pitch
W007	Windy Ridge	Denmead	1 pitch
W008	Travellers Rest	Bishops Sutton	1 pitch
W009	Rambling Renegade	Shedfield	2 pitches
W010	Land opposite Woodward Farm	Upham	1 pitch
W011	Riverside, Adj Chapel House	Highbridge	1 pitch
W012	Big Muddy Farm	Upham	1 pitch
W013	Land west of Lasek	Mislingford	1 pitch
W016	Tynefield	Fareham	18 pitches
	Beacon Haven	Swanmore	6 pitches
	Bowen Farm	Curdrige	3 pitches
	Little Ranch	Colden Common	1 pitch

\*Sites not assessed as part of this study, as identified after site assessments were undertaken

- 8.4.3 There are 7 existing Travelling Showpeople site which have full planning permission or have lawful use within Winchester. It is recommended that these sites are also safeguarded in the Local Plan to ensure its continued use.

Table 8.3: Safeguarding Existing Authorised/Lawful Travelling Showpeople Sites in Winchester

Site No.	Site Name	Settlement	Existing Provision
W020	Carousel Park	North of Winchester	9 plots / 27 caravans
W021	The Haven	North of Denmead	1 plot / 2 caravans
W026	Grig Ranch, Titchfield Lane	Near Wickham	1 plot / 5 caravans
W027	The Bungalow, Southwick Road	North Boarhunt	2 plots / 2 caravans or mobile homes
W028	Stokes Yard, Clewers Hill	Waltham Chase	1 plot / 2 caravans
W029	The Vardo, Mislingford Road	Swanmore	1 plot / 2 caravans
W030	Firgrove Lane	North Boarhunt	Approx. 8 plots / 16 caravans

- 8.4.4 From site survey it is clear that these sites are currently in use and are occupied. There appear to be no reasons why this site should not be safeguarded in the Winchester Local Plan. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.



- 8.4.5 All future potential sites, identified in the tables below, should be considered for potential allocations or safeguarding in the Local Plan.

## 8.5 Sites with Potential

- 8.5.1 A total of 10 sites have been identified as potentially available and suitable for Gypsies and Travellers in Winchester, one of which is suitable for either residential Gypsy and Traveller use; transit use; or Travelling Showpeople use. **Table 8.4** sets out the potential sites for allocation. Details of this site are contained in **Appendix D**.

Table 8.4: Sites with Potential for Gypsy and Traveller Pitches in Winchester

Site Ref	Site Name	Settlement	Existing authorised pitches	Additional pitches	Pitches 2016-2021	Pitches 2021-2030	Delivery option
W002	Ash Farm	Wickham	2	2	1	1	Model 2 – private site
W004	Joymount Farm	Curdrige	0	1	1	0	Model 3 – private site
W008	Travellers Rest	Bishops Sutton	1	2	0	2	Model 3 – private site
W014	The Piggeries	North Boarhunt	0	8	8	0	Model 2 – private site
W015	Cushty Tan	Wickham	0	3	2	1	Model 2 – private site
W038*	Northington Chippings Depot	Northington	0	10*	0	10*	Model 1 or 4 – public or private site
W044	Logs & Sawing Storage, Botley Road	Burridge	0	2	0	2	Model 1 or 4 – public or private site
W046	Road Maintenance Depot, Northside Lane	Bishops Sutton	0	10	0	10	Model 1 or 4 – public or private site
W048	Grazing land at Chilcomb	Winchester	0	6	0	6	Model 1 or 4 – public or private site
W055	Land north of Lady Betty Drive	Fareham	0	1	0	1	Model 1 or 4 – public or private site
<b>TOTAL</b>				<b>35-45*</b>	<b>12</b>	<b>23-33*</b>	

\*site is suitable for either Gypsy and Traveller (residential or transit) or Travelling Showpeople uses

- 8.5.2 A total of 6 sites have been identified as potentially available and suitable for Travelling Showpeople, although one of the sites is suitable for either residential Gypsy and Traveller use; transit use; or Travelling Showpeople use. **Table 8.5** sets out the potential sites for allocation. Details of this site are contained in **Appendix D**.

Table 8.5: Sites with Potential for Travelling Showpeople Plots in Winchester

Site Ref	Site Name	Settlement	Existing authorised plots	Additional plots	Plots 2016-2021	Plots 2031-2030	Delivery option
W023	Plot 1, The Nurseries	Shedfield	0	3	3	0	Model 3 – private site
W024	Plot 2, The Nurseries	Shedfield	0	3	3	0	Model 3 – private site
W025	Plot 5, The Nurseries	Shedfield	0	2	2	0	Model 3 – private site
W027	The	North	2	1	0	1	Model 2 –



Site Ref	Site Name	Settlement	Existing authorised plots	Additional plots	Plots 2016-2021	Plots 2031-2030	Delivery option
	Bungalow	Boarhunt					private site
W032	Plot 3, 4, 6 & 7 The Nurseries	Shedfield	0	4	4	0	Model 2 – private site
W038*	Northington Chippings Depot	Northington	0	10*	0	10*	Model 1 or 4 – public or private site
<b>TOTAL</b>				<b>13-23*</b>	<b>12</b>	<b>1-11*</b>	

\*site is suitable for either Gypsy and Traveller (residential or transit) or Travelling Showpeople uses

## 8.6 Meeting the Needs

- 8.6.1 The Travellers Accommodation Assessment 2013 (TAA) identifies a need for 26 net additional Gypsy and Traveller residential pitches and 9 net additional Travelling Showpeople residential plots to be developed by 2027. The GTAA also identifies a need for 29 transit pitches.

### Permissions granted since TAA base date

- 8.6.2 The base date for this report is April 2016. There have been a number of planning permissions granted for Gypsy and Traveller use since the TAA base date (April 2013). These are current existing authorised Gypsy and Traveller sites, as identified in **Table 5.3**. The planning permissions contribute to meeting the needs identified in the TAA (2013).
- 8.6.3 Planning permissions granted for Gypsy and Traveller use between the TAA and Site Assessment Study base dates are set out below:

Site Name	Settlement	Pitches April 2013 – April 2016
Beacon Haven (or Bekon) Brickyard Road, Swanmore	Swanmore	6
Bowen Farm, Wangfield Lane, Curdridge	Curdridge	3
Little Ranch, Portsmouth Road. Fishers Pond	Colden Common	1
		<b>10</b>

- 8.6.1 There have not been any planning permissions granted for Travelling Showpeople since the TAA base date (April 2013).

### Residential Gypsy and Traveller need and supply

- 8.6.2 **Table 8.6** sets out a summary of need and supply for Gypsy and Traveller sites in Winchester.

Table 8.6: Gypsy and Traveller need and supply in 5 year time periods

	2013-2021	2021-2030	Total
<b>(a) Need for Gypsy and Traveller Residential Pitches</b>	<b>19</b>	<b>7</b>	<b>26</b>
(b) Existing sites with potential	12	4	16
(c) Permissions since TAA base date	10	0	10
(d) New sites with potential	0	19 or 29*	19 or 29*
<b>(e) Total potential supply</b>	<b>22</b>	<b>23 or 33*</b>	<b>45 or 55*</b>
<b>(f) Shortfall/Surplus</b>	<b>3</b>	<b>16 or 26*</b>	<b>19 or 29*</b>

\*one site is suitable for either Gypsy and Traveller (residential or transit) or Travelling Showpeople uses

- 8.6.3 There is one site (W038) which is suitable for either a residential or transit Gypsy and Traveller site or a Travelling Showpeople site.
- 8.6.4 Even if site W038 is not taken forward for Gypsy and Traveller use then the overall need will be met, of 26 pitches for 2013-2030.

### Travelling Showpeople need and supply

- 8.6.5 **Table 8.7** sets out a summary of need and supply for Travelling Showpeople sites in Winchester.

Table 8.7: Travelling Showpeople need and supply in 5 year time periods

	2013-2022	2023-2027	Total
<b>(a) Need for Travelling Showpeople Plots</b>	<b>9</b>	<b>-</b>	<b>9</b>
(b) Existing sites with potential	12	1	13
(c) Permissions since TAA base date	0	0	0
(d) New sites with potential	0	10*	10*
<b>(e) Total potential supply</b>	<b>12</b>	<b>1-11*</b>	<b>13-23*</b>
<b>(f) Shortfall/Surplus</b>	<b>3</b>	<b>1-11*</b>	<b>4-14*</b>

\*one site is suitable for either Gypsy and Traveller (residential or transit) or Travelling Showpeople uses

- 8.6.6 There is one site (W038) which is suitable for either a residential or transit Gypsy and Traveller site or a Travelling Showpeople site.
- 8.6.7 Even if site W038 is not taken forward for Travelling Showpeople use then the overall need will be met, of 9 plots for 2013-2030.

### Transit Gypsy and Traveller need and supply

- 8.6.8 Peter Brett Associates have identified 1 new site (W038) which is suitable for transit Gypsy and Traveller use, for 10 pitches.
- 8.6.9 This site (W038) is also suitable for residential Gypsy and Traveller site or a Travelling Showpeople site as well.

## 9 Further recommendations

9.1.1 The study was commissioned and undertaken, including the assessment of sites, under Government policy 'Planning policy for traveller sites' (CLG, 2012). Therefore the following further recommendations below reflect the 2012 national policy. In light of the new national policy (August 2015), it is suggested that the TAA will need to be updated. The Authorities confirm that a Hampshire TAA is being commissioned and this will provide updated needs figures for both Gypsy and Traveller and Travelling Showpeople pitches/plots. Once the Authorities have the results of the new TAA, the Authorities will need to decide if it is necessary to update this report.

### 9.2 Delivery and Distribution of Sites

9.2.1 It is recommended that the Authorities use a priority approach to safeguarding and allocation of potentially suitable sites. PBA recommend that the Authorities meets the need for Gypsy, Traveller and Travelling Showpeople provision in the following order:

- I. Safeguard existing sites to prevent their loss to other uses and increase the identified pitch/plot requirement for the local authority area;
- II. Allocate and/or safeguard new sites in the Local Plan.

9.2.2 It is recommended that the Authorities strive to provide suitable sites to meet the needs of the first 5 years.

9.2.3 Peter Brett Associates consider that the distribution and delivery of provision across the local authority areas is important and therefore the selection of site options by the Authorities should also be guided by the following principles;

- Fit with needs: e.g. location of current needs, existing provision and needs of different travelling communities;
- Viability and timing of delivery of sites: e.g. financial viability, provision of other policy requirements such as affordable housing and delivery within the first 5 years; and
- How potential sites relate to spatial strategies: e.g. settlement hierarchy, relationship of sites to sustainable settlements and accessibility to key services.

9.2.4 The fit with needs is an important consideration and, unlike the housing market, the small scale of need and supply (compared to housing) can in some instances require the consideration of the needs of specific families and the appropriate form and location of provision to meet those needs. PBA are aware of local authorities where specific needs remain unmet, whilst sites remain vacant because the sites provided are inappropriate to meet specific needs. PBA recommend that the provision of pitches for Gypsies and Travellers sites and Travelling Showpeople plots should be managed to ensure a good fit with identified need and enable delivery.

9.2.5 Viability, capacity and delivery of sites, especially strategic sites, is a critical consideration for the Authorities. Where the study has been unable to identify sufficient specific sites an Authority may be reliant on provision as part of strategic sites to meet needs in the first 5 years and beyond. Delivery of provision as part of these sites will need careful consideration to determine capacity and ensure that both site viability and implementation of Council policy, such as affordable housing are not undermined. Moreover, it is noted that it is potentially possible that the proposed allocated sites are considered unavailable for Gypsy and Traveller uses by the developer, and therefore a policy requirement in the Local Plan would need to be introduced to ensure delivery in particular areas.

- 9.2.6 The relative accessibility of sites and proximity to the main towns and key services should be considered by the Authorities when selecting sites. Although most rural locations within the local authority area are in reasonably accessible locations, compared to other more rural districts within the country. The level of provision for Gypsy and Travellers over the plan period is relatively small compared to the level of provision for other uses such as residential, but the Authorities should still plan for sustainable development where possible.

### 9.3 Criteria Policy

- 9.3.1 To potentially meet any need later in the plan period (e.g. 5 to 15 years) and to provide a base for considering all planning applications, the Local Plan needs to include a criteria-based policy.
- 9.3.2 PBA have provided a draft Local Plan policy to reflect the findings of the needs assessment and this report, to include:
- Target for Gypsy and Traveller use and Travelling Showpeople;
  - Safeguarding of existing sites for Gypsy and Traveller and Travelling Showpeople uses;
  - Allocate and/or safeguard potential sites for Gypsy and Traveller and Travelling Showpeople uses; and
  - Criteria for assessing all Gypsy, Traveller and Travelling Showpeople planning applications.

#### Draft Policy 'Sites for Gypsies, Travellers and Travelling Showpeople'

The following existing sites for Gypsy, Travellers and Travelling Showpeople will be safeguarded from alternative development, unless acceptable replacement accommodation can be provided or the site is no longer required to meet any identified need:

Site name	Settlement	Existing Provision	Use

To meet the identified first 5 year need of x pitches, x pitches for Gypsies and Travellers will be provided and safeguarded at the following locations:

Site name	Settlement	Provision	Timescale

To meet the identified first 5 year need of x plots, x plots for Travelling Showpeople will be provided and safeguarded at the following locations:

Site name	Settlement	Provision	Timescale

Any planning application for Gypsy and Traveller or Travelling Showpeople development, received throughout the plan period, must be in accordance with the NPPF; 'Planning policy for traveller sites' and meet following criteria:

- (a) *The site is located conveniently for access to schools, medical services and other community facilities;*
- (b) *The site has adequate provision for access, parking, turning and servicing;*
- (c) *The site can be adequately screened or landscaped to blend the site into its surroundings;*
- (d) *The site can be adequately serviced with drinking water and sewage disposal facilities;*
- (e) *The site should have good access to the highway network and not promote inappropriate traffic generation for the locality; and*
- (f) *The site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary work areas as appropriate.*

*Proposals for sites accommodating Travelling Showpeople should allow for a mixed use yard with areas for residential provision and the storage and maintenance of equipment. All other proposals for mixed residential and business activities will be assessed on a site specific basis, taking the above criteria into account.*

*Any development granted under this policy will be subject to a condition limiting occupation to Gypsies and Travellers or Travelling Showpeople, as appropriate.*

- 9.3.3 PBA would also suggest that the Authorities could include a requirement for Gypsy, Traveller and/or Travelling Showpeople uses within strategic sites, if the need has not been met by allocated sites. This could be included within the specific policy for each site or an overall policy for strategic sites.

## **9.4 Cross boundary working**

- 9.4.1 Each Authority has a duty to co-operate with adjacent authorities and, given the difficulty identifying sites for Gypsy, Traveller and Travelling Showpeople use across the country and the level of need, PBA would encourage the Authorities to work with neighbouring local authorities to potentially co-operate on the provision of both Gypsy and Traveller and Travelling Showpeople sites, where necessary.
- 9.4.2 The needs of Gypsies, Travellers and Travelling Showpeople do not stop at local authority boundaries and the potential for the delivery of all types of sites (especially public residential and transit sites) should be explored across these boundaries through the Duty to Cooperate, where appropriate.
- 9.4.3 The timing of evidence review is the key consideration for cross boundary working and the production of site assessments to identify specific sites is crucial. The Authorities should liaise with adjacent authorities, especially those that have undertaken site work, to establish if there are site opportunities that could meet the needs of the travelling community across boundaries. The lack of available opportunities to provide Gypsy and Traveller and Travelling Showpeople's accommodation in a local authority area is a material consideration in this respect.
- 9.4.4 The duty to co-operate is not the duty to accept, so each Authority will have to be satisfied that adjacent authorities have undertaken robust assessments of sites to ensure they are not unnecessarily aiding any local authority to avoid providing sites within its own area. Crucially, the very definition of the travelling community, would suggest that this planning use is in fact

very cross boundary in nature and PBA would encourage all local authorities to resist the political sensitivities that can prevent the provision of suitable sites.

## **9.5 Transit Site Provision**

- 9.5.1 There are currently no transit sites in the Local Authority areas. The TAA identifies a need for 29 pitches to be delivered in the Eastern part of the County with 29 pitches. The study has found 1 site suitable for transit provision, in Winchester local authority area, which was also identified suitable for residential Gypsy and Traveller and Travelling Showpeople developments.

## **9.6 Funding**

- 9.6.1 The Government has identified that it is focusing on incentivising councils to deliver new housing, including traveller sites. 'Planning policy for traveller sites' (CLG, March 2012) identified three potential sources of funding for local authorities:
- 9.6.2 Firstly, the New Homes Bonus scheme which operates in the same way for traveller sites as for other forms of housing. Namely, for every new pitch, a local planning authority will get six years of matched Council Tax funding, with an extra supplement for affordable pitches (such as sites owned or managed by local authorities and Registered Providers).
- 9.6.3 Secondly, the Homes and Communities Agency (HCA) has allocated £1.7bn, as part of its National Affordable Housing Programme for 2015-18, to fund the provision of affordable housing, including traveller sites. The Homes and Communities Agency has launched its prospectus inviting housing associations, councils, developers and others to bid for a share of grant funding for delivery of new affordable housing outside London. Bids will only be accepted for the provision of new traveller pitches and, as with other types of accommodation, the Government does not expect to receive bids for schemes on Green Belt land or other land with special environmental protections.
- 9.6.4 A proportion of the £1.7bn funding will be retained for future bids through ongoing Market Engagement. This will allow organisations to take the longer timeframes they need to submit funding bids where schemes had not been fully worked up by 30 April 2014 when the formal bid round closed. The HCA website confirms that bidding for further allocations will reopen for continuous market engagement in due course. The HCA approach will encourage bidders to bring forward a higher proportion of firm and realistically deliverable schemes at the outset as it will allow them the flexibility to respond to development opportunities as these arise.
- 9.6.5 Thirdly, the introduction of the Community Infrastructure Levy (CIL) could provide a further potential funding source for enabling works required to deliver Authority priorities.

## **9.7 Delivery and Management**

- 9.7.1 The TAA does not specify the need for affordable public provision. Hampshire County Council have recently sold a public site in Winchester LPA area and are not looking to take on new sites. It is likely, although unconfirmed in the TAA, that there is a need for affordable pitches and this should be explored in future reviews of the TAA.
- 9.7.2 A Registered Provider could help deliver and manage public sites, working in partnership with the County Council and the local authority. PBA are unaware of any Registered Providers managing any sites in the County. It is recommended that the Council discuss the potential delivery and/or management of Gypsy, Traveller and Travelling Showpeople Sites with Registered Providers, to determine if this is an option.
- 9.7.3 There are also emerging examples within the country of local planning authorities planning for the future provision of sites for travelling communities by allocating urban extension sites for

housing and traveller pitches, requiring developers to design and layout serviced pitches/plots for private sale to Gypsies, Travellers or Travelling Showpeople. Where there is a demonstrable need for provision, some local planning authorities are identifying a need for developers to provide pitches/plots or commuted sums as part of the overall benefits package required for new development sites. PBA would recommend that sites are provided within strategic sites, rather than as a commuted sum, to ensure that sites are delivered within the local authority area.

- 9.7.4 There are also innovative delivery models being developed in other parts of the country, such as by Elm Housing in West of England, which could provide for the funding of initial sites to be recycled to provide for further sites, in the same way as affordable housing has been delivered by housing bodies for some years. For example, the Authorities could consider using New Homes Bonus or other monies to buy a site or identify their own public assets and then make them available to organised Gypsy and Traveller groups on a non-profit making basis for them to develop and manage. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to be recycled to provide further sites.
- 9.7.5 The Authorities should investigate these sources of funding and delivery options further, in partnership with the Registered Providers and other delivery partners.



## Appendix A Sites Location Map







## **Appendix B    Desktop Assessment Matrix - Stage 1**

Criteria	Designation/Issue	Red (Sites does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
<b>Flood Zone</b>	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is within flood zone 3 and not suitable for Gypsy and Traveller use.	The site is affected by Flood Zones 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
<b>Environmental Designations</b>	Special Protection Area RAMSAR Site Site of Special Scientific Interest National Nature Reserve Local Nature Reserve Site of Nature Conservation Importance	The site is covered by an international designation.	The site is within the buffer of an international designation and could therefore have a negative impact. The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.
<b>National Park and Landscape</b>	National Park	n/a	The site is within the National Park or sensitive landscape and could therefore have a negative impact requiring further investigation.	The site is not located in the National Park or sensitive landscape
<b>Settlement Gaps</b>	Defined Settlement Gaps	n/a	The site is within a defined settlement gap and may physically or visually diminish the gap.	The site is not located within a defined settlement gap
<b>Contamination or Unstable Land Issues</b>	Land contamination or unstable land issues	The site is located on or adjacent a landfill site or the land is as unstable, and the land has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.
<b>Noise Issues</b>	Noise issues relating to existing land uses or transport corridors	n/a	The site is located adjacent noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
<b>Settlement Strategy</b>	Relationship to existing settlements	n/a	The site is away from existing settlements with services	The site is within or close to an existing settlement with services
<b>Residential Amenity</b>	Location of site in relation to existing dwellings	n/a	The site is adjacent existing dwellings and requires further investigation.	There are no adjacent dwellings and therefore no impact on residential amenity.
<b>Historic Environment</b>	Sites of Archaeological Importance Scheduled Ancient Monument (SAM) Historic Park and Garden Conservation Area Listed building	The site is likely to result in substantial harm to the significance of a Scheduled Monument, Grade I or II* Listed Building, or a Grade I or II* Registered Park and Garden.	The site could result in harm to elements which contribute to the significance of a designated heritage asset, which require further investigation.	The site is unlikely to harm the significance of any designated heritage asset or its setting.
<b>Availability</b>	Promoted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future.	Site availability is unknown and requires further investigation.	There is evidence that the landowner is willing to sell or develop the site as a Traveller site.  Public owned sites deemed potentially available for Gypsy and Traveller and/or Travelling Showpeople's use.

[illegible]

[illegible]

[illegible]



## **Appendix C      Sites with No Potential - Stage 2**

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
EH003	Land east of Alderwood Cottage	Liphook	East Hampshire District Council	The site is not available for Gypsy and Traveller development.
EH006	Sidewater Stables	Oakhanger	East Hampshire District Council	This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. Given the sensitive location of this site further intensification of development and activities on the site is most unlikely to be appropriate. The scattered development within the heath, much of which is historic, does detract from its distinctive character and the amenity of the access land. Sidewater Stables is close to the river, and although not within Flood Zone 3, could be liable to flood.
EH008	Janeland	Four Marks	East Hampshire District Council	This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. The scale of the site and development within it, and its position as part of the ribbon of development which characterises this section of the lane, means the site fits in well within the prevailing setting. To ensure the retention of the prevailing character of limited development in large plots, therefore further development within the site is not suitable.
EH009	Hill Top Stables	Liphook	East Hampshire District Council	This is an existing Gypsy and Traveller site with temporary planning permission. Development on this site would have an unacceptable landscape impact. The existing development has a limited but localised adverse effect on the prevailing strong rural character of the locality although it and appears to be discreet in views except at the site entrance (although it may be apparent in some views from the east, including potentially from within the SDNP). However it but does represent an 'isolated' form of development in the open countryside that defines the eastern fringe of Liphook (Devil's Lane south of the railway is otherwise free of development) and therefore the development is a sporadic form in open countryside that is perceived as being distinct and separate from the town. On this basis the site is not considered to be a suitable location for a permanent development.
EH010	Land west of Greengate (Eagle Place)	Liphook	East Hampshire District Council	The site is an existing private Gypsy and Traveller site with 7 authorised pitches, which should be safeguarded in the Local Plan. There is no room to intensify the site and therefore the site is unsuitable for further pitches.
EH012	1 - 13 Fairlands	Headley Down	East Hampshire District Council	This is an existing Travelling Showpeople site which should be safeguarded in the Local Plan. The site is adjacent other Travelling Showpeople sites. Collectively, the sites provide 21 authorised plots for Travelling Showpeople use, and therefore above the recommended number of plots for a location. Therefore any expansion or intensification is not recommended for this site.
EH013	Crows Landing	Alresford	East Hampshire District Council	This was previously an unauthorised Gypsy and Traveller site, but the residents/landowners have now moved off the site. Development on this site would have an unacceptable landscape impact. The site is part of undeveloped land that extends westwards and any development in this reasonable sized field would be out of character and difficult to assimilate. The site is not suitable for Gypsy and Traveller or Travelling Showpeople development.
EH014	Stallions of Substance Lodge	Headley Down	East Hampshire District Council	This is an existing Travelling Showpeople site which should be safeguarded in the Local Plan. The site is adjacent other Travelling Showpeople sites. Collectively, the sites provide 21 authorised plots for Travelling Showpeople use, and therefore above the recommended number of plots for a location. Therefore any expansion or intensification is not recommended for this site.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
EH015	Land to the rear of Periwinkle Cottage	Kingsley	East Hampshire District Council	Development on this site would have an unacceptable landscape impact. Whilst the site is discreet due to the small scale settled nature of this edge of the village and nearby vegetation any Gypsy and Traveller development would not be in keeping with the prevailing built character of this area, where the existing development is assimilated by vegetation to provide a soft transitional edge. Access is also a key issue – the unmade track is followed by a footpath, therefore giving rise to potential amenity issues in connection with its use and enjoyment, and a sign indicates that there is no vehicular access from the north. The track frontage is also constrained by mature trees covered by Tree Protection Order. Development within the site would adversely affect the character of the locality, and have an impact on the visual amenity of the footpath (and possibly Lower Kingsley Green depending upon its extent). The site is unsuitable for development. The site is also within 400m of a Special Protection Area.
EH018	Roads Hill	Horndean	East Hampshire District Council	This is an existing Travelling Showpeople site which should be safeguarded in the Local Plan. The site has planning permission for Travelling Showpeople use, and there is no room to intensify the site.
EH019	Land North of Grayshott Road	Bordon	East Hampshire District Council	This is an existing unoccupied Travelling Showpeople site, with full planning permission for 7 plots, which should be safeguarded in the Local Plan. The site is unoccupied and availability of the site to meet unmet need has not been confirmed during this study. This should be reassessed within future reviews of this study. The site is adjacent other Travelling Showpeople sites. Collectively, the sites provide 21 authorised plots for Travelling Showpeople use, and above the recommended number of plots for a location. Therefore any expansion or intensification is not recommended for this site.
EH020	Land north of Farnham Road	Bordon	East Hampshire District Council	The southern part of the site is within flood 3 and is not suitable for Gypsy and Traveller use. Development on this site would also have an unacceptable landscape impact. Gypsy and Traveller development within this site would introduce residential forms of development that are uncharacteristic within this rural setting and have a localised harmful effect on landscape character.
EH022	Outlaw	Headley	East Hampshire District Council	This is an existing Travelling Showpeople site which should be safeguarded in the Local Plan. The site is adjacent other Travelling Showpeople sites. Collectively, the sites provide 21 authorised plots for Travelling Showpeople use, and above the recommended number of plots for a location. Therefore any expansion or intensification is not recommended for this site.
EH023	Bowleswood Farm	Headley Down	East Hampshire District Council	The site is not available for Gypsy and Traveller or Travelling Showpeople uses. It is being developed as a woodland burial site.
EH024	Land at Picketts Hill	Sleaford	East Hampshire District Council	The site is not suitable for Gypsy and Traveller development as it would have an unacceptable landscape impact. Gypsy and Traveller development within this site would represent a clear incursion into open countryside. The site is therefore an unsuitable location for development. The site is also within 400m of a Special Protection Area.
EH026	Land off South Lane	Clanfield	East Hampshire District Council	The site is overlooked by houses on the western side of the road; abuts rear gardens of housing to the south and forms a clearly defined edge to the compact adjoining development form. There is no scope to accommodate Gypsy and Traveller development without it being prominent and inconsistent with this well-defined urban form. The site is therefore unsuitable for Gypsy and Traveller development.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
EH028	Grazing land	Bentley	East Hampshire District Council	The site forms part of an extensive Conservation Area that extends from the settlement across the southern rural fringe; there is intervisibility between the site and the settlement. Any development in this location would be an isolated and incongruous form within an area that is an intrinsic part of the settlements setting. The site is unsuitable.
EH029	Land north of Whitehill Road	Bordon	East Hampshire District Council	The is not suitable for Gypsy and Traveller development, as it would have an unacceptable impact on landscape character. This site comprises a large land holding lying beyond the immediate eastern fringe of Bordon, extending from Mill Chase Road to the north to Whitehill Road to the south. Most of the area has a very strong rural character, comprising elevated ridges and sloping land containing a mosaic of small fields with strong hedgerow/treed boundaries and belts of woodland. The western edge of Bordon is contained by extensive woodland a small valley; the eastern edge by a linear Conservation Area following a defined intimate valley floor. Any development in this area would have a significant adverse effect on landscape character - an incremental intrusion into largely unsettled countryside that separates Bordon from the valley to the east.
EH030	Land south of Heathcroft	Liphook	East Hampshire District Council	The site is an existing private Gypsy and Traveller site with 2 authorised mobile units, which should be safeguarded in the Local Plan. There is no room to intensify the site and therefore the site is unsuitable for further pitches.
EH031	The Laurels	Liphook	East Hampshire District Council	This is an existing Gypsy and Traveller site which needs safeguarding in the Local Plan. There is no room to intensify the site for further pitches.
EH032	Land at Devils Lane	Liphook	East Hampshire District Council	Development on this site would have an unacceptable landscape impact. The site lies on a low rounded ridge and a byway follows the tree-lined south eastern boundary. The field is accessed off Devil's Lane, a distinctly rural lane which has no development along its length (south of the railway to the north) other than the temporarily permitted EH009 site). The boundary of the National Park lies a very short distance to the east (the north eastern boundary abuts the National Park boundary). The area has a strong rural, tranquil and somewhat remote character and any development within this site would have adverse effects upon these characteristics. Development is also likely to adversely affect the character of the lane at the point of access and detract from the amenity and enjoyment of the byway. Consequently, the site is not considered to be a suitable location for development.
SDNP005	Copperfields	Soberton	South Downs National Park Authority	This is an existing Gypsy and Traveller site with temporary planning permission. Development constitutes a somewhat isolated, sporadic intrusion (due to the location of the development away from the main settlement form which is contained within a much smaller scale landscape) into an area that possesses a strong rural character within the National Park. The site is therefore considered to be an unsuitable location for permanent development.
SDNP006	Ruperts Roost	Soberton	South Downs National Park Authority	This is an existing unauthorised Gypsy and Traveller site. Development constitutes a somewhat isolated, sporadic intrusion (due to the location of the development away from the main settlement form which is contained within a much smaller scale landscape) into an area that possesses a strong rural character within the National Park. The site is therefore considered to be an unsuitable location for permanent development.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
SDNP007	Meadow Farm	Winchester	South Downs National Park Authority	This is an existing unauthorised Gypsy and Traveller site, with 1 pitch. Development on this site would have an unacceptable landscape impact. Despite its discreet location the development would represent a sporadic form of residential development within a landscape that benefits from the highest level of protection and where the conservation of natural beauty of paramount importance. Access to the site is poor and the site is detached from the nearest settlement. The site is not considered to be a suitable location for development. Restoration of the site should follow its vacation.
SDNP008	Liss Meadow	Hawkes Mead	South Downs National Park Authority	The site is not suitable for Gypsy and Traveller development as it would have an unacceptable landscape impact. The site lies within the National Park and within the Rother Valley Mixed Farmland and Woodland Landscape Character Area. It has an attractive rural character despite its close relationship to existing development, benefiting from significant surrounding vegetation which limits its visual relationship with existing development. Existing vegetation and the root protection areas of the line of oak trees severally limit any potential development area. Furthermore development within the site, which is within the National Park, would harm the existing attractive natural character of the site, would be partially apparent from the recreation ground, and 'sever' the continuity of green infrastructure linking this part of the settlement to the countryside beyond. The site is also within 400m of a Special Protection Area. Access is also very poor. The site is considered to be an unsuitable location for development.
SDNP009	Warren Barn	Priors Dean	South Downs National Park Authority	Development on this site would have an unacceptable landscape impact. This is an existing Travelling Showpeople site which has temporary permission for 3 caravans. The site is adjacent Ancient Woodland with part identified as a SSSI, SAC and NNR. It is located within the National Park, within the Froxfield Clay Plateau LCA. The LCA is noted as being sparsely settled and possessing a strong sense of remoteness. Development in this location would be contrary to these key characteristics and would have a significant localised adverse effect on prevailing character, as well as being in conflict with an area identified as nationally important for its ecology/biodiversity value. Given its location and the number of constraints that apply to the site, this is not considered to be a suitable location for a permanent Travelling Showpeople site within the National Park. Restoration of the site should follow its vacation.
SDNP010	Land at Paddock Way	Petersfield	South Downs National Park Authority	Development on this site would have an unacceptable landscape impact. The site is within the National Park and any development in this location would detract from the views towards the Downs. The site was considered for residential development in the Neighbourhood Plan but was not considered suitable for development due to landscape impact. It is not considered suitable for Gypsy and Traveller development. The site is also adjacent the A3 which could present noise issues.
SDNP011	Horndean County Farms Estate	Hordean	South Downs National Park Authority	Development on this site would have an unacceptable landscape impact. This extensive site comprises attractive visually exposed open chalk downland with as very strong rural character, lying within the Hambledon and Clanfield Down LCA on the edge of the National Park. A dry valley crosses the eastern part of the site and the eastern side creates a significant rolling landform. There is no scope to accommodate development in this area without very significant landscape and visual harm. The site is therefore not suitable. The site is also adjacent the A3 which could present noise issues.
SDNP012	Pointers Paddock	Near Droxford	South Downs National Park Authority	The site an existing Travelling Showpeople site which needs safeguarding in the Local Plan. The Authority have confirmed that there are two plots occupied and one plot unoccupied. The unoccupied plot is not available to the other residents on the site, although should be monitored in future reviews of this study. There is no room for intensification of the site for further plots.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
SDNP013	Farmland, Bronte Stud	Bishops Waltham	South Downs National Park Authority	Development on this site would have an unacceptable landscape impact. A significant tract of land in open countryside within the National Park and the southern part of the South Winchester Downland Mosaics LCA, forming the northern slopes and associated finger of downland north of Bishops Waltham. Woodland on the upper slopes is Ancient Woodland and much of the site is part of the wider Dundridge Nature Reserve. There is also public access. The site is an unsuitable location for any development.
SDNP014	Droxford Chippings Depot	Droxford	South Downs National Park Authority	Development on this site would have an unacceptable landscape impact. A former triangular shaped highways depot located within the National Park, at the junction of two minor rural roads. Whilst the site is reasonably well contained and some development does lie to the east, any development will involve considerable woodland clearance and would constitute development that would be entirely out of character in this rural location on the edge of open chalk downland. The site is therefore not a suitable location for development.
SDNP015	Land at Long Road	Soberton	South Downs National Park Authority	Development on this site would have an unacceptable landscape impact. Site comprises three pasture fields located around a cross roads on the southern edge of the village, within the Upper Meon Valley Landscape Character Area and the National Park. The fields contribute to the attractive character of the settlement and its southern setting and are very visible. The Wayfarer's Way and King's Way trails pass the site. There is no scope to accommodate Gypsy and Traveller development without significant material harm to the landscape of the National Park and the attractive setting and character of the village.
SDNP016	Soberton Estate County Farm	Soberton	South Downs National Park Authority	This is a site split into three parts used for a mix of paddocks and arable crops. Development on this site would have an unacceptable landscape impact. The northern and central two, more open and exposed, parcels are crossed by public footpaths. Gypsy and Traveller development would have a harmful effect on the character of these areas and extend the influence of scattered development into more open countryside and conflict with the purposes of the National Park. There is no scope to accommodate development in these areas without significant landscape and visual harm. The southern parcel, which is outside the National Park, occupies farmland that is elevated and falls eastwards. It has a pronounced rural character despite the rather fragmented and scattered development that lies to the west. Roadside boundaries are generally well treed and this provides a rural character to the lanes on the western and eastern boundaries. Development in this location would be out of place, detract from rural character and lead to further piecemeal erosion of the character of the area which is evident in other nearby areas. The parcel is therefore considered to be an unsuitable location for any development.
SDNP017	Magdalen Hill Down	Winchester	South Downs National Park Authority	Development on this site would have an unacceptable landscape impact. The land is part of a distinctive landscape feature with largely unspoilt rural character, and is visually exposed. It is an unsuitable location for development. This parcel also has significant heritage issues (in part overriding). This parcel lies immediately south of the alignment of a Roman road, followed by the modern road. Immediately north of this a late prehistoric settlement site has been excavated. Whilst in a field also to the north of the parcel is the site of a Medieval Leper Hospital, currently the subject of research excavations by the University of Winchester. A Scheduled Monument, comprising several Bronze Age barrows lies immediately adjacent to the site. A possible Neolithic Long Barrow has also been recently located close to the M3 NW of the parcel. Extensive remains of later prehistoric / Roman field systems are known all around the site, as is further evidence of prehistoric settlement (these known from cropmarks). The parcel and land to the north of the road formed part of an extensive WWI camp, remains of which survive as below ground features and from aerial photographs / documentary evidence. A memorial to the camp has recently been raised within the parcel, funded by Local Authorities and private donations. A nationally Registered Park Garden (Magdalen Hill Cemetery) lies immediately to the east of the site. There are also nature issues (being a butterfly reserve) and it forms compensation land for a park and ride site.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
W001	The Ranch	Denmead	Winchester City Council	This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. The site is in a prominent roadside location, with uncharacteristic roadside boundary treatment, with open downland to the north from which the development is apparent over the northern boundary hedge that has been cut low. There is no capacity for further development.
W003	West Fork	Hipley	Winchester City Council	This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. The character of this landscape is susceptible to piecemeal erosion due to its small scale pattern which makes it particularly appealing for horiculture and other small scale development which is likely to be difficult to resist if this site is made permanent. On this basis the site is not considered to be a suitable location for accommodation of a further pitch or a permanent site.
W005	Ashbrook Stables	Colden Common	Winchester City Council	The site has planning permission for 2 mobile homes for residential use. The site is not available for Gypsy and Traveller development.
W006	Barn Farm	Swanmore	Winchester City Council	This is an existing private Gypsy and Traveller site with a temporary planning permission. The site appears as an unsympathetic area of development located within the corner of a larger rectangular field the pattern of which is a distinct characteristic of this former heathland area. It lies within an area where piecemeal development of plots and small holdings, coupled with horse-related activities has had a very significant adverse effect on the integrity of landscape character of the area and erosion of the Gap between the settlements, creating a distinctly urban fringe character on the edge of the village within the relatively narrow swathe of land that separates it from Waltham Chase/Clewers Hill. The Lakes is followed by the King's Way and has a local adverse effect on the enjoyment of the route. It is recommended that the temporary consent is not renewed and the area is suitably restored once the site is vacated.
W007	Windy Ridge	Denmead	Winchester City Council	This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Further expansion would be inappropriate given the prevailing rural character of the Hambledon Downs Landscape Character Area within which it lies, and elevated position within the landscape.
W009	Rambling Renegade	Shedfield	Winchester City Council	This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. The site is not suitable for further Gypsy and Traveller development, due to highway constraints. Pricketts Hill is very narrow and tight radii; and difficult for right turning vehicles to enter the access. Access is narrow with poor visibility, and is on a bend with extensive vegetation.
W010	Land opposite Woodward Farm	Upham	Winchester City Council	This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Development on this site would have an unacceptable landscape impact. Alma Lane, which provides access to the site, has an attractive character but is subject to sporadic development. There are no natural southern or eastern boundaries to the site. Roughly mound soil lies along the northern boundary where a footpath crosses the semi open fields in south easterly direction; the character and amenity of the route is adversely affected by the disturbed ground. The character of the area is already being eroded by piecemeal development; any further development at this site is therefore not recommended.



Site ref	Site name	Settlement	Local planning authority	Reason for rejection
W011	Riverside	Highbridge	Winchester City Council	This is a existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. The existing development is of an appropriate scale for the site and no further pitches are considered suitable.
W012	Big Muddy Farm	Upham	Winchester City Council	This is a existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. The site is well contained from the road by a thick hedgerow and strong belt of trees forms the adjacent northern boundary. There are no natural southern or eastern boundaries to the site. Due to the effect that piecemeal development is having on the character of this area no further development is considered appropriate.
W013	Land west of Lasek	Mislingford	Winchester City Council	This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. Further development on this site would have an unacceptable landscape impact. The site is considered to be unsuitable for further development which would only serve to increase the adverse effect of the development on rural character, and also have a cumulative adverse effect on the Local Gap.
W016	Tynefield	Fareham	Winchester City Council	This is a privately owned Gypsy and Traveller site which should be safeguarded in the Local Plan. The site has 18 authorised pitches which is above the recommended number of pitches for a single site. Therefore any expansion or intensification is not recommended for this site.
W017	Our Land	Wickham	Winchester City Council	This is an existing Gypsy and Traveller site which has personal and temporary planning permission. The development has an urbanising influence on the character of the area and a cumulative adverse effect in the context of other nearby buildings and activities; it is also an intrusive area of development, seen in conjunction with other development that is overlooked in views from Mayles Lane across the Meon Valley to the wooded western valley side. It is situated in the Lower Meon Valley Landscape Character Area and the North of Fareham SDA Gap; the JCS notes that the 'overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character'. As is evident from the effects of the present development, it is clearly in conflict with the aim of the Gap policy. The site is an unsuitable location for development.
W018	Stablewood Farm	Swanmore	Winchester City Council	This is an existing private Gypsy and Traveller site with a temporary planning permission. The site appears as an unsympathetic area of development located within the corner of a larger rectangular field, the pattern of which is a distinct characteristic of this former heathland area. It lies within an area where piecemeal development of plots and small holdings, coupled with horse-related activities has had a very significant adverse effect on the integrity of landscape character of the area and erosion of the Gap between the settlements, creating a distinctly urban fringe character on the edge of the village, within the relatively narrow swathe of land that separates it from Waltham Chase/Clewers Hill. The Lakes is followed by the King's Way and has a local adverse effect on the enjoyment of the route. It is recommended that the temporary consent is not renewed and the area is suitably restored once the site is vacated.
W019	The Old Piggery	North Boarhunt	Winchester City Council	The site is an unauthorised Gypsy and Traveller site. This site lies a very short distance north of site W030, within the same despoiled landscape. Due to the significant cumulative adverse effects of piecemeal development in this area development should not be permitted at this site.
W020	Carousel Park	North of Winchester	Winchester City Council	This is an existing Travelling Showpeople site which should be safeguarded in the Local Plan. The owners have requested that the site is not assessed for further plots.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
W021	The Haven	North of Denmead	Winchester City Council	This is an existing Travelling Showpeople site which needs to be safeguarded in the Local Plan. A rectangular site projecting out into a large field located on the south side of Old Mill Lane within open elevated countryside of the Hambledon Downs LCA, which falls away to the south east. The site contains a mobile home, tourer (permitted for winter use only) and another building alongside the road which has a residential appearance and a shed. The site is reasonably well contained by boundary vegetation and vegetation except from the immediate locality of the road at the site access and a short length to the north east. A well-vegetated area of garden appears to lie in the southern part of the site and this contributes to the site's containment from the open rural landscape beyond. The site has a residential character that is surprisingly discreet bearing in mind its location and, as such, is a suitable site for permanent unrestricted consent in its current form but any intensification of development would be inappropriate.
W022	The Orchard	Swanmore	Winchester City Council	This is an existing Travelling Showpeople site with temporary planning permission. Development on this site would have an unacceptable landscape impact. Whilst development within the site has limited visual impact it does contribute to the piecemeal, incremental erosion of the small scale landscape of the Gap in this locality. Further development will be difficult to resist over time and the distinction between the two main settlements will become less apparent – this would be clearly at odds with the fundamental purpose of the Gap policy which is to maintain the separation of settlements, as supported by the strategy for built form set out in the WDLCA, which seeks to ensure settlements remain distinct entities. It is considered that this land does make a contribution to the maintenance of the Gap and therefore the site is an unsuitable location for permanent development.
W026	Grig Ranch	Nr Wickham	Winchester City Council	This is an existing Travelling Showpeople site which needs to be safeguarded in the Local Plan. The site relates well to existing development and the developed north western part of the site is discreet and suitable for the existing use; there is no reason why this use could not be year round (currently it is limited to winter use). Space for expansion in this area is however limited by the buildings, which may be used for the storage of theatre circus equipment; should these buildings be removed there would be scope to accommodate further pitches.
W028	Stokes Yard	Waltham Chase	Winchester City Council	This is an existing Travelling Showpeople site which needs to be safeguarded in the Local Plan. It has lawful use for 2 caravans. There is no capacity within the site to accommodate further plots.
W029	The Vardo	Swanmore	Winchester City Council	This is an existing Travelling Showpeople site which should be safeguarded in the Local Plan. There is no capacity to intensify or expand the existing site for further plots.
W030	Firgrove Lane	North Boarhunt	Winchester City Council	This is an existing Travelling Showpeople site which needs to be safeguarded in the Local Plan. The Council confirm that this site has lawful use for Travelling Showpeople development. There is no room to intensify the site above the number of caravans currently on site, and potential impacts on landscape character would limit expansion of the site.
W034	Sun Lane	New Alresford	Winchester City Council	Development of the site would not be suitable as it would have an unacceptable landscape impact. Site comprises an area of open chalk downland ridge forming part of Magdalen Hill Down to the east of Winchester and the M3, situated within the East Winchester Open Downs LCA. The land is part of a distinctive elevated landscape feature with largely unspoilt rural character, with wide views and is visually exposed. Consequently it is an unsuitable location for development.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
W036	Former allotment site	Hursley	Winchester City Council	Development on this site would have an unacceptable landscape impact. The wooded nature of the site contributes to the distinctive tranquil rural setting of the cemetery and also to the character of the edge of the village. Any development would involve the removal of much of this vegetation and be harmful to these characteristics. The site is wholly unsuitable for development.
W037	Triangle of Land North of Motorway	Titchfield	Winchester City Council	The site has a rural character and represents a small physical green gap and visual break between the housing to the north and the motorway and industrial estate to the south and, as such, it does provide a sense of separation between the two areas of development and therefore is consistent with Gap policy. Development within the site would alter its character and erode this gap and separation. The site is not considered to be a suitable location for development.
W045	Lower Wangfield Farm	Botley	Winchester City Council	Significant constraints associated with the north west of this extensive site which are designated as a SINC, include priority habitats and through which the River Hamble passes. Most of the site has a strong rural character and significant degree of enclosure provided by woodland, flanking the River Hamble and a disused railway line. The only location that offers a potentially acceptable location for a small Gypsy and Traveller site is at the farm building complex. However, this is a working farm and such a use in this area is unlikely to be acceptable for operational reasons.
W049	Grazing Land at Park Farm	Fareham	Winchester City Council	This site is unsuitable as it has significant ecological constraints. Purple Moor Grass and Rush Pastures and Lowland Mixed Deciduous Woodland Priority habitats present within the site. Numerous dormouse records in the area. Records of commuting, foraging and roosting bats in the area. Significant constraints associated with this site, primarily concerning the on-site SINC and priority habitats. Other potential issues include the likely presence of dormice and potential for mature trees suitable for roosting bats. Likely suitable habitat for reptiles. This parcel contains a significant archaeological site, comprising of medieval fishponds and waterchannels, surviving as both earthworks and below ground features. Part of this complex has been subject to archaeological evaluation to the west of this parcel. Although not currently designated, it is possible that these remains could be considered to be of national significance. These remains may be related to a medieval occupation site, which now forms the 18th century site of Titchfield Park farmhouse. This site is therefore considered to have significant, possibly overriding constraints.
W052	Curdrige Estate County Farms	Curdrige	Winchester City Council	The site is not a suitable location for Gypsy and Traveller development which would be inappropriate in this context and have a significant adverse effect on local views and rural character of the locality.
W056	Park Cottage	Fareham	Winchester City Council	The site comprises a cottage within a spacious garden which is evident in views from Whiteley Lane. The site is an unsuitable location for Gypsy and Traveller development which would have an adverse effect on the amenity and setting of the property. It also lies within the Meon Gap.
W057	Paddock at Park Farm	Fareham	Winchester City Council	A small development in this location is likely to have an adverse effect on the setting and amenity of the adjoining listed property; furthermore the containment provided by the roadside hedgerow is likely to be removed by the need to achieve suitable visibility into the site. Development would also be contrary to Gap policy. The site is therefore considered to be unsuitable.
W058	Tynefield Farm & Cottage	Fareham	Winchester City Council	This large site comprises open farmland. There are no suitable locations where Gypsy and Traveller development could be accommodated without material landscape or visual harm. Development would also be contrary to Gap policy.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
W062	Land West of Beggars Drove	Wonston	Winchester City Council	The site is not suitable fo Gypsy and Traveller development, as the site does not have a suitable access.
W070	Bishops Waltham Depot	Bishops Walham	Winchester City Council	This is a highway depot which is currently in use and therefore available for Gypsy and Traveller use.
W071	Land North of Rook Lane	Micheldever	Winchester City Council	Development on this site would have an unacceptable landscape impact. Gypsy and Traveller development would introduce uncharacteristic elements that are likely to give rise to significant landscape and visual harm on this sensitive rural edge and also directly and indirectly affect the Conservation Area. The site is not considered suitable.
W072	Farmland north/east of Kings Worthy	Winchester	Winchester City Council	Development of the site would not be suitable as it would have an unacceptable landscape impact. This site covers a large area of primarily pasture farmland beyond the north eastern side of Kings Worthy, the edge of which is very well defined along Lovedon Lane. The topography is varied with two rounded ridges of downland separated by a dry valley landform giving an undulating landform covered in rectilinear fields with few significant visual boundaries creating a broad, open and exposed part of the North Itchen Downs LCA. Settlement is limited to a small number of farms, and a few houses located within a fold in the landscape accessed via a long track in the north western part. No locations have been identified where Gypsy and Traveller development could be accommodated without significant adverse landscape and/or visual harm.
W073	Land east of the M3	Winchester	Winchester City Council	Significant ecological constraints associated with this site, primarily concerning the River Itchen, which is adjacent to the site, and associated SAC and SSSI designations, and which constitutes a priority habitat. Records of several protected species. This site also has significant heritage issues. Development on this site would have an unacceptable landscape impact. A number of rights of way cross the site, including the Itchen Way. The site forms an intrinsic part of the intimate Itchen valley, characterised by water meadows and ditches with a mosaic of trees. It is also likely to be subject to overlooking given its close relationship to the elevated downland to the north and east. The area is highly vulnerable to change and therefore unsuitable for development.
W074	Land between Bridge Lane and the M3	Winchester	Winchester City Council	Development of the site would not be suitable as it would have an unacceptable landscape impact. This site is divided into two parcels which are remnant areas of farmland. Both parts of the site are considered to be unsuitable for development; whilst these are remnant areas of farmland, parts of which are reasonably discreet, they do contribute to the character and integrity of the Itchen Valley landscape. Development would also detract from the amenity of the footpath.
W075	Land at Place Lane	Winchester	Winchester City Council	The site is not suitable due to poor highway access, potential impacts to a listed building and the southern part is unsuitable due to potential impacts on landscape character.

Site ref	Site name	Settlement	Local planning authority	Reason for rejection
W076	Land south of Badger Farm Road and west of Otterbourne Road	Winchester	Winchester City Council	Development on this site would have an unacceptable landscape impact. There appear to be no opportunities to accommodate Gypsy and Traveller development within this site without material harm to this largely unsettled tract of countryside close to Winchester. Access is restricted and the open nature of the landscape means that any development is likely to reduce the physical and visual integrity of the Winchester/Compton Street Local Gap.
W077	Farmland north/east of Kings Worthy	Winchester	Winchester City Council	Development on this site would have an unacceptable landscape impact. Land to the east (Bushfield Camp) is allocated for employment development and this will bring about significant change to the landscape context of the site. The southern boundary is defined by the A3090 which is in cutting along much of this edge and flanked by significant developing vegetation; access opportunities are therefore limited. Any development within the site would be in conflict with the Winchester/Compton Street Local Gap policy. The site is therefore not a suitable location for development.
W078	M3 Farm Sites	Winchester	Winchester City Council	Development of the site would not be suitable as it would have an unacceptable landscape impact. The site is a small triangular area of arable land that is left over from road development and adjoined by roads on all three sides which presents a high level of noise, which would be unacceptable for residential development. The site is therefore not considered to be a suitable location for development.
W079	Land north of the M3	Winchester	Winchester City Council	Development of the site would not be suitable as it would have an unacceptable landscape impact. The site extends along the western valley side and floor of the Itchen Valley, within the Lower Itchen Valley LCA, on the western edge of the National Park. As such it forms an intrinsic part of the attractive valley landscape which extends northwards into Winchester and is popular for recreation. The eastern edge adjoins the related SSSI and SAC. This is a sensitive and vulnerable part of the valley with ribbon development nearby. Any development in this location would be unacceptable in landscape and visual terms. A Scheduled Monument (Bronze Age barrow) is located in the SW part of this site and forms an overriding constraint. The southern boundary runs adjacent to the Hockley Viaduct, which is a candidate for Local Listing and forms a potential constraint to any proposal.
W080	Land north of the Park and Ride	Winchester	Winchester City Council	Development on this site would have an unacceptable landscape impact. The site is in a very visible location adjoining a busy junction with roads on three sides; filtered views into the site are likely to be possible in winter. Furthermore, despite its proximity to the southern end of development south of St Cross, and the land is perceived to lie within a predominantly rural area where the Winchester/Compton Street Local Gap is particularly sensitive to erosion. Therefore development is unlikely to be acceptable here.
W081	The Withy Bed	North Boarhunt	Winchester City Council	This is an existing unauthorised traveller site. Development of the site would not be suitable as it would have an unacceptable landscape impact. Combined with the other immediate Gypsy and Traveller and Travelling Showpeople sites there is a very significant adverse cumulative effect on the landscape quality, character and visual amenity of the area.

## **Appendix D    Sites with Potential - Stage 2**

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
EH001	Five Oaks	Liphook	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Queen's Rd		East Hampshire District Council	0.3
<b>Description of site</b>			
<p>The site lies to the rear of an area that appears to be occupied by a mobile home and single storey brick built building, all of which is surfaced and access is off the narrow unmade Queens Road. The site appears (from Google) as surfaced storage area but has consent for 2 caravans. It is set adjacent to woodland/heathland to the west, and a cleared area to the north. There are a number of other Gypsy and Traveller and Travelling Showpeople sites within the surrounding area.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
<p>Personal planning permission (26780/003) granted on appeal in 1988, for 2 caravans.</p> <p>Personal planning application (27680/004 refused and dismissed on appeal in 1991, to allow occupation for Mr LW Smith.</p> <p>Planning applications (26780/005 and 006) refused, in 2005 and 2006, for detached dwellings to replace the caravans.</p>			
<b>AVAILABILITY</b>			
<p>This is an existing Gypsy and Traveller site and deemed available for further Gypsy and Traveller pitches.</p>			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.</p> <p>Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers &amp; Travelling Showpeople; CP22 Internationally Designated Sites</p> <p>Wealden Heaths II SPA is directly adjacent to the western boundary. Woolmer Forest SAC lies approx 200m to the north (north of the A3). Within 10km of several European ecological designations. Woolmer Forest SSSI is directly adjacent to the western boundary.</p> <p>Weavers Down Bog (North) SINC ( 3A/3Bi 128m to north); Old Thorns Golf Course Site 2 SINC (3A 245m to east); Old Thorns Golf Course Site 1 SINC (3A 445m to South).</p>			
<b>Physical constraints</b>			
<p>Highway comments - Site could access Longmoor Road via Queens Road where several residential properties take their access. The lane is wide enough for one vehicle and has limited areas for two way traffic to pass. Queens Road is narrow in places and may cause difficulty for larger vehicles accessing the site. A ditch is located adjacent Queens Road reducing the potential for road widening. Existing vegetation would need to be removed to ensure that appropriate visibility is provided.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.7 km	<b>Primary school:</b> 2.6 km	<b>Shop (local centre):</b> 2.7 km	
<b>Train station:</b> 3.0 km	<b>Secondary school:</b> 2.6 km	<b>GP:</b> 2.8 km	
<b>Landscape Impacts</b>			
<p>Land to the north and west is identified as an SPA and SSSI, although the strip directly to the north now appears to have been formed into a garden as part of the property. It is unclear if there may be space to accommodate a further pitches but the appropriateness of this will largely relate to its immediate relationship to the designated areas rather than landscape or visual issues which are not regarded as a particular constraint.</p>			



## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Bat, amphibian and reptile species have been recorded within 1km of the site, with a significant hot spot of reptiles found ~400m to South within the Wealden heaths. Species such as badgers and reptiles may be using the mature wooded southern boundary. Noise dust vibration and lighting impacts would need to be taken into consideration, as well as the impacts arising from recreational/vehicular and dog access to the EU site. The proximity of the international designated sites will mean that HRA will be required.

Archaeology comments - There are no archaeological sites currently recorded on the site or in the immediate vicinity.

## ACHIEVABILITY

The availability of the site has not been confirmed, but it is deemed potentially available for further pitches due to its existing Gypsy and Traveller use. Therefore the site has been identified as developable in the medium term. There are potential costs for mitigation measures relating to landscaping and ecology mitigation measures. Otherwise, there appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is suitable for a further Gypsy and Traveller pitch, subject to suitable landscape, ecology and highway improvement measures. The proximity of the international designated sites will mean that HRA will be required. The availability of the site for a further pitch has not been confirmed with the landowner, and therefore the site has been identified as developable in the medium term, although it is possible that the site could come forward for development in the shorter term.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	1
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
EH002	East of Queen's Road	Liphook	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
		East Hampshire District Council	0.1
<b>Description of site</b>			
This is an existing private Gypsy and Traveller site. The site contains a mobile home and stables and is related to an area of pasture to the east. A developed site (EH010) lies to the north; to the south lies another area of land used for vehicle storage (EH030) and where there has been significant land filling with hard-core extending eastwards into an area of woodland.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Personal planning permission (36748/004) granted 2007, for 2 caravans.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and deemed potentially available for further Gypsy and Traveller pitches.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers & Travelling Showpeople; CP22 Internationally Designated Sites Wealden Heaths II SPA is 10m to the western boundary of the site. Woolmer Forest SAC lies approx 118m to the north (north of the A3). Within 10km of several European ecological designations. Woolmer Forest SSSI is 10m to the western boundary of the site. Weavers Down Bog (North) SINC ( 3A/3Bi 93m to north west); Old Thorns Golf Course Site 2 SINC (3A 190m to south east); Old Thorns Golf Course Site 1 SINC (3A 553m to South).			
<b>Physical constraints</b>			
Highway comments - Site could access Longmoor Road via Queens Road where several residential properties take their access. The lane is wide enough for one vehicle and has limited areas for two way traffic to pass. Queens Road is narrow in places and may cause difficulty for larger vehicles accessing the site. A ditch is located adjacent Queens Road reducing the potential for road widening. Existing vegetation would need to be removed to ensure that appropriate visibility is provided.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.6 km	<b>Primary school:</b> 2.5 km	<b>Shop (local centre):</b> 2.6 km	
<b>Train station:</b> 3.0 km	<b>Secondary school:</b> 2.5 km	<b>GP:</b> 2.8 km	
<b>Landscape Impacts</b>			
The site appears suitable for the existing uses; there may be scope to accommodate one further pitch within the site, but this should be on condition of the provision of planting to define a clear boundary and screening along the eastern side of the site.			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. The southern and western mature wooded boundary is well connected to the wider wooded landscape of the Wealden heaths. Bat, amphibian and reptile species have been recorded within 1km of the site, with a significant hot spot of reptiles found 400m to South within the Wealden heaths. Species such as badgers and reptiles may be using the mature southern and western boundary. Noise dust vibration and lighting impacts would need to be taken into consideration, as well as the impacts arising from recreational/vehicular and dog access to the EU site. The proximity of the international designated sites will mean that HRA will be required.

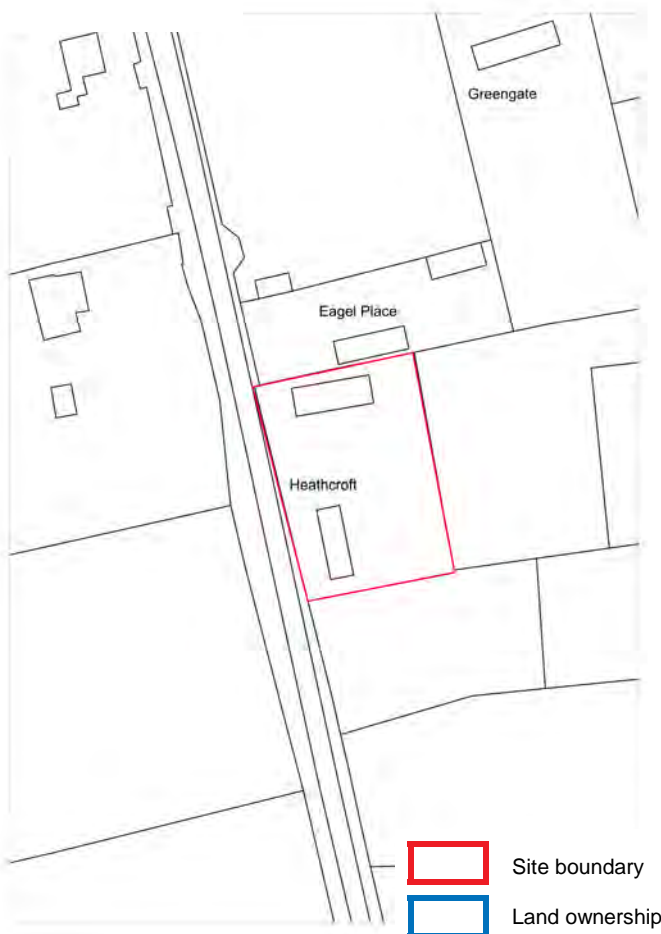
Archaeology comments - There are no archaeological sites currently recorded on the site or in the immediate vicinity.

## ACHIEVABILITY

The availability of the site has not been confirmed, but it is deemed potentially available as it is an existing Gypsy and Traveller site. Therefore the site has been identified as developable in the medium term. There are potential costs relating to landscaping, ecology and highway improvement mitigation measures. Otherwise, there appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is suitable for a further Gypsy and Traveller pitch, subject to suitable landscape, ecology and highway improvement measures. The proximity of the international designated sites will mean that HRA will be required. The availability of the site for a further pitch has not been confirmed with the landowner, and therefore the site has been identified as developable in the medium term, although it is possible that the site could come forward for development in the shorter term.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	1
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
EH004	Greengate		Liphook
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Longmoor Road		East Hampshire District Council	0.2
<b>Description of site</b>			
This is an existing private Gypsy and Traveller site, comprising a park home and extensive surfacing covering most of the northern part of the plot; and an area of stone surfaced storage area occupying land to the south of the site.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Planning permission (34436/015) granted 20.08.12, for variation of 34436/009 for 2 mobile homes and 2 touring caravans. The site boundary has changed since and the permission is split between site EH004 and EH031.			
Personal planning permission (34436/014) granted 01.12.08, for variation of 34436/009 for a second mobile home and touring caravan.			
Personal planning permission (34436/009) granted 16.09.05, for 1 mobile home.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and the site has been confirmed available for further Gypsy and Traveller pitches.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers & Travelling Showpeople; CP22 Internationally Designated Sites Wealden Heaths II SPA is 133m to the western boundary of the site. Woolmer Forest SAC lies approx 55m to the north (north of the A3). Within 10km of several European ecological designations. Woolmer Forest SSSI is 133m to the western boundary of the site. Weavers Down Bog (North) SINC ( 3A/3Bi 128m to west Old Thorns Golf Course Site 2 SINC (3A 215m to south east); Old Thorns Golf Course Site 1 SINC (3A 575m to South).			
<b>Physical constraints</b>			
Highways - Good visibility, along quiet road. Vegetation fronts the north of the site which would need to be removed to ensure visibility. Large vehicles may find it difficult to access the site using the current access arrangement.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.6 km	<b>Primary school:</b> 2.5 km	<b>Shop (local centre):</b> 2.6 km	
<b>Train station:</b> 3.0 km	<b>Secondary school:</b> 2.4 km	<b>GP:</b> 2.7 km	
<b>Landscape Impacts</b>			
The western boundary is defined by a line of trees, and two willows lie on the southern boundary. Given the common southern boundary that this site 004 has with site 010 it would be not be inappropriate to accommodate further pitches in the southern part of 004. This is a reasonably discreet area and is capable of being reasonably assimilated if the tree line along the western boundary are retained and perhaps reinforced with hedging and the southern boundary is planted.			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. The pasture to the west of the site appears to be of semi-natural origin. Mature trees and buildings occur on site. Bat, amphibian and reptile species have been recorded within 1km of the site, with a significant hot spot of reptiles found 400m to South within the Wealden heaths. Species such as badgers and reptiles may be using the pasture to the west of the site. Buildings and mature trees within the site may support roosting bats. Noise dust vibration and lighting impacts would need to be taken into consideration, as well as the impacts arising from recreational/vehicular and dog access to the EU site. The proximity of the international designated sites will mean that HRA will be required.

Archaeology comments - There are no archaeological sites currently recorded on the site or in the immediate vicinity.

## ACHIEVABILITY

There are potential costs relating to landscaping, ecology and highway improvement mitigation measures. There appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is suitable and available for a further Gypsy and Traveller pitches, subject to suitable landscape, ecology and highway improvement measures. The proximity of the international designated sites will mean that HRA will be required.



## DELIVERY

### Potential Yield

2016 - 2021	1
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
EH005	Land adjacent to Bentley Sewage Works	Bentley	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Rectory Lane		East Hampshire District Council	0.5
<b>Description of site</b>			
This is an existing private Gypsy and Traveller site comprising a rectangular level parcel of land, adjacent open arable farmland to the south; the A3 is to the north and there is a sewage works to the east of the site.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Planning permission allowed on appeal (23.08.05) for 2 mobile homes and 2 touring caravans. The appeal was against an enforcement notice.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and deemed available for further Gypsy and Traveller pitches.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers & Travelling Showpeople Within 10km of several European ecological designations. Bentley Station Meadow SSSI 762m to South East. Various SINC sites within 1km of the site.			
<b>Physical constraints</b>			
The site is bordered on the north east by Bentley sewerage works. Highways - Lane to the site has a fairly sharp corner on the approach, although would be wide enough for most large vehicles. Ownership of vegetation adjacent to site could affect the extent of visibility, although traffic on the major road is extremely low, with only a sewage works located beyond the site, and is otherwise a no through road.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.4 km	<b>Primary school:</b> 0.7 km	<b>Shop (local centre):</b> 7.5 km	
<b>Train station:</b> 0.8 km	<b>Secondary school:</b> 6.6 km	<b>GP:</b> 0.5 km	
<b>Landscape Impacts</b>			
This site comprises a rectangular level parcel of land contained by hedges and other vegetation and appears well contained from the open arable farmland to the south, although there is a public footpath that runs across the field to the east which separates the site a from sewage works - there may be glimpses of the site from this route and from the footbridge over the A31 to the north east. Due to apparently discreet nature of this site, further modest development (limited perhaps to one more pitch within the south central part of the site which appears on Google to be undeveloped) is unlikely to have any significant landscape or visual effects as long as the boundary vegetation is protected and retained. Some further reinforcement of boundary vegetation, particularly along the southern side of the site may be necessary.			

## Other Potential Impacts

The site is bordered on the north by the A3 which could present noise issues for further residents, and any development would require further investigation.

Ecology comments - Various ecological designations, as set out in the planning policy section. The River Wey flows east-west 363m to the south of the site (a spring lies 200m to the south east). Bat amphibian, otter and badgers have been recorded within 1km of the site. Areas of rough grassland and hedgerow provide habitat for protected species such as reptiles. Mature trees and buildings within the site may support roosting bats. Great crested newts have been recorded within 500m of site. Reptiles and other protected species should be accommodated within site. Further investigation of likelihood of terrestrial phase great crested newts occurring on site is required. Lighting impacts to bat foraging will need to be considered. Otherwise likely negligible impact.

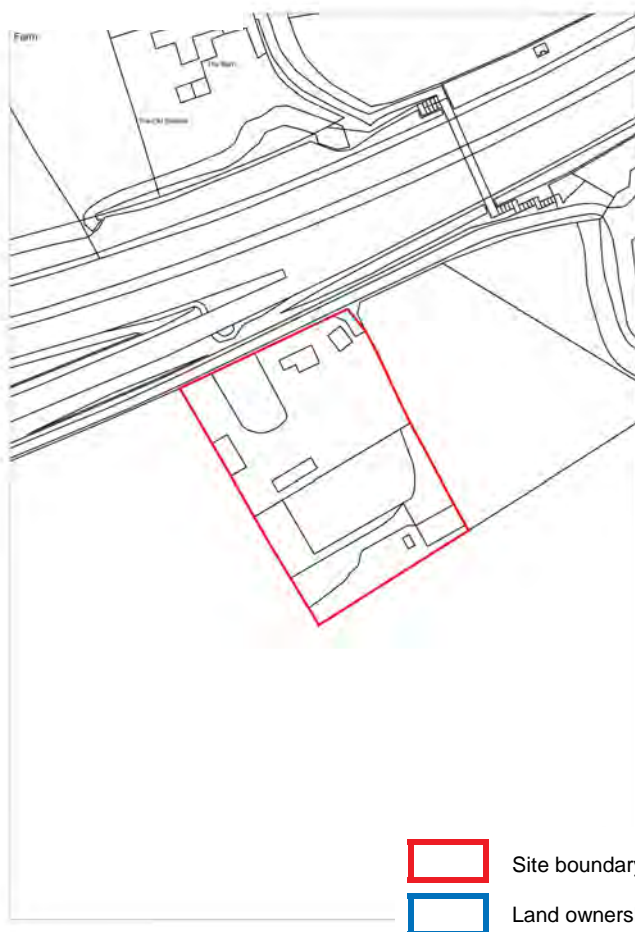
Archaeology comments - There are no archaeological sites recorded on the site, but there are archaeological sites recorded within the vicinity of the sewage works which suggest that the site is of a moderate potential. Subsequently there may be some archaeological issues subject to the position and extent of the development.

## ACHIEVABILITY

The availability of the site has not been confirmed, but it is deemed available as it is an existing Gypsy and Traveller site. Therefore the site has been identified as developable in the medium term. There are potential costs relating to landscaping, ecology and highway improvement mitigation measures. There appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is suitable for a further Gypsy and Traveller pitch, subject to suitable landscape, ecology and highway improvement measures. The availability of the site for a further pitch has not been confirmed with the landowner, and therefore the site has been identified as developable in the medium term, although it is possible that the site could come forward for development in the shorter term. Further investigation is required, for any proposal, to the potential impacts from the noise levels of the adjacent A3 and potential impact of the sewage works on residential amenity of further pitches in this location. To minimise impact on the landscape character, any further pitch should be located to the south of the site.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	1
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
EH007	Fordlands	Four Marks	
<b>Site address</b>	<b>Local planning authority</b>	<b>Size (ha)</b>	
Brislands Lane	East Hampshire District Council	0.4	
<b>Description of site</b>			
This is an existing private Gypsy and Traveller site. The site comprises a large chalet bungalow and shed towards the northern part of the rectangular plot which is accessed off Brislands Lane, with land largely concealed behind, within an area that is characterised by linear development in plots of similar size/shape.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Planning permission (26092/015) was granted 19.10.09, for 2 caravans (1 mobile and 1 touring caravan) and utility/day room.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and deemed available for further Gypsy and Traveller pitches.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers & Travelling Showpeople Within 10km of several European ecological designations. Four Marks Scrub SINC (6A [dormouse] 732m to North west of site); Meadow at Four Marks SINC (6A [dormouse] 270m to North west of site); Two Acres Nursery Road Verge SINC (6A [violet helleborine], 568m to the east of the site); Old Down Wood SINC (1B, 756m to the South west of site).			
<b>Physical constraints</b>			
Highways - Good visibility both directions along a quiet country lane. Access would be sufficient for most vehicles, although there is a limited gap between the site edge and outbuildings within the site.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.3 km	<b>Primary school:</b> 0.6 km	<b>Shop (local centre):</b> 1.1 km	
<b>Train station:</b> 1.2 km	<b>Secondary school:</b> 7.5 km	<b>GP:</b> 1.0 km	
<b>Landscape Impacts</b>			
Other than the boundary with the lane, the boundaries appear well vegetated by hedgerows and trees giving significant enclosure. To the east the development is denser than to the west where plots are a little larger and there is some undeveloped land. To the south is grass field. Houses lie on the opposite side of the road and there is an extensive area of new housing development under construction. The site has consent for caravan and mobile home and amenity block. It was unclear if these are present; however, the plot to the rear is of reasonable size and there appears to be scope to accommodate at least one further pitch without overdeveloping the site or causing harm. Care should be taken to ensure boundary vegetation is safeguarded.			



## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Mature wooded boundaries to the west, south and east. Badger, dormouse, reptiles have been found within 1km of the site. The mature wooded boundary, and the distance from the nearest dormouse record means that there is a high likelihood of the species being found in the hedges surrounding the site. Rough grassland and hedgerow bases within the site will support protected species such as reptiles. The presence of dormice within the hedgerows will need to be considered with respect to hedgerow removal and long term management. Other protected species issues should be accommodated within the site.

Archaeology comments - There are no sites currently recorded on the site. There are, however, archaeological sites recorded within the vicinity which suggest that the site is of a moderate potential. Subsequently there may be some archaeological issues subject to the position and extent of the development.

## ACHIEVABILITY

The availability of the site has not been confirmed, but it is deemed available as it is an existing Gypsy and Traveller site. Therefore the site has been identified as developable in the medium term. There are potential costs relating to landscaping, ecology and highway improvement mitigation measures. There appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is suitable for a further 2 Gypsy and Traveller pitches, subject to suitable landscape, ecology and highway improvement measures. The availability of the site for further pitches has not been confirmed with the landowner, and therefore the site has been identified as developable in the medium term, although it is possible that the site could come forward for development in the shorter term.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	2
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
EH011	Alderwood Cottage		Liphook
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Queens Road		East Hampshire District Council	0.3
<b>Description of site</b>			
This is an existing private Travelling Showpeople site comprising a timber clad mobile home, within a locally discreet plot, with an adjoining house to the north east which is not part of the site. To the rear lies a small area of land used for keeping a horse and poultry, which extends to woodland/heathland area. The site is accessed off Queens Road.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Personal planning permission (36945/005) granted 20.12.13, for 1 caravan for 1 Travelling Showpeople plot.			
<b>AVAILABILITY</b>			
This is an existing Travelling Showpeople site and the site has been confirmed available for further residential plots.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers & Travelling Showpeople; CP22 Internationally Designated Sites Wealden Heaths Phase II SPA, directly adjacent to west, Woolmer Forest SAC, 87m to the north of the site; Within 10km of several European ecological designations. Woolmer Forest SSSI, directly adjacent to the of the site. Weavers Down Bog (North) SINC (3A/3Bi, directly adjacent to the north west of the site); Old Thorns Golf Course Site 2 SINC (3A, 237m to the south east of the site); Old Thorns Golf Course Site 1 SINC (3A, 536m to south east of site).			
<b>Physical constraints</b>			
Highways - Good visibility, along quiet road. Site could access Queens Road via Longmoor Road where several residential properties already have accesses. The lane is wide enough for one vehicle and has limited areas for two way traffic to pass. Queens Road is narrow in places and may cause difficulty for larger vehicles accessing the site. A ditch is located adjacent Queens Road reducing the potential for road widening. Existing vegetation would need to be removed to ensure that appropriate visibility is provided.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.7 km	<b>Primary school:</b> 2.6 km	<b>Shop (local centre):</b> 2.7 km	
<b>Train station:</b> 3.1 km	<b>Secondary school:</b> 2.5 km	<b>GP:</b> 2.8 km	
<b>Landscape Impacts</b>			
The site contains a timber clad mobile home within a locally discreet plot that is quite well contained by vegetation, particularly a block of woodland to the south. There is scope to accommodate a further pitch in this location, subject to consideration of its relationship to the designated area and the retention of a developing beech tree.			

## Other Potential Impacts

The site is adjacent to an existing residential property to the north east, therefore any development could impact on the residential amenity of existing properties.

Ecology comments - Various ecological designations, as set out in the planning policy section. The western and southern boundaries support very mature wooded habitats, which back on to unimproved meadow and pasture. Bats, reptiles and amphibian notable species are recorded within 1km of the site. Due to the presence of designated and notable habitat in close proximity to the site, the rough grassland, mature woodland boundaries and scrub on site may support protected species such as reptiles and amphibians. Mature trees and the buildings on site may support bat roosts, and the site is likely to support foraging and commuting bats. Bats, reptiles and amphibian notable species are recorded within 1km of the site. Due to the presence of designated and notable habitat very close proximity to the site, the rough grassland and scrub on site may support protected species such as reptiles. Mature trees may support bat roosts.

Archaeology comments - There are no archaeological sites currently recorded on the site or in the immediate vicinity.

## ACHIEVABILITY

There are potential costs relating to landscaping, ecology and highway improvement mitigation measures. Otherwise, there appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is available and suitable for a further Travelling Showpeople residential plot, subject to suitable landscape, ecology and highway improvement measures being put in place. The proximity of the international designated sites will mean that HRA will be required. Any development should be designed to minimise the impact on the residential amenity of the adjacent property.



## DELIVERY

### Potential Yield

2016 - 2021	1
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
EH017	Main Road	Kingsley	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Forge Road		East Hampshire District Council	0.6
<b>Description of site</b>			
<p>This is an existing Gypsy and Traveller site comprising an elongated block of land extending south from Forge Road, onto a section of dismantled railway. A golf course lies to the east and woodchip/firewood enterprise to the west of the site access which does not appear to be used.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Temporary personal planning permission (54941) granted in 2013 for 1 pitch.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site with temporary planning permission, therefore deemed available for full planning permission and further pitches.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers &amp; Travelling Showpeople; CP22 Internationally Designated Sites          The northern and eastern parts of the site are within flood zone 2.          Wealden Heaths Phase II SPA lies 612m from the site; Shortheath Common SAC lies 500m to the south of the site; East Hampshire Hangers SAC lies 1400m to the north west of the site; Within 10km of several European ecological designations. Broxhead &amp; Kingsley Commons SSSI lies 732m to the east of the site; Shortheath Common SSSI lies 510m to the south west of the site; Binswood SSSI lies 1170m to the south west of the site; Upper Greensand Hangers: Wyck to Wheatley SSSI lies 1420m to the north west of the site.</p>			
<b>Physical constraints</b>			
<p>The site appears to be located on a dismantled railway, which could present contamination issues for developing residential uses, which needs further investigation.          The northern and eastern parts of the site are within flood zone 2, which also requires further investigation.          There appears to be no vehicular access at present - the permitted access onto Forge Road has been fenced with only a pedestrian gate remaining in front of the field gate beyond which provides access a mown grass, fenced track leading towards the southern end of the site.          Highways - Small site, but access possible from main road without many problems, visibility improved by control of vegetation if owned, high speeds on 40mph road and busy, fencing work being undertaken adjacent to site, with building materials/contractors on site.          Unknown work, could affect use of site or visibility etc.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.3 km	<b>Primary school:</b> 2.4 km	<b>Shop (local centre):</b> 2.3 km	
<b>Train station:</b> 5.3 km	<b>Secondary school:</b> 3.4 km	<b>GP:</b> 3.2 km	
<b>Landscape Impacts</b>			
<p>The site has a very well managed appearance with regularly cut grass, onto a section of dismantled railway where there are significant mature trees which provide a substantial screen to the nursery and fields that lies beyond. This southern part of the site appears to have been fenced off to create an enclosure for the temporary pitch. To the south lies a track lined with mature trees followed by a public footpath where there are views northwards towards the site (although the southern part, where the pitch appears to be located, is largely concealed). In landscape and visual terms, the accommodation element of the site is very well contained and discreet. The visible parts of the site appear to be well maintained having a 'manicured' appearance that reflects a similar appearance on the adjacent golf course. Whilst the development does represent a sporadic form of development in the countryside it has a close relationship with the wood yard and the nursery. It is considered that the temporarily permitted development causes little landscape and visual harm and the site is suitable in its current 'low key' form on this basis.</p>			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Woodland patches and scrub surround the site and form its boundaries. Bats, reptiles, amphibians have been recorded within 1km of the site. A bat record is located within the site. Mature trees may supporting roosting bats, whilst that habitat mosaic of semi-improved grassland and scrub is likely to support protected species such as reptiles. Offsite use of the site by birds designated but local SP might be present. Noise dust vibration and lighting impacts and loss of supporting habitat for SPA birds would need to be taken into consideration, as well as the impacts arising from recreational/vehicular and dog access to the EU site. The proximity of the international designated sites will mean that HRA will be required.

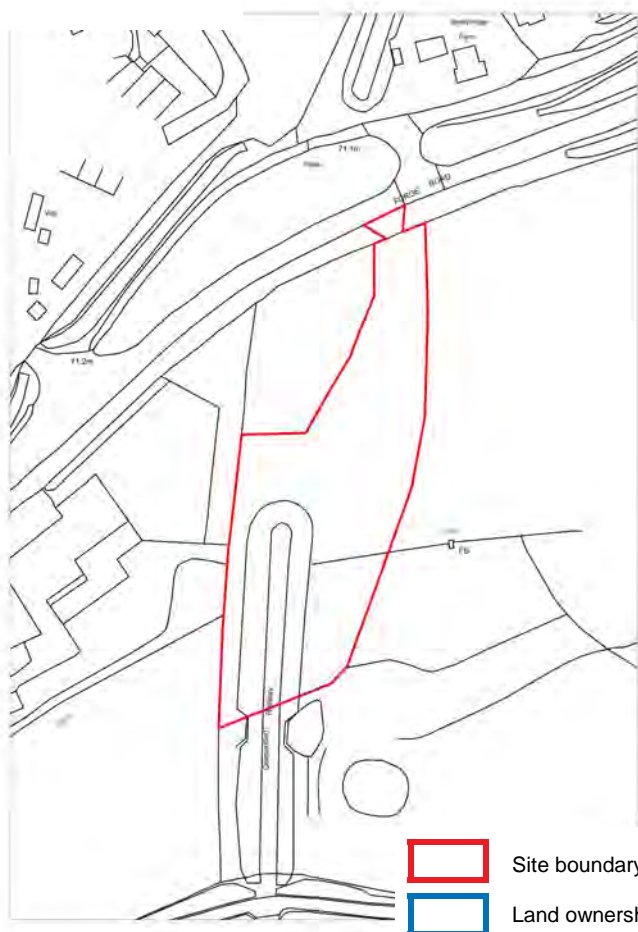
Archaeology comments - There are no sites currently recorded on the site. There are, however, archaeological sites recorded within the vicinity which suggest that the site is of a moderate potential. Subsequently there may be some archaeological issues subject to the position and extent of the development.

## ACHIEVABILITY

There are potential costs relating to ecology mitigation, potential contamination issues and highway improvement measures. There appear to be no reasons why the site could not gain full planning permission by the existing owners. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible. The development appears to be viable.

## Conclusion

The site has temporary planning permission for 1 pitch which is suitable for full planning permission. Further investigations (and appropriate mitigation measures) are required relating to flooding, potential contamination, ecology and landscaping. The proximity of the international designated sites will mean that HRA will be required.



## DELIVERY

### Potential Yield

2016 - 2021	1
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☒ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
SDNP001	Half Acre	Hawkley	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Hawkley Road		South Downs National Park Authority	0.5
<b>Description of site</b>			
<p>This is an existing private Gypsy and Traveller site. The site comprises a number of caravans located at the northern section of the site adjacent a footpath. To the south of the site lies a farm building complex now used as a conference centre, with a modern agricultural barn directly to the north east.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
<p>Temporary personal planning permission (SDNP/13/04731/CND) granted 07.10.13 for 5 caravans in total (2 mobile homes max), for 5 years.</p> <p>The Council have recently served an Injunction on the new owners (as at 14.07.15). The site was sold and the new owners are in breach of the personal planning permission.</p>			
<b>AVAILABILITY</b>			
<p>This is an existing Gypsy and Traveller site with a personal/temporary permission. The site has recently been sold and the new owners have moved onto the site. It is unclear if the new owners are Gypsies and Travellers and whether they are making the site available for Gypsy and Traveller use.</p>			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          The site is within South Downs National Park.          Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers &amp; Travelling Showpeople          Within 10km of several European ecological designations. Upper Greensand Hangers: Empshott to Hawkley SSI within 300m W.          Wealden Edge Hangers SSSI 1500m SW. Ashford Hangers NNR 1500m SW. Various SINCS and Ancient Woodland sites within 1km.</p>			
<b>Physical constraints</b>			
<p>Highways - Medium sized site, fairly remote except for conference centre immediately to the south. Two potential accesses, one from the north and the second further south, but site has the potential to have a large access. Visibility not ideal but if vegetation is controlled then road curveture allows a reasonable visibility.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.1 km	<b>Primary school:</b> 2.6 km	<b>Shop (local centre):</b> 2.6 km	
<b>Train station:</b> 2.4 km	<b>Secondary school:</b> 6.0 km	<b>GP:</b> 2.3 km	
<b>Landscape Impacts</b>			
<p>The site lies within the South Downs National Park in a distinctive tract of unspoilt countryside within the Rother Valley Mixed Farmland and Woodland LCA. This area which possesses a strong rural character derived from the mosaic of small to medium hedgerow and tree bounded fields, with very few intrusive elements, extending up to the rising slopes and woodlands (hangers) to the west. The area, in the main, is lightly settled with scattered hamlets and small farmsteads and mostly has a remote and tranquil character. Immediately to the south east lies a farm building complex now used as a conference centre, with a modern agricultural barn directly to the north east and the development appears to relate reasonably well to this. Hawkley Road defines the south western boundary and the existing hedgerow provides a good screen in views from the road and the site is discreet at the point of access; a house lies on the opposite side of the road but is screened from the site. The north western boundary is defined by a sunken byway flanked by mature trees and hedgerows; development within the site has encroached close to this edge and this detracts locally from the character and amenity of the byway with the introduction of structures, fencing, activity and rubbish (some of the vegetation appears to have been thinned thereby reducing screening between the byway and the site). A grass paddock lies of the north east of the site and there appears to have been some planting undertaken along this boundary which is developing to provide reasonable visual containment. Whilst the development does not conserve or enhance the natural beauty of the National Park, development has a very limited and localised effect on landscape character and views being visually well contained and not subject to overlooking; the relationship to the existing building complex and the property on the opposite side of the road means it is not a wholly isolated development and is located where there is some activity. The main adverse effect is due to the poor relationship with the byway. This could be overcome by some reconfiguration/adjustment of the location of development and implementation of a comprehensive and appropriate landscape scheme, using native species, to address and form a suitable buffer along this boundary. Further intensification of development within the site should be avoided.</p>			

Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. NW corner of site includes Priority Habitat 'Lowland Mixed Deciduous Woodland'. Habitat likely to be suitable for possibly badger and common reptile species. Trees and buildings may support roosting bats. Site highly likely to support foraging/commuting/flying bats. Probable maternity roost of whiskered bats within adjacent buildings. Site would need to maintain and protect boundary habitats and habitat connectivity for protected species such as bats. Lighting is a consideration. Protected species survey and mitigation is likely to be required.

ACHIEVABILITY

There are potential costs relating to landscaping, ecology mitigation and highway improvement measures. If the new owners are Gypsy and Travellers then there appear to be no reasons why the site could not gain full planning permission for Gypsy and Traveller use. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The site has recently changed owners and it is unconfirmed if the owners are Gypsies and Travellers. It has temporary planning permission for Gypsy and Traveller use, and is suitable for full planning permission. The site is located within South Downs National Park and would have localised impact on landscape character therefore it is not suitable for further pitches. Any development would need to provide mitigation measures relating to landscaping, ecology and highway improvement measures.



DELIVERY

Potential Yield	
2016 - 2021	2
2021 - 2025	0
2025 - 2030	0

Potential occupants
Gypsy and Travellers
Type of use
Residential

- Delivery model
- ☐ New public site for development.
  - ☐ New private site for development.
  - ☒ Existing private site for either permanent authorisation, intensification or extension.
  - ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
SDNP002	New Barn Stables	Binsted	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
The Street		South Downs National Park Authority	0.7
<b>Description of site</b>			
<p>This site was not accessible to view. This is an existing private Gypsy and Traveller site and comprises a plot of land situated to the rear (southern) side of the linear band of properties, flanking the southern side of The Street, extending eastwards from Binsted which are located on a local ridge. Google indicates that the northern part is occupied by a horse manege and three buildings (one of which appears to be a stable). A large new house has been constructed on the land to the east of the buildings. Access is via a driveway off the road between properties and the site is not visible from the road.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Personal planning permission (SDNP/12/02954/FUL) for 1 mobile home (23.11.12).			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and deemed available for further Gypsy and Traveller pitches.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          The site is within South Downs National Park.          Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers &amp; Travelling Showpeople          Within 10km of several European ecological designations. Upper Greensand Hangers: Wyck to Wheatley SSSI 975m SE. Various SINC's and Ancient Woodland sites within 1km.</p>			
<b>Physical constraints</b>			
<p>Highways - Access benefits from an existing dropped curb, although it is adjacent to next door property access, unknown where highway ownership ends and private land begins, as well as a layby between the site access and the major road. Big enough turning movement to allow large vehicles to use access, although extent of space at far end of access is unknown. Gated at entrance.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 1.2 km	<b>Primary school:</b> 1.7 km	<b>Shop (local centre):</b> 1.5 km	
<b>Train station:</b> 1.3 km	<b>Secondary school:</b> 1.8 km	<b>GP:</b> 1.5 km	
<b>Landscape Impacts</b>			
<p>It lies within the East Hampshire Greensand Terrace Landscape Character Area. The northern part of the site is well contained by flanking vegetation and is not readily apparent from the public footpath that runs south from the road a little to the east of the site. This part of the site is well related to the nucleated settlement pattern which is a characteristic of this Landscape Character Area and is an acceptable location for a small development; it does not protrude beyond the built limits of the village. The southern part of the site consists of pasture falling away to the south towards a small watercourse and woodland. This land forms part of the rural southern fringe of the settlement and development in this location would have a harmful effect on the character of the landscape, form and setting of the settlement.</p>			



Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Likely to be of limited ecological value. Potential for common reptiles, badgers and foraging/commuting/flying bats to occur. Structures may support roosting bats. Maintain and protect boundary features.

ACHIEVABILITY

The availability of the site has not been confirmed, but it is deemed available as it is an existing Gypsy and Traveller site. Therefore the site has been identified as developable in the medium term. There are potential costs for mitigation measures relating to landscaping and highway improvement measures. Highway access needs further investigation. There appear to be no reasons why the site could not be intensified by the existing occupants. Policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

This is an existing Gypsy and Traveller site which should be safeguarded in the Local Plan. There is room for a further pitch in the northern part of the site, subject to landscaping and highway access. The availability of the site has not been confirmed with the landowner, however the site is suitable for a further pitch.



DELIVERY

Potential Yield	
2016 - 2021	0
2021 - 2025	1
2025 - 2030	0

Potential occupants
Gypsy and Travellers
Type of use
Residential

- Delivery model
- ☐ New public site for development.
  - ☐ New private site for development.
  - ☒ Existing private site for either permanent authorisation, intensification or extension.
  - ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
SDNP003	Fern Farm	Greatham	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Longmoor Road		South Downs National Park Authority	0.7
<b>Description of site</b>			
<p>This is an existing private Gypsy and Traveller site, comprising an irregularly shaped steeply sloping plot of land that adjoins a small residential estate, on the eastern edge of a ribbon of development at Greatham. The more elevated northern part, adjoining Longmoor Road, is free of development and consists of a small area of pasture bisected by the access. The existing caravans appear to be concentrated further down the slope, within the central part of the site, where there appears to be a small building. The Gypsy and Traveller development is located around a surfaced area, directly east of the southern row of houses.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Temporary personal planning permission (SDNP/12/01822/CND) for 2 mobile homes and 2 touring caravans, for 3 years (21.12.15).			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site which has temporary planning permission and is available for full planning permission.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          The site is within South Downs National Park.          Joint Core Strategy (2014) policies: CP15 Gypsies, Travellers &amp; Travelling Showpeople          Within 10km of several European designations. Woolmer Forest SSSI 250m S, E and N. Various SINC sites within 1km.</p>			
<b>Physical constraints</b>			
Highways - Large site, could be occupied by a number of caravans, although sloped towards the southern end of the site. Access from the southern end would be difficult, though possible. Dropped curve to wide access at the northern end allows larger vehicles to enter.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b>	0.5 km	<b>Primary school:</b>	1.1 km
<b>Train station:</b>	3.3 km	<b>Secondary school:</b>	4.9 km
		<b>Shop (local centre):</b>	3.3 km
		<b>GP:</b>	3.3 km
<b>Landscape Impacts</b>			
<p>The site is located within the Woolmer Forest/Weaver's Down LCA within the National Park. Whilst the upper northern parts are visually exposed and overlook adjoining housing the lower central part is more discreet being located at a similar level to the adjoining houses where there is an immediate relationship with the settlement edge. If development is confined to this area it is unlikely to have any appreciable landscape or visual impact/effects beyond its immediate boundaries. Whilst the development does not conserve or enhance the natural beauty of the National Park, its close relationship to existing settlement and its relative containment does limit its impact to the immediate area. The roadside fencing and planting has, however, had an adverse effect on the attractive views south westwards from the road that appear to have been were available approaching the settlement from the east. On balance, this site appears to be suitable as long as a comprehensive landscape scheme, which will enhance the sites character and provide further visual containment, together with a providing a clear definition of the development area, should be required. The upper part of the site should be retained free of development, structures, stables, etc and its appropriate management secured. It may be appropriate to define the southern edge of the site to coincide with the existing residential development boundary to the west.</p>			

The site is close to existing residential properties, therefore any development could impact on the residential amenity of existing properties.

Ecology comments - Various ecological designations, as set out in the planning policy section. Likely to be of limited ecological value. Potential for common reptiles, badgers and foraging/commuting/flying bats to occur. Structures may support roosting bats. Possibility of amphibians within ponds to south. Maintain and protect boundary features, especially at southern edge.

There are potential costs for mitigation measures relating to landscaping, ecology mitigation and highway improvement measures. There appear to be no reasons why the site could not gain full planning permission by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

The site has temporary planning permission for Gypsy and Traveller use, and is suitable for full planning permission. The site is located within South Downs National Park and would have localised impact on landscape character, therefore it is not suitable for further pitches. Any development would need to provide mitigation measures relating to landscaping, ecology and highway improvements. Any planning permission should seek to minimise the potential impacts on existing neighbouring properties.



Potential Yield	
2016 - 2021	2
2021 - 2025	0
2025 - 2030	0

Gypsy and Travellers
----------------------

## Residential

- ☐ New public site for development.
- ☐ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☒ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
W002	Ash Farm	Wickham	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Titchfield Lane		Winchester City Council	0.2
<b>Description of site</b>			
<p>This is an existing private Gypsy and Traveller site comprising a rectangular area in the south west corner of a larger area of land bounded by dense woodland to the north and a tree belt to the east. Within the site it appears that there are at least two mobiles; a considerable number of parked vehicles were evident. There appears to be evidence of other activities in the land to the north. The eastern part of this area also appears (from Google) to contain a rectangular fenced enclosure containing a surfaced area, vehicles and storage. The access track provides site access to a shooting ground. On the opposite side of the road is a popular parking area for walkers to access the adjoining woods.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
<p>The site has planning permission (ENF: 1385) for 2 pitches (1 mobile home and 1 touring caravan per pitch).</p>			
<b>AVAILABILITY</b>			
<p>This is an existing Gypsy and Traveller site and deemed potentially available for further Gypsy and Traveller pitches. The extent of land ownership is unclear and there is 1 unauthorised single mobile home outside the site boundary of the original planning permission. Land ownership could extend to land east and north of the site, although this has not been confirmed by the owner.</p>			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople          Within 10km of several European designations. Botley Wood &amp; Everett's &amp; Mushes Copses SSSI immediately W of site and also within 100m to N and E. Quob Copse SINC (1B) 900m N; River Meon (Winchester) SINC (1Cii/5A) 500m E; Park Cottages Copse SINC (1B) 1000m SE; Pegham Coppice SINC (1A) 750m SW.</p>			
<b>Physical constraints</b>			
<p>Highways - High quality, fairly good visibility although excessive vegetation that could become overgrown. Wide high quality access with fairly good visit. Good surface - tarmac. Wide space within site for turning movements of large vehicles etc. Should be easily accessible by large vehicles.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.7 km	<b>Primary school:</b> 2.2 km	<b>Shop (local centre):</b> 0.9 km	
<b>Train station:</b> 4.7 km	<b>Secondary school:</b> 2.6 km	<b>GP:</b> 3.0 km	
<b>Landscape Impacts</b>			
<p>This existing site lies immediately east of Titchfield Lane on an area of higher land within the Lower Meon Valley LCA, above the Meon valley to the east. The existing site is broadly acceptable in landscape and visual terms and there appears to be scope to accommodate further pitches within the defined site. However, consideration should be given to introducing native screen planting along the southern edge to contain the site from the countryside to the south and close down the view at the entrance; mitigation should also be required to the western boundary to enhancement containment (this could be achieved by moving the boundary fence back into the site).</p>			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Great Crested Newts and hazel dormouse present locally though not likely to occur within site due to lack of habitat. Not overly constrained.

Archaeology comments - No known archaeological issues and given small parcel size, low potential considered for currently unknown remains.

## ACHIEVABILITY

The availability of the site has not been confirmed, but it is deemed available as it is an existing Gypsy and Traveller site. Therefore the site has been identified as developable in the medium term. There are potential costs for relating to landscaping mitigation measures. There appear to be no reasons why the site could not be intensified by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. The site is suitable for further pitches subject to landscape mitigation measures. One pitch is currently unauthorised and deemed available for full planning permission in the short term. The availability of the site for further pitches has not been confirmed with the landowner, and therefore the second suitable pitch has been identified as developable in the medium term, although it is possible that the site could come forward for development in the shorter term.



## DELIVERY

### Potential Yield

2016 - 2021	1
2021 - 2025	1
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
W004	Joymount Farm		Curdridge
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Curdridge Lane		Winchester City Council	0.1
<b>Description of site</b>			
This is an existing private Gypsy and Traveller site comprising a park home set within quite an established garden situated directly south west of a group of farm buildings, associated yard and polytunnels (Joymount Farm Nurseries).			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Temporary personal planning permission (05/02330/FUL) granted on appeal, for 1 mobile home, until 30.04.2017.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site with temporary planning permission, which is available for full planning permission.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople Within 10km of several European designations. Waltham Chase Meadow SSSI 1400m E. Lyons Copse Long Meadow SINC (2A) 950m S; Grange Copse SINC (1A) 750m SW.			
<b>Physical constraints</b>			
Highways - The shared access with the farm complex is suitable.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b>	0.1 km	<b>Primary school:</b>	1.8 km
<b>Train station:</b>	3.1 km	<b>Secondary school:</b>	2.5 km
		<b>Shop (local centre):</b>	1.6 km
		<b>GP:</b>	2.7 km
<b>Landscape Impacts</b>			
The site is most discreet in views from Curdridge Lane being set back in line with the barns and screened from the road Curdridge Lane by a good hedgerow and is very closely related to the farm complex. The site access which is shared with the farmyard and the unit is not apparent through the access. A large industrial site lies on the opposite side of the road. The northern boundary is more exposed to an open area of horse paddocks to the north. The development has no significant adverse landscape or visual effects impact although there would be benefit from the provision of native planting to the northern side of the unit to enhance visual containment. The site is considered suitable for a permanent pitch.			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Highly unlikely to support protected species. Not overly constrained.

Archaeology comments - Parcel lies close to alignment of a Roman road but it is not considered that this would be directly affected should this parcel be selected. Furthermore, some form of development is already in existence which may have impacted on any buried remains.

## ACHIEVABILITY

There appear to be no reasons why the site could not gain full planning permission by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing Gypsy and Traveller site with temporary planning permission, which is suitable for full planning permission. The access would need to remain via the farmyard access point, which is in the same ownership.



## DELIVERY

### Potential Yield

2016 - 2021	1
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☒ Existing site requiring planning permission.

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
W008	Travellers Rest	Bishops Sutton	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Appldown Lane		Winchester City Council	0.3
<b>Description of site</b>			
This is a triangular site located immediately south of the A31 near the outskirts of New Alresford. It comprises a derelict static mobile and hardstanding to the west, and an overgrown paddock to the east fronting Appldown Lane.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Planning permission (07/02898/FUL) for 1 mobile home and 1 touring caravan.			
<b>AVAILABILITY</b>			
This is an unoccupied site with planning permission for a mobile home for residential use. It is unknown if there site is available for Gypsy and Traveller use.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople River itchen SAC within 1600 m at closest points (to north and west). Within 10km of several European ecological designations. River Itchen SSSI within 1100 m to northeast at closest point. Alresford Pond SSSI within 1300 m to the north. Tichborne Down Golf Course SINC (2A) within 190 m to south west. Grove Copse, Bishop's Sutton SINC (1A) within 990 m to south.			
<b>Physical constraints</b>			
Highways - Good visibility both directions along a quiet country lane. Potential for second access to the west, directly on to Appldown Lane.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b>	0.4 km	<b>Primary school:</b>	0.8 km
<b>Train station:</b>	1.1 km	<b>Secondary school:</b>	1.4 km
		<b>Shop (local centre):</b>	1.4 km
		<b>GP:</b>	1.2 km
<b>Landscape Impacts</b>			
This triangular site located in the countryside of the Bramdean Woodlands LCA, immediately south of the A31 near the outskirts of New Alresford has permission but the site is currently unoccupied. It comprises two small grass fields; the smaller western field abuts Appldown Lane and is separated from the larger triangular area of land by a hedgerow; there is access to this larger field, which contains an area of hard standing and mobile home, via a remnant section of the lane. This eastern part of the site is visually discreet being well contained by vegetation on all sides, with the A31 embankment and vegetation providing a barrier on the northern side. There appears to be scope to accommodate a small number of additional pitches within this area without material harm to the landscape or visual amenity as long as the boundary vegetation is retained and protected. The eastern field, which is locally apparent from the lane, should be retained free of development.			



## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Building and trees on site may have potential for supporting bat roosts. The wooded belts around and within the site may have the potential for supporting dormice, which are known to be present in the immediate vicinity of this site. Site may have potential for supporting reptiles depending on the nature of the grassland and boundary interface. Badger records nearby, badger may be present within wider site. Site would need to maintain and protect mature boundary habitats and habitat connectivity for protected species such as bats and dormice. Protected species mitigation is likely to be required.

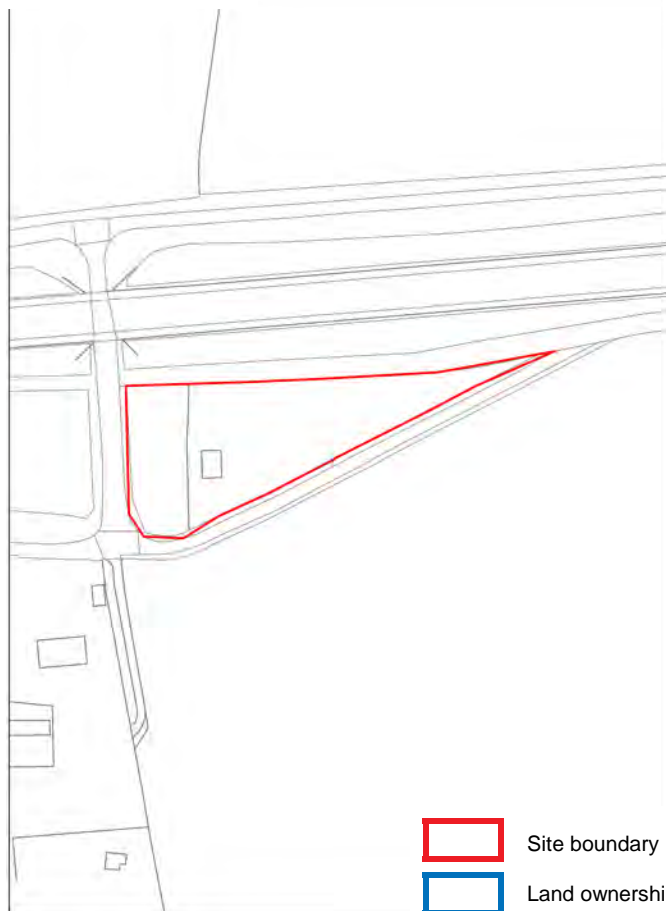
Archaeology comments - No known archaeological issues.

## ACHIEVABILITY

The availability of the site for Gypsy and Traveller use has not been confirmed, therefore the pitches have been identified within the medium term. Otherwise, there appear to be no reasons why the site could not be developed by the existing landowner or by a new occupier, subject to suitable landscape and highway improvement measures. Policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site has been unoccupied for a while and it has not been possible to confirm the availability of the site for further pitches. The Council should undertake further attempts, in future reviews of this study, to confirm the availability of the site. Otherwise, the site is suitable for Gypsy and Traveller development, subject to satisfactory landscape, ecology and highway measures put in place.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	2
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☒ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
W014	The Piggeries		North Boarhunt
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Firgrove Lane		Winchester City Council	0.3
<b>Description of site</b>			
<p>This is an existing private Gypsy and Traveller site comprising approximately 12 mobile homes on the site, some of which are authorised and the remaining unauthorised caravans. Access is via an unmade track along Firgrove Lane, and the development is within open countryside. There are a number of other Gypsy and Traveller and Travelling Showpeople sites within the surrounding area.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Temporary planning permission (11/01875/FUL) for 4 pitches (1 mobile home and 1 touring caravan per pitch).			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and there are approximately 8 unauthorised mobile homes on the site. All unauthorised mobile homes are confirmed as available for full planning permission.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople          Within 10km of several European ecological designations. Various SINC and Ancient Woodland sites within 1 km.</p>			
<b>Physical constraints</b>			
Highways - Poor visibility to the south at existing access with Firgrove Lane. Firgrove Lane would require surface upgrading.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.6 km	<b>Primary school:</b> 2.3 km	<b>Shop (local centre):</b> 2.7 km	
<b>Train station:</b> 8.1 km	<b>Secondary school:</b> 5.9 km	<b>GP:</b> 2.9 km	
<b>Landscape Impacts</b>			
<p>This site lies a short distance north of Site W030, within the same despoiled landscape. Due to the significant cumulative adverse effects of piecemeal development in this area no further expansion of this site should be allowed. If there is capacity within the existing site additional pitches could be allowed but on the basis of the significant improvements to the existing environment.</p>			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Dormice and bat records in the wider landscape, though not supported by the habitats on and around the site. Ground nesting birds may be present, and there could be low numbers of reptiles in boundary habitat to the south. Very low ecological value and localised impact.

Archaeology comments - A Roman road is known to the south of this parcel, and a linear feature to the west, both some distance. The immediate area around this parcel (which is in agricultural cultivation) is considered to have a low potential for archaeological remains.

## ACHIEVABILITY

There are potential costs for mitigation measures relating to landscaping and highway improvement measures. There appear to be no reasons why the site could not gain full planning permission for the existing unauthorised caravans by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded in the Local Plan. The unauthorised pitches are suitable for full planning permission, subject to landscape and highway improvement measures. The site is not suitable for any additional caravans or pitches, due to cumulative impacts on landscape character.



## DELIVERY

### Potential Yield

2016 - 2021	8
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
W015	Cushty Tan		Wickham
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Bishop's Wood Road		Winchester City Council	0.2
<b>Description of site</b>			
This is an existing private Gypsy and Traveller site which comprises 2 mobile homes to the north of a tarmac yard, which fronts onto Mislingford Road. The access is shared with a property to the south and is bordered by other residential properties to the north east and south of the site.			
<input checked="" type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
This is an unauthorised Gypsy and Traveller site with 2 pitches.  Extant enforcement notice.			
<b>AVAILABILITY</b>			
There are 2 unauthorised pitches on the site which are deemed available for full planning permission. There is room for a further pitch on the site, although availability of the site for further pitches has not been confirmed.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople Within 10km of several European ecological designations. Waltham chase SSSI within 1860 m to the west. Various SINC and Ancient Woodlands within 1km.			
<b>Physical constraints</b>			
Highways - Good visibility and access, though the site is situated on a busy road. Large vehicles travelling southbound may struggle to enter the access.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.9 km	<b>Primary school:</b> 2.0 km	<b>Shop (local centre):</b> 2.4 km	
<b>Train station:</b> 6.5 km	<b>Secondary school:</b> 1.8 km	<b>GP:</b> 3.0 km	
<b>Landscape Impacts</b>			
The site lies on the edge of the Shedfield Heathlands LCA and contains two mobile homes located within the centre of the site to the north of a tarmac yard. A belt of mature trees forms the boundary with the large property 'Woodlands' to the north west; to the south east is a collection of older buildings extending within a deep narrow plot of land at Fir Tree Farm (including what may be a separate single storey dwelling) separated from the site by a hedgerow, with further significant buildings, large barns and associated yards beyond. The site relates well to the existing pattern of development and is discreet being only apparent from the immediate vicinity of the access off Bishops Wood Road; hedge planting in front of the timber fencing would help to integrate the access. The relationship of the surfacing and western mobile home to the root protection areas of the adjoining mature oak trees should be examined otherwise the development is considered suitable in landscape and visual terms. Whilst the undeveloped land to the rear (north) appears to be managed as garden/amenity space, it appears that there may be sufficient room (subject to relationship to the trees) for a further pitch.			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Bat records in the wider landscape. Site may have the potential to support bat roosts within buildings and trees, species such as reptiles and badger may be associated with adjacent habitats. Site would need to maintain and protect mature boundary habitats to the west and north west, and provide protected species mitigation where necessary.

Archaeology comments - No known archaeological issues and given location and lack of known remains in the vicinity, it is considered to have a low potential for any currently unknown archaeological remains. Furthermore, the site is partially developed already.

## ACHIEVABILITY

The site is suitable for Gypsy and Traveller development, subject to suitable landscape, ecology and highway improvement measures. There are 2 unauthorised pitches on the site which are deemed available for full planning permission. There is room for a further pitch on the site, although availability of the site for further pitches has not been confirmed. Therefore the third pitch has identified put of developable in the medium term, although it is possible that the site could come forward for development in the shorter term.

## Conclusion

The existing 2 pitches are available and suitable for full planning permission, subject to mitigations measures put in place relating to ecology, landscaping and highway issues. The site is suitable for a further pitch to the north of the site, if required by the owner of the site.



## DELIVERY

### Potential Yield

2016 - 2021	2
2021 - 2025	1
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☒ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
W023	Plot 1, The Nurseries	Shedfield	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Botley Road		Winchester City Council	0.4
<b>Description of site</b>			
<p>This is an existing Travelling Showpeople site. This site is the north western plot of a larger area of land which is subdivided by fencing and contains other Travelling Showpeople sites, situated to the west of Shedfield Common characterised by some scattered properties. It contains two mobile homes set within a fenced yard visible through the site entrance formed through a hedgerow off the A334 to the north.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
<p>Temporary planning permission (12/01131/FUL) as a Travelling Showpeople site for 2 residential caravans and 1 touring caravan expired 10.5.16.</p>			
<b>AVAILABILITY</b>			
<p>The site had temporary planning permission for 2 residential caravans and 1 touring caravan, and is available for full planning permission. The site has been confirmed as available for further caravans for family use.</p>			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople          Within 10km of several European ecological designations. Bishops Waltham SSSI is 1685m to the northeast. Various SINC and Ancient Woodland sites within 1km.</p>			
<b>Physical constraints</b>			
<p>Highway comments - Good visibility, some vegetation but generally cut back along verge. Wide access and turning points around the site.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.0 km	<b>Primary school:</b> 1.7 km	<b>Shop (local centre):</b> 2.4 km	
<b>Train station:</b> 3.1 km	<b>Secondary school:</b> 3.1 km	<b>GP:</b> 2.4 km	
<b>Landscape Impacts</b>			
<p>The plot and wider area of development within which it is situated is quite well contained by this northern hedgerow (although there are glimpsed views through it in summer; winter views will be more open) and there are more open views across a low hedge from a short section of the road to the north west of the site where the site and adjoining development is seen against the backdrop of woodland beyond. An area of woodland lies to the south, which is connected to an area of woodland a field to the west by an area of new woodland planting. The site is separated from the eastern boundary by Site 024 which extends to the eastern boundary of the area formed by a line of trees adjoining a residential property with a long rear garden. The development has a very localised impact on landscape character of the Shedfield Heathlands LCA; the cumulative impact with the other development is more significant but still contained by the enclosure provided by vegetation. The site is therefore considered suitable as a permanent site and may have some further capacity depending upon the prevailing storage requirements. However, a condition of any permanent consent should be the delivery of a robust and appropriate landscape scheme that enhances the containment of the site from the road; such an approach is also applicable to the entire development area.</p>			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Buildings and trees on site could offer roosting opportunities for bats, whilst there are several records of bats within 1km, including roosts. Edge habitats could afford habitat for reptiles and the hedgerow could provide habitat for dormouse. Potential for protected species on the site, survey and mitigation may be required. Adjacent SINC ancient woodland would need to be protected from impacts associated with any proposals to include an appropriate buffer zone. Boundary features should be retained where possible.

Archaeology comments - This parcel lies very close to a some significant Roman finds, indicative of a building / occupation and related activity; this seems to be focused on an area immediately to the north of this parcel, however the remains may extend southwards into this parcel. Slightly further afield, a number of Roman pottery kilns have been identified. Although this parcel might be considered to have a high archaeological potential, the existing use of this site (and ground impacts associated with this) may lower this potential. It is currently unknown whether archaeology would form an overriding constraint or even a material consideration. Further assessment and investigation (evaluation) would be needed should this site be considered further.

## ACHIEVABILITY

There are potential costs for mitigation measures relating to landscaping, ecology mitigation and archaeology issues. There appear to be no reasons why the site could not be granted full planning permission. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing Travelling Showpeople site of 2 plots which is available and suitable for full planning permission. The site has further capacity for more pitches, depending upon the prevailing storage requirements. Any development should provide for landscape mitigation; and further investigation is required relating to potential ecology and significant archaeology.



## DELIVERY

### Potential Yield

2016 - 2021	3
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☒ Existing site requiring planning permission.



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
W024	Plot 2, The Nurseries	Shedfield	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Botley Road		Winchester City Council	0.2
<b>Description of site</b>			
<p>This is an existing Travelling Showpeople site. This site is the north eastern plot of a larger area of land which is subdivided by fencing and contains other Travelling Showpeople sites, situated to the west of Shedfield Common characterised by some scattered properties. It contains a mobile home set within a fenced yard visible accessed off the A334.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
The site had temporary planning permission for Travelling Showpeople site, for 3 caravans until 10.05.16.			
<b>AVAILABILITY</b>			
The site had temporary planning permission for 3 caravans and available for full planning permission. The landowner is also making the site available for further plots.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople          Within 10km of several European ecological designations. Bishops Waltham SSSI is 1685m to the northeast. Various SINC and Ancient Woodland sites within 1km.</p>			
<b>Physical constraints</b>			
Highway comments - Good visibility, some vegetation but generally cut back along verge. Wide access and turning points around the site.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.1 km	<b>Primary school:</b> 1.7 km	<b>Shop (local centre):</b> 2.4 km	
<b>Train station:</b> 3.2 km	<b>Secondary school:</b> 3.1 km	<b>GP:</b> 2.3 km	
<b>Landscape Impacts</b>			
<p>The plot and wider area of development within which it is situated is quite well contained by this northern hedgerow (although there are glimpsed views through it in summer; winter views will be more open) and there are more open views across a low hedge from a short section of the road to the north west of the site where the site and adjoining development is seen against the backdrop of woodland beyond. An area of woodland lies to the south, which is connected to an area of woodland a field to the west by an area of new woodland planting. The site is separated from the eastern boundary by Site 024 which extends to the eastern boundary of the area formed by a line of trees adjoining a residential property with a long rear garden. The development has a very localised impact on landscape character of the Shedfield Heathlands LCA; the cumulative impact with the other development is more significant but still contained by the enclosure provided by vegetation. The site is therefore considered suitable as a permanent site and may have some further capacity depending upon the prevailing storage requirements. However, a condition of any permanent consent should be the delivery of a robust and appropriate landscape scheme that enhances the containment of the site from the road; such an approach is also applicable to the entire development area. The existing temporary permission appears to be appropriate given the size of the site and the need to also accommodate show equipment.</p>			

## Other Potential Impacts

Consideration should be given to the relationship with and amenity of the adjoining cottage which lies beyond the eastern boundary which is formed by mature trees that should be protected from harm.

Ecology comments - Various ecological designations, as set out in the planning policy section. Buildings and trees on site could offer roosting opportunities for bats, whilst there are several records of bats within 1km, including roosts. Edge habitats could afford habitat for reptiles and the hedgerow could provide habitat for dormouse. Potential for protected species on the site, survey and mitigation may be required. SINC ancient woodland would need to be protected from impacts associated with any proposals to include an appropriate buffer zone. Boundary features should be retained where possible.

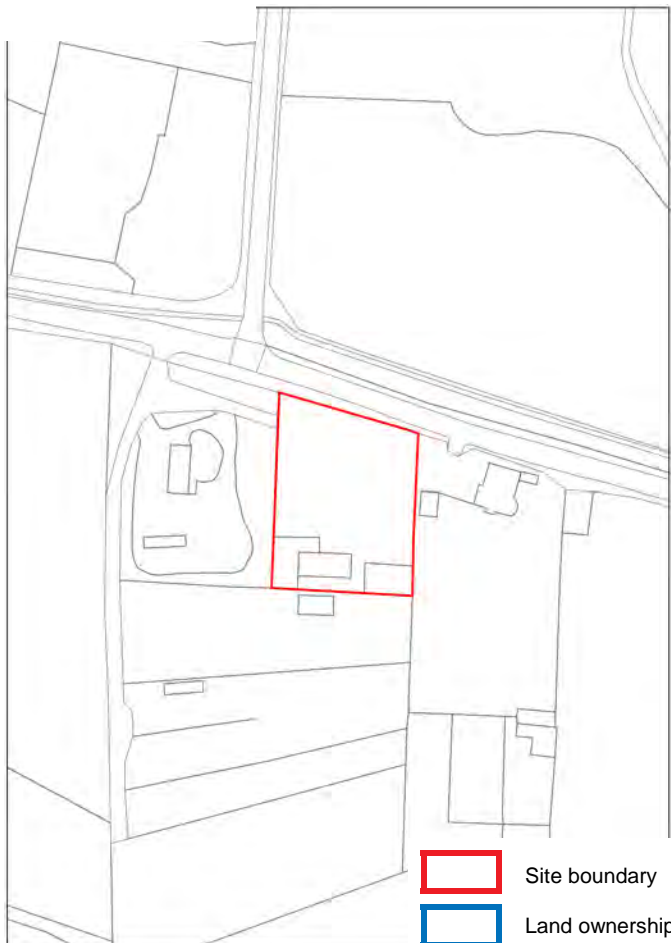
Archaeology comments - This parcel lies very close to a some significant Roman finds, indicative of a building / occupation and related activity; this seems to be focused on an area immediately to the north of this parcel, however the remains may extend southwards into this parcel. Slightly further afield, a number of Roman pottery kilns have been identified. Although this parcel might be considered to have a high archaeological potential, the existing use of this site (and ground impacts associated with this) may lower this potential. It is currently unknown whether archaeology would form an overriding constraint or even a material consideration. Further assessment and investigation (evaluation) would be needed should this site be considered further.

## ACHIEVABILITY

There are potential costs for mitigation measures relating to landscaping, ecology mitigation and archaeology issues. There appear to be no reasons why the site could not be granted full planning permission. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is available and suitable for 3 pitches. The site has further capacity for more pitches, depending upon the prevailing storage requirements. Any development should protect ecology and significant archaeology characteristics requires further investigation.



## DELIVERY

### Potential Yield

2016 - 2021	3
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☒ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
W025	Plot 5, The Nurseries	Botley Road	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
		Winchester City Council	0.1
<b>Description of site</b>			
<p>This is an existing Travelling Showpeople site. This site is a southern plot of a larger area of land which is subdivided by fencing and contains other Travelling Showpeople sites, situated to the west of Shedfield Common characterised by some scattered properties. This plot was not visible to assess but is located within the same area of development as Sites W023 and 024 and 032. It appears to be a narrow linear plot of land contained by existing development on both sides.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
The site has temporary planning permission for Travelling Showpeople site, for 2 caravans until 10.05.16.			
<b>AVAILABILITY</b>			
The site has temporary planning permission for 2 caravans which are available for full planning permission.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary and in the open countryside.          Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople          Within 10km of several European ecological designations. Bishops Waltham SSSI is 1685m to the northeast. Various SINC and Ancient Woodland sites within 1km.</p>			
<b>Physical constraints</b>			
Highway comments - Good visibility, some vegetation but generally cut back along verge. Wide access and turning points around the site.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.1 km	<b>Primary school:</b> 1.7 km	<b>Shop (local centre):</b> 2.5 km	
<b>Train station:</b> 3.2 km	<b>Secondary school:</b> 3.2 km	<b>GP:</b> 2.3 km	
<b>Landscape Impacts</b>			
<p>Whilst there would be little landscape or visual harm if this northern part is also developed it will create (combined with the Sites W023 and W024 to the north) a very significant area of dense development and have a localised cumulative effect. This could be reduced if bands of planting were to be incorporated to sub divide the plots and prevent them appearing as one large area of development.</p>			

## Other Potential Impacts

Archaeology comments - This parcel lies very close to a some significant Roman finds, indicative of a building / occupation and related activity; this seems to be focused on an area immediately to the north of this parcel, however the remains may extend southwards into this parcel. Slightly further afield, a number of Roman pottery kilns have been identified. Although this parcel might be considered to have a high archaeological potential, the existing use of this site (and ground impacts associated with this) may lower this potential. It is currently unknown whether archaeology would form an overriding constraint or even a material consideration. Further assessment and investigation (evaluation) would be needed should this site be considered further.

## ACHIEVABILITY

There are potential costs for mitigation measures relating to landscaping and further investigation required relating to potential archaeology. There appear to be no reasons why the site could not gain full planning permission. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site has temporary planning permission for 2 caravans, which is suitable for full planning permission. Any development should protect potential ecology and archaeology characteristics and provide suitable landscape mitigation measures.



## DELIVERY

### Potential Yield

2016 - 2021	2
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☒ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
W027	The Bungalow		
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Southwick Road		Winchester City Council	0.2
<b>Description of site</b>			
<p>This is an existing Travelling Showpeople site situated to the rear of a bungalow, which is one of a number of residential properties located either side of the B2177 on the north western edge of Boarhunt. To the rear of the house is a similar sized building and the land falls away into a small valley containing a watercourse and woodland. To the north west lies the large grounds of a house; to the south east an apparently unmanaged plot of land (possibly associated with the site) with evidence of former use.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
The site has planning permission (10/03186/FUL) for Travelling Showpeople use, for 2 caravans.			
<b>AVAILABILITY</b>			
This is an existing Travelling Showpeople site which is deemed potentially available for further plots.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary.          Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople          Within 10km of several European designations - implications for potential incombination effects. No sites within 2km. Various SINCS close to the site - but not adjacent.</p>			
<b>Physical constraints</b>			
<p>Highways - Good visibility to the right, vegetation to the left but reasonably good visibility. Access is suitable for large vehicles and assumption that there is a big enough turning circle at the rear of the property. Visibility good to the right and reasonable to the left. Usable as a small site.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.3 km	<b>Primary school:</b> 2.5 km	<b>Shop (local centre):</b> 2.9 km	
<b>Train station:</b> 8.3 km	<b>Secondary school:</b> 6.0 km	<b>GP:</b> 3.1 km	
<b>Landscape Impacts</b>			
<p>The site, being discreet and well related to the linear settlement pattern, is considered suitable for some limited expansion although protection of the woodland trees should be secured (Google indicates some ground works along the woodland edge).</p>			

## Other Potential Impacts

Archaeology comments - A Roman road is known to the south of this parcel, and a linear feature to the west, both some distance. The immediate area around this parcel is considered to have a low potential for archaeological remains.

The site is adjacent to existing residential properties, therefore any development could impact on the residential amenity of existing properties.

Ecology comments: Broad leaved lowland woodland (Priority habitat) lies directly adjacent to the north of the site. scrubby improved grassland lies adjacent to the site to the east, with this boundary with the site forming a rough gappy hedgeline. The site affords mainly hardstanding and buildings, but some landscaping and utility grassland. The field to the east is likely to support common reptiles, which may have implications for the site. Pipistrelle bats have been recorded within 1km, and are likely to use the woodland to the north and the scrubland to the west for foraging - this may have implications for lighting on the site. Low potential for ecological constraints on the site itself, though lighting constraints, and a suitable buffer for the broad-leaved woodland to the north may have to be considered. Outline ecological assessment of these impacts should be provided.

## ACHIEVABILITY

There are potential costs relating to landscaping, ecological and highway mitigation measures. There appear to be no reasons why the site could not be intensified by the existing occupants. The land is potentially available; policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

This is an existing Travelling Showpeople site which needs to be safeguarded in the Local Plan. The availability of the site has not been confirmed, but it is deemed potentially available as it is an existing Travelling Showpeople site. Therefore the site has been identified as developable in the medium term. There is room to intensify the site for a further plot, depending on the requirements for storing Travelling Showpeople equipment, and subject to satisfactory landscape and highway mitigation.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	1
2025 - 2030	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☒ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
W032	Plots 3, 4, 6 & 7 The Nurseries	Shedfield	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Botley Road		Winchester City Council	0.9
<b>Description of site</b>			
This is an existing Travelling Showpeople site which contains four separate plots and lies directly south of other Travelling Showpeople sites (W023/024). The development is contained within a rectangular area that comprises the southern half of the site, with the northern half (site W025 inbetween the two halves).			
<input checked="" type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
Plots 3, 4, 6 and 7 are unauthorised Travelling Showpeople plots. Subject to extant enforcement notice.			
<b>AVAILABILITY</b>			
The site is 4 plots and it appears that they may be in separate ownerships, but this has not been confirmed. All plots are unauthorised and deemed available for full planning permission.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople Within 10km of several European ecological designations. Bishops Waltham SSSI is 1685m to the northeast. Various SINC and Ancient Woodland sites within 1km.			
<b>Physical constraints</b>			
Highways - Good visibility, some vegetation but generally cut back along verge. Wide access and turning points around the site.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.1 km	<b>Primary school:</b> 1.7 km	<b>Shop (local centre):</b> 2.5 km	
<b>Train station:</b> 3.1 km	<b>Secondary school:</b> 3.2 km	<b>GP:</b> 2.3 km	
<b>Landscape Impacts</b>			
Whilst there would be little landscape or visual harm if this northern part is also developed it will create (combined with the Sites W023 and W024 to the north) a very significant area of dense development and have a localised cumulative effect. This could be reduced if bands of planting were to be incorporated to sub divide the plots and prevent them appearing as one large area of development.			



## Other Potential Impacts

Archaeology comments - This parcel lies very close to a some significant Roman finds, indicative of a building / occupation and related activity; this seems to be focused on an area immediately to the north of this parcel, however the remains may extend southwards into this parcel. Slightly further afield, a number of Roman pottery kilns have been identified. Although this parcel might be considered to have a high archaeological potential, the existing use of this site (and ground impacts associated with this) may lower this potential. It is currently unknown whether archaeology would form an overriding constraint or even a material consideration. Further assessment and investigation (evaluation) would be needed should this site be considered further.

## ACHIEVABILITY

There are potential costs for mitigation measures relating to landscaping and further investigation required relating to potential archaeology. There appear to be no reasons why the site could not gain full planning permission for the unauthorised pitches. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

All four plots are suitable for full planning permission (1 plot each). Any development should protect potential ecology and archaeology characteristics; and provide suitable landscape mitigation measures.



## DELIVERY

### Potential Yield

2016 - 2021	4
2021 - 2025	0
2025 - 2030	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☐ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☒ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
W038	Northington Chippings Depot		Northington
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Lunways Road		Winchester City Council	0.6
<b>Description of site</b>			
The site is a large highways chippings depot situated in open countryside; it appears to have been disused for some time and contains two derelict brick structures and mounds of old chippings and other material. The access off Lunways Road is blocked off.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
There is no known relevant planning history.			
<b>AVAILABILITY</b>			
This is a Council owned site and therefore deemed potentially available for Gypsy and Traveller use.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople Within 10km of several European ecological designations. Various SINC and Ancient Woodland sites within 1km. Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople			
<b>Physical constraints</b>			
Highways - Good visibility. Access relatively narrow but could be widened with earthwork changes at entrance. Quiet country lane with good width and little traffic. The previous use may present contamination issues for any proposed residential use for the site, which requires further investigation.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 2.2 km	<b>Primary school:</b> 3.4 km	<b>Shop (local centre):</b> 3.8 km	
<b>Train station:</b> 6.4 km	<b>Secondary school:</b> 6.0 km	<b>GP:</b> 5.5 km	
<b>Landscape Impacts</b>			
The site is well contained with Ancient Woodland to the west and reasonable hedgerow along the southern boundary with the road. A thin planted tree belt defines the northern and eastern boundaries, beyond which is located a large field and large areas of woodland (part of Micheldever Wood). Whilst use of the site for Gypsy and Traveller or Travelling Showpeople development would introduce a residential use into this quite sparsely settled landscape the site does represent a good opportunity to establish a significantly sized site on previously developed land which is well contained. If the site is to be developed it will be essential to ensure that the boundary vegetation is protected and that the single age tree belt on the northern and eastern boundaries is reinforced to create stronger, long term containment.			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. Wooded belt of boundary habitat appears to qualify as Lowland Mixed Deciduous Woodland priority habitat. Numerous dormouse records within 1km, associated with various woodlands and roadside scrub - likely habitat linkages to site boundary vegetation; Small number of bat records nearby - boundary habitat may be of value as foraging / commuting habitat. Proposal will need to address these e.g. through surveys, assessment, mitigation and avoidance measures. Need to avoid lighting to boundary features. Site appears to have potential to support reptiles. Appears to be hardstanding to central portion of site, of limited ecological interest, although has some emergent ruderal vegetation - potential to support reptiles - and may qualify as priority habitat (open mosaic on previously developed land). Boundary habitat is of value (priority woodland) and may provide suitable dormouse habitat.

Archaeology comments - This parcel lies within a landscape containing significant complexes of buried archaeological remains, mostly visible as cropmarks. These remains comprise f settlement sites / enclosures, trackways, field systems, likely to date to the later prehistoric / Romano-British periods. No archaeological remains are known within the site itself, which has also been subject to previous ground impact. Any archaeological considerations relating to this parcel are therefore unlikely to be overriding.

## ACHIEVABILITY

The availability is unconfirmed and therefore the site is identified as developable in the medium term. There appear to be no reasons why the site could not be developed by public bodies. The land is Council owned and potentially available. Policy constraints are capable of being overcome and although there are demolition and potential contamination costs associated with the site, mitigation measures are feasible subject to the ability of the public body to finance the development, either through grant monies or utilising existing assets.

## Conclusion

The site is owned by the Council and deemed potentially available for Gypsy and Traveller or Travelling Showpeople uses. It is suitable for a 10 pitch Gypsy and Traveller or a 3 plot Travelling Showpeople development, subject to suitable landscape, ecology and highway mitigation measures put in place. Further investigation would be required to any potential contamination on site from previous landuses.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	10
2025 - 2030	0

### Potential occupants

Gypsy and Travellers or Travelling Showpeople

### Type of use

Residential or Transit

### Delivery model

- ☒ New public site for development.
- ☒ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
W044	Logs and Sawing Storage		Burridge
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Botley Road		Winchester City Council	0.1
<b>Description of site</b>			
<p>The site is set back behind roadside residential properties and discreet in views. It appears to be an area of disturbed land fringed by woodland to the south and west; beyond the western boundary is Cherry Tree Farm Industrial Estate. To the north east lies farmland; immediately to the south east is a fenced, surfaced rectangular area which appears to include storage, a sand school, vehicles and a building; a touring caravan is also visible.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
There is no known relevant planning history.			
<b>AVAILABILITY</b>			
This is a Council owned site and therefore deemed potentially available for Gypsy and Traveller use.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople  The Solent &amp; Southampton Water RAMSAR/ SPA and Solent Maritime SAC is 420m northwest of the site. Within 10km of several European ecological designations. Upper Hamble Estuary &amp; Woods SSSI (overlapping with the RAMSAR/SPA/SAC) is 420m northwest of the site. The Botley Wood &amp; Everett's &amp; Mushes Copses SSSI is 754m east of the site. Various SINC and Ancient Woodland sites within 1km.</p>			
<b>Physical constraints</b>			
<p>Highways - Good visibility, dropped curb and footway at entrance to site. Large site, down small access from major road. Lorry was attempting to use access during visit. Successfully negotiated the entrance though unclear as to whether it could turn or had to reverse back. Fairly tight and no passing places, though wide enough for most vehicles. Visibility fine onto main road.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.3 km	<b>Primary school:</b> 1.4 km	<b>Shop (local centre):</b> 2.5 km	
<b>Train station:</b> 2.6 km	<b>Secondary school:</b> 4.5 km	<b>GP:</b> 2.6 km	
<b>Landscape Impacts</b>			
<p>The site lies within the Whiteley Woodlands LCA. Access appears to be via a narrow lane off the A3051 which serves at least two residential properties near the road. The site appears to be discreet within the local landscape and past disturbance has changed the natural character of part of the site. There is scope to accommodate a small Gypsy and Traveller development at this location without landscape or visual harm, subject to consideration of the relationship to the trees and woodland; these constraints are likely to restrict the potential site area significantly.</p>			

## Other Potential Impacts

Ecology comments - Various ecological designations, as set out in the planning policy section. The majority of the site is mapped as the Lowland Mixed Deciduous Woodland habitat type. Numerous dormouse records within the 1km of the site. Records of roosting pipistrelle and brown long ear bat nearby. Record of great crested newt within 1km of the site. Significant constraints associated with this woodland site. Planning policy issues with proposals impacting upon the woodland habitat. Adjacent SINC ancient woodland would need to be protected. Likelihood of dormice using the site. Other potential issues include the presence of bats, GCN, badger and reptiles for which survey and mitigation may be required.

Archaeology comments - This parcel has been the subject of previous archaeological assessment, geophysical survey and evaluation relating to a wider development proposal. Little in the way of archaeological remains were identified and therefore it is not considered that this parcel has any archaeological concerns.

## ACHIEVABILITY

Ownership of the access lane is unknown and the availability of the site by the Council requires further investigation, therefore the site has been identified as developable in the medium term. Otherwise, there appear to be no reasons why the site could not be developed by public bodies. Policy constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the public body to finance the development, either through grant monies or utilising existing assets.

## Conclusion

The site is owned by the Council and deemed potentially available for Gypsy and Traveller or Travelling Showpeople uses. It is suitable for a small Gypsy and Traveller development which would be more suited to a private site. This is subject to suitable landscape, ecology and highway mitigation measures put in place.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	2
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☒ New public site for development.
- ☒ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
W046	Road Maintenance Depot	Bishops Sutton	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Northside Lane		Winchester City Council	0.5
<b>Description of site</b>			
A highways chipping storage site forming a rectangular area in the south west corner of an arable field, bounded by bunded material. The site is accessed off Northside lane just north of the A3 roundabout. It is located within the open countryside but adjacent roads to the south and western boundaries.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
There is no known relevant planning history.			
<b>AVAILABILITY</b>			
The site is owned by the Council and therefore deemed potentially available for Gypsy and Traveller or Travelling Showpeople development.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
Outside the development boundary and in the open countryside. Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople Within 10km of several European designations. There are two SINC's within 1km of the site. The River Arle (5A) is 180m from the site and Sutton Wood & Gascombs Copse (1A) is 960m to the northwest of the site. The Sutton Wood & Gascombs Copse SINC contains Ancient Woodland.			
<b>Physical constraints</b>			
Highways - Good visibility both directions along a quiet country lane. Levels adjacent the access would need to be reduced to ensure appropriate visibility. The site is a Council depot and this use could present contamination issues for future residential uses, which requires further investigation.			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.2 km	<b>Primary school:</b> 2.5 km	<b>Shop (local centre):</b> 1.2 km	
<b>Train station:</b> 1.2 km	<b>Secondary school:</b> 3.6 km	<b>GP:</b> 3.2 km	
<b>Landscape Impacts</b>			
A highways chipping storage site forming a rectangular area in the south west corner of an arable field, bounded by bunded material and incidental vegetation on the north and east sides, by a strong screen of vegetation on the southern boundary with the B3047, and line of horse chestnut trees on part of the west boundary formed by Northside Lane. The site is very accessible being immediately off the B3047 at its junction with the A31. Whilst this site lies within open countryside between Bishop's Sutton and Ropley Dean its nature and location makes it a potentially suitable, very accessible site; with an appropriate mitigation scheme (mounding and planting) the site could be very well contained and any development is likely to have little material landscape or visual harm.			

## Other Potential Impacts

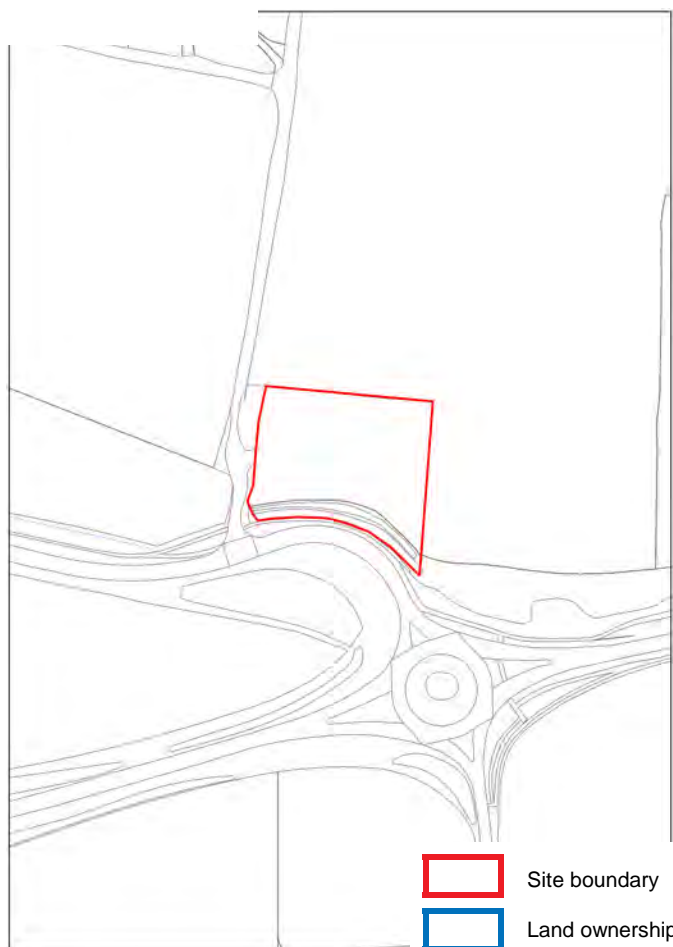
Ecology comments - Various ecological designations, as set out in the planning policy section. Sparse species records within area include pipistrelle and noctule bats and badger road casualties. The area of woodland/scrub should be retained and protected. Possible protected species issues include the possibility of roosting bats and dormice associated with the woodland and boundary habitats. Archaeology comments - This parcel lies along the predicated line of a Roman road. Cropmarks of enclosures, some possibly Bronze Age barrows lies to the west, while surrounding the parcel are cropmarks of settlement site, field systems and trackways - an archaeologically rich landscape. However the existing use of this dept is likely to have resulted in ground impacts and it is considered that any surviving archaeological remains would not form an overriding constraint.

## ACHIEVABILITY

The availability is unconfirmed and therefore the site is identified as developable in the medium term. There appear to be no reasons why the site could not be developed either by public bodies or sold for a private site. The land is Council owned and potentially available. Policy constraints are capable of being overcome and although there are potential contamination costs associated with the site, mitigation measures are feasible subject to the ability of the public body or private individuals to finance the development.

## Conclusion

The site is owned by the Council and deemed potentially available for Gypsy and Traveller development. This site is suitable for a 10 pitch Gypsy and Traveller site, which could be developed by the Council or sold for a private site. This is subject to further investigation and mitigations measures put in place, relating to potential contamination, landscaping, ecology and highway constraints.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	10
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☒ New public site for development.
- ☒ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>		<b>Settlement</b>
W048	Grazing Land at Chilcomb		Winchester
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
Chilcomb Lane		Winchester City Council	1.0
<b>Description of site</b>			
<p>The site is a small area of level pasture located between Chilcomb Lane to the north, a dead-end lane serving a residential properties on the northern side and the county museum headquarters, and a now restored former section of road on a wooded embankment to the south, with the M3 concealed beyond.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
There is no known planning history.			
<b>AVAILABILITY</b>			
The site is owned by the Council and therefore deemed potentially available for Gypsy and Traveller or Travelling Showpeople development.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>Outside the development boundary.          Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople          The River Itchen SAC flows within approximately 50m of the west of the site. Within 10km of several European ecological designations.          The River Itchen SSSI is located within approximately 50m of the west of the site. St. Catherine's Hill SSSI is located 550m southwest of the site. Deacon Hill SINC is (2A/2D/6A) is located 565m to the southeast and Magdalen Hill Down (2A/2B/6A) is 985m northeast.</p>			
<b>Physical constraints</b>			
<p>Highways - Steep slope down from main road onto Chilcomb Lane. Existing access at far end of site - shared and sharp turn into it. Preferred access option opposite Number 2 Chilcomb Lane, where wider access possible and better visibility and alignment. Headwall into ditch immediately to west of this point suggests pipe, which may be shallow under access. Unsuitable for articulated HGVs, but possible for caravans and smaller vehicles.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b>	0.2 km	<b>Primary school:</b>	0.6 km
<b>Train station:</b>	2.1 km	<b>Secondary school:</b>	3.2 km
		<b>Shop (local centre):</b>	1.2 km
		<b>GP:</b>	1.3 km
<b>Landscape Impacts</b>			
<p>The site lies within the East Winchester Downs LCA. The site is discreet being very well contained from the wider area and has an attractive rural quality which belies its close relationship to the edge of the town and major infrastructure. A partial hedgerow and trees flank the northern boundary of the site with the lane. The western end of the field is more discreet benefitting from an embankments and woodland wrapping around the northern edge. This part of the site does offer an opportunity to incorporate a modest Gypsy and Traveller development although significant mitigation will be need to create a landscaped boundary to the rest of the field to the east and curtail views into the site from the properties on the adjoining lane.</p>			



## Other Potential Impacts

The site is opposite existing residential properties, therefore any development could impact on the residential amenity of existing properties.

Ecology comments - Various ecological designations, as set out in the planning policy section. Records of water vole and otter associated with the River Itchen. Record of slow worm to within 500m to the north of the site. Several records of roosting, foraging and commuting bats in the area. Investigations would be required to determine the nature of the grassland at the site. Possible issues concerning the boundary features include bats and dormice. The site could support common reptile species.

Archaeology comments - This parcel lies in an area known to contain palaeochannels, Bronze Age ditches have been identified to the north and also to the north colluvial deposits contain flint finds. To the west lies a Roman road and evidence for high status Roman occupation together with post-medieval lime kilns. Based on the known evidence from the surrounding areas and the topographic location of the site, it is not considered that archaeology would form an overriding constraint.

## ACHIEVABILITY

The availability is unconfirmed and therefore the site is identified as developable in the medium term. There appear to be no reasons why the site could not be developed either by public bodies or sold for a private site. The land is Council owned and potentially available. Policy constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the public body or private individuals to finance the development.

## Conclusion

The site is owned by the Council and deemed potentially available for Gypsy and Traveller development. The site is suitable for a Gypsy and Traveller site, subject to highway access improvements and potential landscape and ecology mitigation measures being put in place. The site should be located on the western side of the site, to minimise the impact of residential amenity of properties to the north of Chilcomb Lane.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	6
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☒ New public site for development.
- ☒ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
W055	Land North of Lady Betty Drive	Fareham	
<b>Site address</b>		<b>Local planning authority</b>	<b>Size (ha)</b>
		Winchester City Council	0.4
<b>Description of site</b>			
<p>Site comprises a triangular area of overgrown land forming a small break between modern residential development to the north and east. The southern boundary is defined by a cul de sac lane with a rural character serving the residential area to the north west. The M27 lies south of the lane separated from it by significant vegetation. As such the site is well related to the existing development pattern. A redundant garage building lies on the northern boundary and there is some intervisibility with the houses beyond this boundary which are slightly lower than the site. Access is via a sloping gateway.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: strategic site</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: broad location</b>			
<b>Planning history</b>			
There is no known relevant planning history.			
<b>AVAILABILITY</b>			
The site is owned by the Council and therefore deemed potentially available for Gypsy and Traveller or Travelling Showpeople development.			
<b>SUITABILITY</b>			
<b>Planning policy</b>			
<p>The site is within the development boundary of Whiteley.          Joint Core Strategy (2013) policies: Policy CP5 - Sites for Gypsies, Travellers and Travelling Showpeople          Within 10km of several European ecological designations. Botley Wood &amp; Everett's &amp; Mushes Copses SSSI is 420m northeast. Various SINC and Ancient Woodland sites within 1km.</p>			
<b>Physical constraints</b>			
<p>Highways - Good visibility along straight road. Could be accessed quite easily with good quality but changeable width of country lane. Passing places and good visibility due to straight road.          The M27 is located to the south of the site, which is separated by significant vegetation, which helps to minimise noise pollution to any potential residents.</p>			
<b>Accessibility to services:</b>			
<b>Bus stop:</b> 0.5 km	<b>Primary school:</b> 0.3 km	<b>Shop (local centre):</b> 0.9 km	
<b>Train station:</b> 5.0 km	<b>Secondary school:</b> 2.2 km	<b>GP:</b> 5.1 km	
<b>Landscape Impacts</b>			
There is scope to accommodate a small development here (1 pitch) without significant adverse landscape or visual effects, subject to the protection of the surrounding vegetation which contains the site.			

## Other Potential Impacts

The site is adjacent existing residential properties, therefore any development could impact on the residential amenity of existing properties.

Ecology comments - Various ecological designations, as set out in the planning policy section. There are several records of dormice in the area. Records of roosting pipistrelle and brown long eared bat within the vicinity of the site. There are records of reptiles within habitat with connectivity to the site. Likely to be significant constraints associated with this site including the presence of woodland and suitable habitat for a range of protected species, notably dormouse, reptiles and roosting bats.

Archaeology comments - No known archaeological remains within site or its immediate vicinity (other than one find of prehistoric flints); this area has low archaeological and it is not envisaged that there would be any archaeological issues.

## ACHIEVABILITY

The availability is unconfirmed and therefore the site is identified as developable in the medium term. There are potential costs for mitigation measures relating to landscaping and ecology mitigation, with potential limitations to development due to ecology, which requires further investigation. There appear to be no reasons why the site could not be developed for a single Gypsy and Traveller pitch, either sold by the Council or rented to a Gypsy and Traveller family. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is owned by the Council and deemed potentially available for Gypsy and Traveller development. It is suitable for a single pitch Gypsy and Traveller site, subject to suitable landscape, ecology and highway mitigation measures put in place. Landscape mitigation and the design of the site should minimise any potential amenity impact on neighbouring residential properties.



## DELIVERY

### Potential Yield

2016 - 2021	0
2021 - 2025	1
2025 - 2030	0

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- ☐ New public site for development.
- ☒ New private site for development.
- ☐ Existing private site for either permanent authorisation, intensification or extension.
- ☐ Existing site requiring planning permission.

## **Appendix E    Design Templates**

# EXAMPLE OF 1-2 PITCH PRIVATE SITE (0.14 acres)

Use of existing landscaping (such as mature hedgerows) is desirable particularly if it encourages biodiversity (generally native species) and is low maintenance. It affords a good level of privacy and security without the defensive/hostile nature of gates, walls and fences. That said, each site will need to be designed with the appropriate security measures in mind as per the Police's 'Secure By Design' Principles. There will be considerable difference in these needs between urban and rural locations, for example.

There should be at least a 3m gap within the inside of all site perimeter boundaries and a 6m gap between combustible units, which includes caravans and mobile homes, though not amenity buildings if made out of non-combustible materials.

Government guidance suggests that amenity buildings should include:

- water closet (basin, toilet, bath/shower)
- (open plan) kitchen/dining/living area
- secure storage space for harmful substances/medicines
- enclosed storage for food, broom, washing/cleaning items
- space for cooker, fridge/freezer & washing machine

We suggest also that a large porch, veranda or other covered outdoor space would be useful given the limited indoor living space and the relatively high levels of cloud cover and precipitation in this country.

A secure/lockable shed should be provided for storage of things like bicycles and other large but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

Ideally sites would provide space play and/or food growing. In this instance this area of land could also accommodate a further pitch if necessary, though that would of course restrict the play and food growing to the small open space on each pitch.

Some families will also have need of grazing land for their horse(s). Minimum spaces are for 1 horse to 1 acre (or 0.5 acre for ponies or horses under 14.2 hands)

Living quarters should generally not be overlooked by neighbours so some further hedging may be necessary

Access routes will need to accommodate all vehicles that need access to the site. In this case tracking would need to be carried out to ensure that there is sufficient turning space (on hard standing if regularly moved) for a large mobile home. Standards for refuse and fire truck access will need to be met too. Again, in this case space for safe stopping only is needed as the site is small enough to ensure that distance to refuse collection points and hose length standards are met. These standards and others can be found in Building Regulations and Manual for Streets.

No.	Date	Appr	Revision Notes



