

Report to	<b>Planning Committee</b>
Date	<b>14 June 2018</b>
By	<b>Director of Planning</b>
Local Authority	<b>East Hampshire District Council</b>
Application Number	<b>SDNP/18/00440/CND &amp; SDNP/18/00441/CND</b>
Applicant	<b>Ms Penny Amer</b>
Application	<b>Application SDNP/18/00440/CND: Removal of conditions 2, 3 and 7 on planning consent SDNP/17/00873/CND to make the temporary planning permission permanent;</b> <b>Application SDNP/18/00441/CND: Removal of conditions 3 and 4 on planning consent SDNP/17/01406/FUL to make the temporary planning permission permanent.</b>
Address	<b>Half Acre, Hawkley Road, Liss, Hampshire, GU33 6JS</b>

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**Recommendation:**

- 1) That planning permission be granted for application reference SDNP/18/00440/CND subject to the conditions set out in Paragraph 10.1 of this report, and;**
  - 2) That planning permission be granted for application reference SDNP/18/00441/CND subject to the conditions set out in Paragraph 10.2 of this report.**
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**Executive Summary**

The application site currently has temporary planning permission (ref: SDNP/17/00873/CND) for a caravan site (for 2no. mobile homes), for two separate households (the Burrows family) until 2023. The extant permission is a personal permission to allow the Burrows family to reside at the site on a temporary basis due to the exceptional personal circumstances of the family and the lack of any alternative provision. Additionally, the site has temporary planning permission (also until 2023) for a utility dayroom building for purposes incidental to the residential occupation to support the health needs of Mrs Burrows and her daughter Ann Burrows in particular. Since the initial grant of temporary planning permission in 2007, three further temporary permissions (including the temporary permission under aforementioned permission SDNP/17/00873/CND) have been granted for the same exceptional reasons pending the allocation of traveller sites by the SDNPA via the emerging Local Plan, due for adoption in 2019.

The site in question is put forward as an allocation for a permanent Gypsy and Traveller site within the emerging South Downs Local Plan: Submission version. Having considered all material considerations, Officers recommended permanent permission for the previous approvals on the site with personal conditions to those named in the applications. However, Members determined that a further temporary permission be granted due to the limited weight that could be attached to the emerging Local Plan and the allocation policy at that time.

Under the current applications, the proposals remain the same as that applied for under the previous approvals in that a permanent use of the site is being applied for in conjunction with a utility dayroom that could remain on the site indefinitely. In addition to the proposed utility dayroom this would incorporate the provision of 2no. mobile homes on two permanent pitches to replace the 2no. existing mobile homes. The proposed layout is also identical to that proposed under the previous approvals.

Since the previous approvals however, there has been a change to the policy context in that the emerging Local Plan has now been submitted to the Secretary of State for examination, which now represents a further material consideration and gives the emerging Local Plan greater weight than when the previous applications were approved.

Having due regard to all material considerations, including the additional weight that can now be given to the emerging Local Plan since the last decision in December 2017, Officers recommend that the extant temporary permissions be made permanent, including the removal of the personal consent.

This application is placed before members due to the previous consideration of applications in relation to the site.

## **I. Site Description**

- 1.1 Half Acre lies on the eastern side of Hawkley Road, Liss, within a fairly flat open field that is sited to the north-east of Prouts Farm. Prouts Farm is a residential property located on the opposite side of Hawkley Road. The surrounding land consists mainly of fairly flat open countryside. The site lies between Liss to the east and Hawkley to the west.
- 1.2 The site abuts woodland to the north and is screened by dense hedging/trees along much of Hawkley Road along the western boundary. To the east lies an open field/grass paddock and to the south is a converted farm building used as offices. Immediately to the north of the site there is also a public right of way (PRoW). The PRoW connects with Hawkley Road and runs in an easterly direction parallel with the northern site boundary.
- 1.3 The site is well screened from Hawkley Road to the west and the site entrance is very discrete. However, it is possible to have views into the site from the PRoW to the north, despite the presence of mature trees and hedgerows. Development within the site is sited close to the northern boundary, which does detract locally from the character and amenity of the PRoW. Development close to this boundary includes a mobile home, a stable building and fencing. Longer distance views are possible from the PRoW to the east, which is sited approximately 280 metres away. However, some planting has been undertaken along the eastern site boundary, which does provide some visual containment at present.
- 1.4 The site is accessed from Hawkley Road. The internal access road runs in a north-westerly direction, which bends round to the east to lead into the northern part of the site, which currently contains 2no. mobile homes and a caravan in a yard area. The yard area is screened by 1.8 - 2m close boarded wooden fencing, which also contains a timber framed shed/stable building along the northern boundary.
- 1.5 The land immediately to the south of the yard area and to the east of the internal access road, which is also within the applicant's ownership, is currently used as a paddock area.
- 1.6 Surface water mapping indicates a concentrated flow pathway towards the site along Hawkley Road from the north-west.
- 1.7 Farewell Hanger is sited approximately 360 metres to the north-west of the site, which is designated Ancient Woodland, a Site of Importance for Nature Conservation (SINC) a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

## **2. Relevant Planning History**

- 2.1 The site has a long and detailed planning history stretching back to 1998. This is comprehensively set out in the previous Report (**Appendix 2**) and Update Sheet (**Appendix 4**) considered by the Committee in December 2017. However, for convenience the details of resolution of the two most recent applications are detailed below.

- 2.2 SDNP/17/00873/CND: Variation of conditions 1 and 2 of SDNP/13/04731/CND to make the temporary planning permission permanent. Temporary planning permission was granted on 20.12.2017 for six years. The permission included a personal consent for the site to be occupied exclusively by the Burrows family.
- 2.3 SDNP/17/01406/FUL: Construction of utility dayroom. Temporary planning permission was granted on 20.12.2017 for six years. The permission included a condition to ensure that the utility dayroom building be demolished when the premises cease to be occupied by the Burrows family, or at the end of the six years, whichever shall first occur.
- 2.4 The application site currently has temporary permission (ref: SDNP/17/00873/CND and SDNP/17/01406/FUL) for a caravan site (for 2no. mobile homes and a detached utility dayroom), for two households until December 2023, to be occupied solely by the Burrows family.
- 2.5 It is also important to note that following the sale of the land to the applicant, EHDC acting on behalf of the SDNPA obtained an injunction in the High Court on 11.06.2015. This forbids the land from being used for residential purposes by anyone else except those permitted through the extant planning permission. The injunction also prohibits any development of the land without the express grant of planning permission.

### 3. Proposal

- 3.1 The proposals remain exactly the same under the current applications as that applied for under the previous approvals in December 2017. The current applications seek to obtain a permanent use of the site for Gypsy and Traveller accommodation without the permission restricting the use of the site to a personal use. In addition, permission is sought for a permanent utility dayroom building in association with the use as a Gypsy and Traveller site.
- 3.2 Under current application reference **SDNP/18/00440/CND** the applicant seeks to **remove** conditions 2, 3 and 7 of application SDNP/17/00873/CND. The wording of the aforementioned conditions is as follows:
- 3.3 **Condition 2** of extant application reference **SDNP/17/00873/CND** stipulates:  
The occupation of the site hereby permitted shall be carried on only by Mr Michael Burrows, Mrs Susan Burrows, Joseph Burrows, Kelly Branford and their resident dependants, and shall be for a limited period of six years from the date of this decision to 20.12.2023.  
Reason: Due to the specific circumstances of the Burrows family.
- 3.4 **Condition 3** of extant application reference **SDNP/17/00873/CND** stipulates:  
When the premises cease to be occupied by Mr Michael Burrows, Mrs Susan Burrows, Joseph Burrows, Kelly Branford and their resident dependants, or at the end of six years, whichever shall first occur, the use hereby permitted shall cease, all caravans, vehicles, materials and equipment brought on to the premises in connection with the use shall be removed and the land restored to its former condition.  
Reason: Due to the specific circumstances of the Burrows family.
- 3.5 **Condition 7** of extant application reference **SDNP/17/00873/CND** stipulates:  
No more than one commercial vehicle shall be kept on the land for use by the occupiers of the caravans hereby permitted, and it shall not exceed 3.5 tonnes in weight.  
Reason: In the interest of the amenity of the area in accordance with policies CP20 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014.
- 3.6 Concurrent planning application reference SDNP/18/00441/CND (relating to the construction of a utility dayroom) is linked to the aforementioned removal of condition application to help support the increasing health needs of Susan and Ann Burrows.
- 3.7 Under application reference **SDNP/18/00441/CND** the applicant seeks to **remove** conditions 3 and 4 of application SDNP/17/01406/FUL. The wording of the aforementioned conditions are as follows:

- 3.8 **Condition 3** of extant application reference **SDNP/17/01406/FUL** stipulates:
- 3.9 The utility dayroom hereby approved shall be for a limited period of six years from the date of this decision to 20.12.2023.

Reason: Due to the specific circumstances of the Burrows family.

- 3.10 **Condition 4** of extant application reference **SDNP/17/01406/FUL** stipulates:

When the premises cease to be occupied by Mr Michael Burrows, Mrs Susan Burrows, Joseph Burrows, Kelly Branford and their resident dependants, or at the end of six years, whichever shall first occur, then within three months of this use ceasing, the building must be demolished and all materials associated with the building removed from the land and the land must, so far as is practicable, be restored to its former condition.

Reason: Due to the specific circumstances of the Burrows family.

- 3.11 To summarise, as per the extant temporary permissions on the site granted in December 2017, the following key points are still applicable to the current applications being considered:

- The significant health needs of Mrs Burrows require care from her family for support. Ann Burrows (daughter) also has health needs;
- Evidence demonstrates that there are no suitable alternative sites for the Burrows family to relocate to;
- The Burrows family have been resident on the site for over 10 years, relying heavily on local medical and educational facilities.

#### 4. Consultations

- 4.1 **Hawley Parish Council:** Objection to both applications (SDNP/18/00440/CND & SDNP/18/00441/CND).

- The new applications provide no new facts or evidence about the circumstances of the occupants, the site, nor the availability of other sites nor do they suggest any change in applicable law since the last refusal of permission, less than six months ago, (under SDNP/17/00873/CND and SDNP/17/01406/FUL). There is nothing in these applications that the SDNPA would not have been aware of when its Planning Committee refused permanent permission after careful deliberation in December 2017 and certainly nothing that should cause the SDNPA now to change that considered view.
- The Planning Statement accompanying the applications appears to be incomplete. It refers to some guidance that has either been withdrawn or superseded and there are references to Appendices which have not been appended. The paragraph numbering is not complete and there appears to be both missing and repeated paragraphs.
- The Planning Statement relies heavily on an assertion that the SDNPA has failed in its duty to demonstrate an up to-date 5 year supply of deliverable sites. This is despite the fact that PTTS 2015 provides National Parks with an express exemption from this requirement, one which anyway is only relevant in consideration of a grant of temporary permission. (Para 27 Footnote 9: 'There is no presumption that a temporary grant of planning permission ['i.e. one based upon and absence of a five year supply'.] should be granted permanently.').
- Hawley Parish Council has written several times in connection with this site and will not repeat earlier submissions. Rather, we refer you to our consultation responses dated 12 April 2017 under SDNP/17/00873//FUL and SDNP/17/01406/FUL which are available on your planning portal.
- Site drainage is an express concern identified by the SDNPA in considering allocation of this site in the draft Local Plan. The occupants appear to have addressed this by excavating a grip, or trench, draining the site through the hedgerow and out on to (and flooding and under- cutting the surface of) the adjacent Snailing Lane which recently was repaired by Hampshire Highways at considerable expense.

- Draining a residential site onto the highway in this manner should be a matter of concern for Hampshire Highways, EH Drainage and Flood Water Protection. Having read their consultation responses, we have concluded that they must be unaware of this arrangement. Please bring it to their attention. If it is the case that the site cannot be adequately drained without spilling it out onto and under cutting the highway's surface this is a matter of considerable concern - and it undermines one of the conditions for the site's proposed allocation in the draft SDNP Local Plan.
  - The Planning Statement submitted by the applicant suggests in para 50 that consultation in respect of the Local Plan is now closed - on the contrary, the process is on-going. We also refer you to our letter to the SNDPA commenting on the Draft Local Plan which we anticipate discussing with the Inspector in due course.
  - The basis of the SDNPA Planning Committee's decision making hitherto has been that the current personal circumstances of the occupants are more important than and temporarily override the acknowledged harm that the site does to the environment. That was the basis upon which the SDNPA Planning Committee agreed a temporary permission in December 2017. Less than 6 months have passed and yet the applicant has submitted these new applications with no new evidence nor new legislation that the Authority would not have considered at the time it refused permanent permission.
- 4.2 **Highways** - No objection to either of the submitted applications. No conditions recommended.
- 4.3 **Rights of Way** - No comments received for either of the applications.
- 4.4 **Flood and Water Management** - No comments due to the small scale of the development.
- 4.5 **Ecology** - No objection to either of the submitted applications.
- 4.6 **Gypsy Liaison Officer** - The comments from the previous applications are still applicable (SDNP/17/00873/CND & SDNP/17/01406/FUL), as follows
- With regards to the family resident on the land at Half Acre, I have been dealing with the Burrows family for some time now with respect to various planning applications that have been submitted over the years.
  - From previous enquiries I can verify that both Mr Michael Burrows and his wife Mrs Susan Burrows are of Romany Gypsy ethnicity.
  - It is in my opinion that any provision of a utility/dayroom on site would be of great benefit to Mrs Burrows and her daughter from an access and usability perspective due to their current physical ailments and medical requirements.
  - The Gypsy Liaison Officer at Surrey County Council has also confirmed that he has known the applicant (Penny Amer) for the last nineteen years and she is of Romany Gypsy ethnicity. Her family are well known in the local area.
- 4.7 **Environmental Health** - No comments received. However, the following comment was made under recently approved application references SDNP/17/00873/CND & SDNP/17/01406/FUL:
- In accordance with Caravan Sites Licensing, spacing between caravans and buildings should be a minimum of 6m and spacing between caravans and boundaries should be a minimum of 3m.
- 4.8 **Environmental Health Pollution** - No comments to make. However, the following comment was made under recently approved application references SDNP/17/00873/CND & SDNP/17/01406/FUL:
- No objections on noise and nuisance issues but a condition relating to details of any external lighting may be appropriate. The electrical supply should also be conditioned to control potential noise from generators.
- 4.9 **Drainage** - No drainage objections to either of the submitted applications.
- 4.10 **Landscape** - No objection to either of the submitted applications subject to conditions.

4.1.1 **Natural England** - No comments to make for either of the applications.

## 5. Representations

5.1 14 letters of objection have been received for application reference SDNP/18/00440/CND and 12 letters of objection have been received for application reference SDNP/18/00441/CND (utility dayroom).

- Significant impacts on the landscape, which is visible from the road and public byway
- The continued use of the site for residential accommodation is not in keeping with the spirit of the National Park to protect a valuable landscape.
- The report for application ref: 20245/029 states that 'the development causes serious harm to the South Downs National Park, contrary to the purpose of national and local policies to conserve and enhance the natural beauty of the landscape and countryside.
- A temporary permission (six years) was recently granted. This should not change under the current applications. There is no justification for granting permanent permission. Temporary permission should be granted until the health issues of the family have been sorted.
- The Burrows family were originally given temporary permission due to their individual circumstances at the time (largely due to the needs of a particular child). Such circumstances are not considered to be present with the current application and the child is now an adult.
- Walking along Snailing Lane has not been viable for over 10 years.
- The site has changed ownership and the current owner intends to increase the use of the site to become available for a greater number of Travellers
- If this application is approved it appears that Hawkley will be denied a village shop.
- The submitted Planning Statement is full of inaccuracies and inconsistencies with references old decisions. The agent has failed to provide any comment on the revised wording in paragraph 27 of the PPTS 2015, which provides an exception from the 5 year supply rule for sites in a National Park.
- As the current occupiers have ceased to travel permanently, they do not strictly meet the revised Traveller definition in paragraph 1 of Annex 1 of PPTS 2015.
- Ecology concerns.
- The occupants use Snailing Lane as a dump for their rubbish
- The use of this site for residential accommodation adds to the traffic volumes on a rural road, which is regularly used by horses and riders, cyclists and walkers

## 6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan comprises the **East Hampshire District Local Plan: Joint Core Strategy 2014** and the saved policies of the **East Hampshire District Local Plan: Second Review 2006**. The relevant policies are set out in section 7 below.

### National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

### National Planning Policy Framework and Circular 2010

6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF

states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

#### The South Downs Partnership Management Plan (PMP) 2013

- 6.4 The PMP outlines a vision and long term outcomes for the National Park, as well as 5 year policies and a continually updated Delivery Framework. It is a material consideration in the determination of the application. The following policies are relevant: 1, 3, 5 and 28.
- 6.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.

#### Other relevant guidance:

- Planning Policy for Traveller Sites (2015).
- SDNPA Gypsy, Traveller and Travelling Showpeople Background Paper (2018)
- Gypsy and Travellers Accommodation Assessment for East Hampshire (2017) Site Identification and Assessment Study undertaken on behalf of East Hampshire District, Winchester City Council and the South Downs National Park Authority (published 2016).
- European Convention on Human Rights as incorporated by the Human Rights Act 1998.
- Best Practice Guidance: Designing Gypsy and Traveller Sites (2008). This document was withdrawn by the Government in 2015. The guidance was not planning policy and was used for guidance purposes only. Therefore, this document is still useful guidance for the design of Gypsy and Traveller sites.

## **7. Planning Policy**

- 7.1 The relevant policies in the **East Hampshire District Local Plan: Joint Core Strategy (JCS) 2014** are:

- CPI – Presumption in favour of sustainable development
- CPI5 – Gypsies, Travellers and Travelling Showpeople
- CPI9 – Development in the countryside
- CP20 – Landscape
- CP21 – Biodiversity
- CP25 – Flood Risk
- CP27 – Pollution
- CP29 – Design
- CP31 – Transport

- 7.2 The relevant saved policies in the **East Hampshire District Local Plan: Second Review 2006** are:

- T2 – Public Transport Provision and Improvement

#### The South Downs Local Plan: Preferred Options

- 7.3 The Pre-Submission version of the South Downs Local Plan (2017) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation from 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Submission version of the Local Plan referenced below are currently afforded some weight. In the case of this allocation, the site in question has now been subject to a full consultation process. However, greater weight is afforded to the adopted EHDC JCS (2014) at this stage. The context in relation to this application is explored in more detail in section 8 of the report.

7.4 The relevant planning policies of the emerging SDNP Local Plan are:

- SD1: Sustainable Development
- SD2: Ecosystem Services
- SD4: Landscape Character
- SD5: Design
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD17: Protection of the Water Environment
- SD19: Transport and Accessibility
- SD33: Gypsies and Travellers and Travelling Showpeople
- SD49: Flood Risk Management
- SD50: Sustainable Drainage Systems
- SD54: Pollution and Air Quality
- SD75: Allocation Policy – Half Acre, Hawkley

## 8. Planning Assessment

8.1 The main issues for consideration with regard to these applications are as follows:

- Background information and the weight that should be given to the policies within the Submission version of the South Downs Local Plan.
- The principle of development, the need for Gypsy pitches and compliance with policy, Gypsy status and needs of the Burrows family, the suitability of the site.
- Current application SDNP/18/00440/CND - proposed removal of conditions 2, 3 and 7 of extant permission SDNP/17/00873/CND.
- Current application SDNP/18/00441/CND – proposed removal of conditions 3 and 4 of extant permission SDNP/17/01406/FUL.
- Remaining material considerations including the requirements of emerging allocation policy SD75, landscape and visual impact on the National Park, highways, ecology, surface water and drainage and the impact on the amenity of neighbouring properties.
- Human Rights.

### Background information and the weight that should be given to the policies within the Submission version of the South Downs Local Plan

8.2 At Planning Committee on 14 December 2017 members considered an application for a permanent consent (SDNP/17/00873/CND) in relation to the use of the land and the construction of a utility dayroom (SDNP/17/01406/FUL). Committee at this time determined to grant a six year temporary permission for both applications subject to conditions, including that the utility dayroom building be demolished and all caravans, vehicles, materials and equipment brought on to the premises in connection with the use be removed and the land restored to its former condition either when the premises cease to be occupied by the named occupants or at the end of the six years, whichever first occurs. For reference, the previous Committee report (December 2017) is attached at **Appendix 2**.

8.3 Under the previous extant applications, Officers recommended that planning permission to use the site on a permanent basis be granted on the basis that the permission was personal to the Burrows family, taking into account the personal circumstances of the family. Officer's had regard to the previous planning history on the site, including the original planning permission that was allowed at appeal by the Inspector in 2007 (ref: 20245/024) for a temporary period of three years.

8.4 Officer's considered that notwithstanding the Inspector's view that the use of the site would result in landscape harm, that the use of the site as a permanent Gypsy and Traveller site in addition to the construction of a utility day room building would have a limited and localised impact on the surrounding landscape character which, on balance, would be acceptable in landscape terms. Officers considered the limited landscape harm against other material considerations, which will be covered in more detail below, and considered the landscape



impact to be outweighed by the personal circumstances of the Burrows family, the educational needs of the children, the lack of any alternative site provision and the need for permanent pitches.

- 8.5 At Planning Committee in December 2017 members raised the following key points:
- Whether it would be possible to grant temporary permission given the status of the site within the emerging Local Plan;
  - Clarity sought regarding granting temporary permission and whether the site would automatically be deemed an allocated Gypsy and Traveller site if the current residents relocated.
- 8.6 In response to questions from the members, Officers advised that some weight had been given to the emerging Local Plan and that whilst there was an argument for temporary permission, the personal circumstances of the Burrows family would remain unchanged. Officers also recommended that a condition be imposed that specifically detailed those named within the application, including their dependents, meaning that the site would not automatically be deemed an allocated Gypsy and Traveller site if the current residents relocated.
- 8.7 At the time, Officers advised the Planning Committee that the recommended conditions meant that should the current residents relocate, or the families' current health problems are no longer an issue, then the use of the site could no longer be retained in the event that planning permission was granted. Given the status of the emerging Local Plan at that time, members considered that it would be more appropriate to grant a further temporary permission pending the outcome of the Local Plan examination. For ease of reference, the previous Committee meeting minutes (December 2017) are attached at **Appendix 3**.
- 8.8 Notwithstanding this, the Local Plan process has advanced since the previous Committee decision in that the Submission version of the South Downs Local Plan has now been submitted for examination to the Secretary of State. As such, greater weight can now be applied to the emerging policies within the South Downs Local Plan than at the time of the earlier approval.
- 8.9 Consideration must now be given to paragraph 216 of the NPPF, which states that 'from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
  - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)'.
- 8.10 Consideration therefore must be given to the level and nature of objections received. At the time the previous extant applications were determined, the emerging Local Plan had only been through one consultation exercise. However, the Local Plan has now been through a full consultation process, whereby only four responses were received to the allocation policy for Half Acre (policy SD75: Half Acre, Hawkley Road, Hawkley), most of which were objections. A summary of the main issues raised is provided below:
- Support for parts of the policy seeking protection of the BOAT 25 (adjoining footpath).
  - The allocation relates more to the lack of alternatives than the application of planning policy.
  - The previous approvals have only been granted on a temporary basis.
  - Landscape harm. Previous decisions refusing the development on the site should be considered.
  - Understand issues have been raised by other commentators about the completeness of information made available to the consultants undertaking the site study.
  - Noise, rubbish, disturbance from animals and impact on the use of the adjoining

footpath.

- The site is not in a sustainable location.
- Hedging surrounding the site can be removed.

8.11 Having considered the above, Officers consider that whilst the current Submission version of the Local Plan does not carry as much weight as when the plan is adopted, given the nature of objections received to the emerging policy it is unlikely that the allocation of this particular site is likely to change. As such, Officers consider that greater weight should now be given to the emerging Local Plan policies, including the allocation policy, than was applied to the previous decision in December 2017.

The principle of development, the need for Gypsy pitches and compliance with policy, Gypsy status and needs of the Burrows family, the suitability of the site:

8.12 Below is a summary of the outcomes of some of the key points considered in the Officer report for the earlier approvals on the site in December 2017, namely the principle of development, the need for Gypsy pitches and compliance with policy, Gypsy status and needs of the Burrows family and the suitability of the site.

Principle of development:

8.13 It was considered that Gypsy and Traveller sites are sometimes located within countryside locations and therefore, they may need to be considered to be an exception to the general restraint imposed on development located outside of settlement policy boundaries. This is clearly subject to other material considerations, such as the need for Gypsy pitches and other considerations such as landscape impact.

8.14 However, as is outlined above (paragraphs 8.9 and 8.10), the allocation of this site as a Gypsy and Traveller site has significantly advanced since the previous approvals for the reasons already given and this is a material consideration.

The need for Gypsy pitches and compliance with policy:

8.15 The previous report advised that in 2016 a site identification and assessment study was undertaken on behalf of East Hampshire District, Winchester City Council and the South Downs National Park Authority, as part of a wider piece of work looking at the potential for sites across the National Park. The sites that were considered to have potential have been included as allocated sites in the Submission version of the emerging South Downs Local Plan.

8.16 The plan now identifies that there is a need for 6 pitches in the East Hampshire area. However, the allocations within the emerging Local Plan would provide a total of 8 permanent pitches. If the Local Plan allocation policies are deliverable then the 5 year supply of deliverable sites within East Hampshire could be met. Notwithstanding this, there are still some areas across the National Park where there is an unmet need.

Gypsy status and needs of the Burrows family:

8.17 It has already been confirmed that the Burrows family are of Romany Gypsy ethnicity and Officers are satisfied that the Burrows family would fall within the current definition of a Gypsy and Traveller, as is outlined within the PPTS (215).

8.18 Officers still consider that the individual needs and circumstances of the Burrows family, particularly those of Mrs Susan Burrows and Ann Burrows are a material consideration in the determination of the current applications. It was also previously acknowledged under the extant applications that a settled base with a utility dayroom would provide continuity to health care and schooling for the Burrows family. Moreover, there are no alternative sites locally that any of the family members may currently relocate to.

The suitability of the site:

8.19 Officers previously raised some concerns as to whether the size of the site was adequate for a third mobile home in the future, in accordance with the requirements of the emerging allocation policy in the South Downs Local Plan. It was previously determined that the site would be suitable for two Gypsy and Traveller pitches and a detached utility dayroom. The

current application also comprises two pitches and dayroom.

- 8.20 Officers consider that the site is not located in a sustainable location, which is a requirement of adopted JCS policy CP15. However, it was previously accepted by the Inspector in 2007 that ‘sustainability should not only be considered in terms of transport and distances from services, but also the provision of a settled base that reduces the need for long-distance travelling, the possible environmental damage caused by unauthorised encampment, and the benefits from access to health services and education’.
- 8.21 The previous determination considered that the development would offer the Burrows family a settled base in line with the factors identified by the Inspector. Officers still maintain this view.

Current application SDNP/18/00440/CND - proposed removal of conditions 2, 3 and 7 of extant permission SDNP/17/00873/CND:

- 8.22 Given the increased weight that can now be given to the Submission version of the emerging Local Plan, which includes the allocation of the Half Acre site, in addition to taking into account all material planning considerations including the previous decision in particular (December 2017), and having regard to the limited landscape impact which is addressed in more detail below, Officers consider that planning permission should be granted for the use of the site as a Gypsy and Traveller site on a permanent basis and that the personal permissions should not be re-imposed.
- 8.23 As such, it is considered that conditions 2 and 3 be removed to allow a more general restriction relating to occupancy of the site by Gypsies and Travellers who fulfil the current definition.
- 8.24 With regards to condition 7, Officers consider that this condition should be varied to allow no more than one commercial vehicle per pitch, instead of per site, which would be less restrictive. It is considered that one additional commercial vehicle on the site would not significantly impact on the landscape character. Moreover, as some of the occupiers of both pitches do work it is considered unreasonable to prevent them from doing so by restricting the number of commercial vehicles to one for the whole site.

Current application SDNP/18/00441/CND – proposed removal of conditions 3 and 4 of extant permission SDNP/17/01406/FUL:

- 8.25 Under the aforementioned extant permission Officers previously considered that the permanent use of the site as a Gypsy and Traveller site, including the construction of a utility dayroom building, would not result in significant harm to the character and appearance of the surrounding area. Additionally, it was considered by Officers that the utility dayroom, which would be ancillary to the use of the land as a Gypsy and Traveller site, would also help to support the increasing health needs of Mrs Susan Burrows and Ann Burrows (the daughter of Susan Burrows). On this basis, permanent permission was recommended subject to the attachment of conditions, including a condition stipulating that the building be demolished and the land restored within three months of the date of the use ceasing.
- 8.26 At Planning Committee, an additional condition was imposed to dictate that the utility building would also be used for a limited period of six years only.
- 8.27 Notwithstanding the previous recommendation of Members, for the reasons outlined within this report and the limited visual harm, Officers consider that conditions 3 and 4 should also be removed.

Remaining material considerations including the requirements of emerging allocation policy SD75, landscape and visual impact on the National Park, highways, ecology, surface water and drainage and the impact on the amenity of neighbouring properties:

- 8.28 The remaining material considerations are considered to be as follows:
- The requirements of emerging allocation policy SD75
  - Landscape and visual impact on the National Park
  - Highways

- Ecology
- Surface water and drainage
- Impact on the amenity of neighbouring properties.

The requirements of emerging allocation policy SD75:

- 8.29 Emerging allocation policy SD75 stipulates that planning permission will be granted for the development of 3 permanent Gypsy and Traveller pitches provided that proposals can meet the site specific development requirements listed under points 1 and 2. In summary, the policy requirements require proposals to satisfactorily demonstrate that surface water drainage and foul drainage can be controlled on site, that the built form can be sited away from the road frontage and that sufficient space is provided for vehicles to turn around within the site, that the amenity of the adjacent PRoW is protected and the hedging surrounding the site is retained and that the development should be occupied by those who fulfil the definition of a Gypsy or Traveller.
- 8.30 Officers previously considered that the extant schemes would comply with the policy requirements under SD75 of the emerging Local Plan subject to the attachment of conditions. The view of Officers remains unchanged under the current applications.
- 8.31 The emerging allocation policy does also require the submission of the following documents to support any development proposals on the site, which will be covered in more detail below:
- Foul Sewerage and Utilities Assessment
  - Lighting Assessment
  - Project Level Habitats Regulations Assessment
  - Flood Risk Assessment

Landscape and visual impact on the National Park:

- 8.32 Landscape impact was considered in some detail in the previous report to Planning Committee in December 2017, which is attached at **Appendix 2**.
- 8.33 Officers previously considered that the proposed development would have a very limited and localised effect on the landscape character and therefore on balance, the proposed development, including the utility dayroom, would not result in significant harm to the character and appearance of the surrounding area, subject to the imposition of suitable landscaping conditions, particularly along the northern and western boundaries of the site, as well as conditioning materials and lighting.
- 8.34 The proposals remain the same under the current applications as they did for the previous approvals on the site, including the layout of the built form. As such, Officers still maintain that the proposed development would be acceptable in landscape terms subject to conditions.

Highways:

- 8.35 Highways previously raised no objections to the approved applications and no objections have been raised to the current applications. On this basis, the access arrangements are considered to be acceptable in highway terms.
- 8.36 Hawkley Parish Council have objected to both applications on a number of grounds, including that the occupants appear to have drained the residential site onto the highway and therefore the Parish Council requested that this be brought to the attention of HCC Highways and EH Drainage. Highways have responded advising that the surface water drainage condition from the extant permission (SDNP/17/00873/CND) should however be reattached to the current application (SDNP/18/00440/CND). The matter of drainage will be considered in more detail below.

Ecology:

- 8.37 The application site is located within the Wealden Heath SPA 5km buffer and the aforementioned site identification and assessment study (2016) does ascertain that the north-west corner of the site includes Priority Habitat 'Lowland Mixed Deciduous

Woodland'. The site is therefore likely to support foraging/commuting/flying bats and lighting has been identified as a consideration.

- 8.38 As per the previous applications, the current applications have not been accompanied with an Ecological Assessment. However, the proposed development does not encroach into the surrounding areas of woodland. Natural England and the County Ecologist have been consulted and as advised previously, Natural England have raised no comments on either of the applications currently under consideration. The County Ecologist has also advised once more that neither of the applications are likely to result in ecological impacts and therefore no objections have been raised.
- 8.39 Officers previously considered that the attachment of appropriate lighting conditions would be sufficient and necessary to ensure that the proposals do not have an adverse impact on foraging and commuting patterns of any bats within the vicinity, in addition to conditioning the retention of the existing trees/hedging, particularly along the northern and western boundaries.
- 8.40 Reference was made within the previous Committee report to the requirement to submit a Project Level Habitats Regulations Assessment under allocation policy SD75 of the emerging Local Plan, given the location of the site within the Wealden Heath SPA 5km buffer. However, it was considered at the time that the relatively small-scale site is in existing use, the yard area is hard surfaced (mixed flint gravel with areas of concrete) and given the scale of development proposed compared to what is already on the site in addition to the proposed utility dayroom being sited away from the wooded area, that the impacts would be considered to be insignificant and as such a Habitats Regulations Assessment was not required. Officers still maintain that it is unlikely that any ecological impacts would result subject to the attachment of conditions from the extant permissions.

#### Surface water and drainage:

- 8.41 The application site is situated in a low risk flood area and is not located within 20 metres of a main river and therefore the submission of a Flood Risk Assessment was not considered to be necessary under the previous applications as is required under allocation policy SD75 of the emerging Local Plan. Officers also had regard to the fact that the emerging Local Plan could only be afforded modest weight at that time.
- 8.42 Notwithstanding the surface water flow pathway towards the site from the northwest, the Drainage Officer previously raised no objections subject to the submission of further details of foul and surface water to be secured by conditions. His view remains the same under the current applications.
- 8.43 Based on the information provided above and the Drainage Officer's response, Officers also do not consider the submission of a Foul sewerage and utilities assessment to be necessary in this instance given that this issue could be addressed through conditions.
- 8.44 The concerns raised by Hawkley Parish Council in relation to site drainage have been brought to the attention of the Drainage Officer, however the Drainage Officer has advised that the drainage condition attached to the extant permission will suffice.

#### Impact on the amenity of neighbouring properties:

- 8.45 Officers previously accepted that the proposals would be sufficiently distanced, orientated and designed so as to have no significant effect on the amenities of the neighbouring properties, in particular to outlook, privacy or available light. A condition to control potential noise from generators was recommended however. In the event that the current applications are supported Officers recommend that the aforementioned condition is reattached.

#### Human Rights:

- 8.46 As previously considered, the assessment of this application has been carried out without prejudice or discrimination and it is not considered that the proposals would interfere with Human Rights.
- 8.47 During the assessment of the applications and in addition to considering Human Rights, the

Local Planning Authority has also had full regard to its obligations under the United Nations Convention on the Rights of the Child, including Article 3 as well as the Public Sector Equality Duty (PSED) contained in the Equality Act 2010.

## **9. Conclusion**

- 9.1 The material considerations are finely balanced in this case. The more recent Committee decision to issue a further temporary permission on the site (for six years) instead of issuing a permanent consent was a recognition of the fact that the emerging South Downs Local Plan was at a relatively early stage and had not been submitted to the Secretary of State for examination.
- 9.2 The submission of the emerging South Downs Local Plan to the Government at the end of April 2018 is however a significant step forward meaning that greater weight can now be given to the emerging policies than before.
- 9.3 Officers still consider that the limited landscape harm does have to be balanced against other material considerations and in this instance, the landscape impact is considered to be outweighed by the personal circumstances of the Burrows family, the educational needs of the children and the lack of any alternative site provision, which are key. Although Officers accept that the emerging policies do not hold as much weight at present as they will when the South Downs Local Plan is adopted, the emerging policies, including the site allocation policy, have now been through a full public consultation and the recommendation of Officers to grant permanent permission for the current applications is in full knowledge of all material planning considerations, including the number and nature of objections received to the emerging allocation policy.
- 9.4 In terms of appropriate conditions, it is proposed to apply a condition restricting the use of the site to Gypsies/Travellers only.
- 9.5 The applications are therefore recommended for approval subject to conditions as set out in paragraphs 10.1 and 10.2 below.

## **10. Reason for Recommendation**

- 10.1 It is recommended that planning permission be granted for Planning Application SDNP/18/00440/CND subject to the following conditions:
1. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading “Plans Referred to in Consideration of this Application”.  
Reason: For the avoidance of doubt and in the interests of proper planning.
  2. The site shall not be occupied by any person other than Gypsies and Travellers as defined in Annex I of the Planning Policy for Traveller Sites (2015).  
Reason: The site is in an area where the stationing of caravans/mobile homes is not normally permitted and an exception has been made to provide accommodation solely for Gypsies and Travellers who satisfy these requirements, having regard to the National Planning Policy Framework 2012 and the accompanying Planning Policy for Travellers Sites 2015.
  3. There shall be no more than 2 pitches on the site and on each of the pitches no more than one mobile home/static caravan shall be stationed at any time.  
Reason: To control the level of residential use on the land in the interests of amenity in accordance with policies CP20 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014 and emerging policies SD4 and SD54 of the Submission version of the emerging South Downs Local Plan (2017)
  4. No caravan or associated structure shall be stationed outside the area of the existing compound shown on drawing number TDA.2180.01 (Site Layout and Detailed Landscape Proposals) showing the site layout.  
Reason: In the interests of amenity of the area in accordance with policies CP20 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014 and emerging

policies SD4 and SD54 of the Submission version of the emerging South Downs Local Plan (2017)

5. No commercial activity, including the storage of materials or plant relating to a commercial activity, shall take place within the area of the existing compound shown on drawing number TDA.2180.01, nor on the remainder of the site in the applicant's ownership and occupation, except activities associated with the keeping and breeding of horses.

Reason: In the interests of amenity of the area in accordance with policies CP20 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014 and emerging policies SD4 and SD54 of the Submission version of the emerging South Downs Local Plan (2017).

6. No more than one commercial vehicle per pitch shall be kept on the land for use by the occupiers of the 2no. caravans hereby permitted, and they shall not exceed 3.5 tonnes in weight.

Reason: In the interest of the amenity of the area in accordance with policies CP20 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014 and emerging policies SD4 and SD54 of the Submission version of the emerging South Downs Local Plan (2017).

7. Prior to the installation of any external lighting within the site, details of the external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To prevent light pollution and in the interests of the amenity of the area in accordance with policies CP20 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014, emerging policies SD4, SD8 and SD54 of the Submission version of the emerging South Downs Local Plan (2017), the National Planning Policy Framework (2012) and the First Purpose of a National Park.

8. Within 2 months of the grant of planning permission details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding and shall address the identified surface water pathways that flow towards the site from the north-west. The development shall be carried out in accordance with the approved details within 2 months of the scheme being approved and shall be retained thereafter.

Reason: To ensure adequate provision for drainage in accordance with policies CP25 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014, emerging policies SD17, SD49 and SD50 of the Submission version of the emerging South Downs Local Plan (2017), the National Planning Policy Framework (2012) and the First Purpose of a National Park.

Note: The applicant is requested to contact the Council's Drainage Consultant as soon as possible regarding the above condition.

9. Within 2 months of the grant of planning permission details of a scheme to prevent surface water from the site discharging on to the adjacent highway shall be submitted for approval in writing to the Planning Authority. The works shall be carried out in accordance with the approved details within 2 months of the scheme being approved and shall be retained thereafter.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in accordance with policies CP25 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014, emerging policies SD17, SD49 and SD50 of the Submission version of the emerging South Downs Local Plan (2017), the National Planning Policy Framework (2012) and the First Purpose of a National Park.

10. No electricity generators shall be used on the site until such details have been submitted to and approved in writing by the Local Planning Authority. Any generators shall be installed, operated, and maintained in accordance with the approved details.
- Reason: To ensure that the amenity of the area is not detrimentally affected by the use of the site in accordance with policy CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014 and emerging policy SD54 of the Submission version of the emerging South Downs Local Plan (2017),
11. Any close boarded wooden fence panels that are either removed or fall down shall be reinstated with chestnut cleft fencing of the same height to be more landscape sensitive. The wooden fencing along the boundary of the site shall thereafter be retained and maintained in this position for the lifetime of the planning permission.
- Reason: In the interest of amenity and to define the application site in accordance with policy CP20 of the East Hampshire District Local Plan: Joint Core Strategy 2014, emerging policy SD4 of the Submission version of the emerging South Downs Local Plan (2017), the National Planning Policy Framework (2012) and the First Purpose of a National Park.
12. Within 2 months of the grant of planning permission, details of a scheme to include further tree and hedge planting along the northern and western site boundaries fronting Hawkley Road and the public right of way respectively, shall be submitted to and approved in writing by the Local Planning Authority to help reinforce these vegetated boundaries. Details of planting proposed along the eastern site boundary shall also be submitted for approval. The planting shall be carried out during the first planting season following the installation of the first mobile home and thereafter any plan/tree which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of a similar type and size, unless otherwise agreed in writing by the Local Planning Authority. All new planting shall be locally appropriate native species suitable for pollinating species.
- Reason: To achieve an appropriate landscaping scheme to provide suitable screening from the main vantage points, in accordance with policy CP20 of the East Hampshire District Local Plan: Joint Core Strategy 2014, emerging policy SD4 of the Submission version of the emerging South Downs Local Plan (2017), the National Planning Policy Framework (2012) and the First Purpose of a National Park.
13. The trees/hedging along the northern and western site boundaries (within the applicants ownership) fronting Hawkley Road and the public right of way respectively, shall be retained at all times unless the written permission of the Local Planning Authority is first obtained.
- Reason: In the interests of amenity and the landscape and due to their ecological value in accordance with policies CP20 and CP21 of the East Hampshire District Local Plan: Joint Core Strategy 2014, emerging policies SD4 and SD11 of the Submission version of the emerging South Downs Local Plan (2017), the National Planning Policy Framework (2012) and the First Purpose of a National Park.

#### Informatives

1. The applicant is advised that this consent does not override any obligations in respect of protected species under the relevant wildlife legislation. In particular, it is an offence to disturb nesting birds or roosting bats which are protected species under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. It is a criminal offence to wilfully cause harm to either. If you suspect that the development will disturb any protected species, or protected species are encountered during construction, works must stop immediately and advice should be sought from Natural England or a professional ecologist before proceeding.
2. When submitting details for approval, it is requested that a report from a competent Lighting Professional is provided in regard to condition 9.



3. The applicant is requested to contact the East Hampshire Council's Drainage Consultant as soon as possible regarding conditions 10 and 11.
4. The applicant is advised that a licence under the Caravan Sites and Control of Development Act 1960 is likely to be required for the site. For further information contact Environmental Health on 01420 234360

10.2 It is recommended that planning permission be granted for Planning Application SDNP/18/00441/CND subject to the following conditions:

1. The application hereby permitted shall be begun before 20 December 2020, three years from the date of the original planning permission (reference SDNP/17/01406/FUL).

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)/to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The utility dayroom shall be laid out in accordance with the site layout plan (drawing number TDA.2180.01.

Reason: To control the level of residential use on the and in the interests of amenity in accordance with policy CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014 and emerging policy SD54 of the Submission version of the emerging South Downs Local Plan (2017),

4. No development shall commence unless and until a schedule of materials and samples of such materials (including sample panels of sufficient size as to allow landscape assessment from a distance) and finishes and colours to be used for external walls and roofs of the proposed utility dayroom building, have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: In the interests of amenity and the landscape in accordance with policy CP20 of the East Hampshire District Local Plan: Joint Core Strategy 2014, emerging policy SD4 of the Submission version of the emerging South Downs Local Plan (2017), the National Planning Policy Framework (2012) and the First Purpose of a National Park.

5. The utility dayroom hereby approved shall be used for purposes incidental to the residential occupation and enjoyment of the site and shall not at any time be used as self-contained residential accommodation.

Reason: In the interest of the amenities of the area, in accordance with policies CP20 and CP27 of the East Hampshire District Local Plan: Joint Core Strategy 2014, emerging policies SD4 and SD54 of the Submission version of the emerging South Downs Local Plan (2017), the National Planning Policy Framework (2012) and the First Purpose of a National Park.

## **11. Crime and Disorder Implication**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

## 14. Proactive Working

14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

### TIM SLANEY

#### Director of Planning

#### South Downs National Park Authority

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email: [victoria.corrigan@southdowns.gov.uk](mailto:victoria.corrigan@southdowns.gov.uk)

#### Appendices

1. Site Location Map
2. Applications SDNP/17/00873/CND & SDNP/17/01406/FUL – Committee report (December 2017)
3. Applications SDNP/17/00873/CND & SDNP/17/01406/FUL – Committee meeting minutes (December 2017)
4. Planning Committee Update Sheet December 2017

#### SDNPA

#### Consultees

#### Background Documents

Legal Services, Development Manager, Director of Planning.

All planning application plans, supporting documents, consultations and third party responses

<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P32CLTTU0MU00>

<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P32E1BTU0MU00>

National Planning Policy Framework (2012)  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

Planning Policy for Traveller Sites (2015)

<https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

South Downs National Park Partnership Management Plan 2013

<https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>

East Hampshire District Local Plan Part I – Joint Core Strategy 2014

<http://www.easthants.gov.uk/planning-policy/local-plan>

East Hampshire District Local Plan: Second Review 2006

<http://www.easthants.gov.uk/planning-policy/local-plan>

Gypsy, Traveller and Travelling Showpeople Background Paper 2016

<https://www.southdowns.gov.uk/wp-content/uploads/2017/02/Gypsy-Traveller-and-Travelling-Showpeople-Background-Paper-Appendices.pdf>

Site Assessment Study (on behalf of East Hampshire District Council, South Downs National Park Authority, Winchester City Council) 2016

<https://www.southdowns.gov.uk/wp-content/uploads/2015/12/GT-Site-Assessment-Study.pdf>

Submission version of the emerging South Downs Local Plan

<https://www.southdowns.gov.uk/planning/national-park-local-plan/>

Site Location Map



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