

The East Hampshire District Local Plan: Draft Joint Wealden Heaths Phase II Special Protection Area Supplementary Planning Document (SPD)

Regulation 12 Town and Country Planning (Local Development) (England) Regulations 2012

Persons consulted when preparing the supplementary planning document

The Draft Wealden Heaths Special Protection Area SPD was subject to public consultation for a period of 8 weeks between 22 January 2018 and 19 March 2018. Copies of the draft document and supporting information (namely a Strategic Environmental Assessment and Habitats Regulations Assessment Screening, Equalities Impact Assessment and the Statement of Matters and Availability (see Appendix 1) were made available to view at the following locations during opening hours:

- East Hampshire District Council Offices
- Alton Information Office
- Bordon Information Office
- Bramshott and Liphook Parish Office
- Horndean Parish Office
- Alton Library
- Bordon Library
- Horndean Library
- Liphook Library
- Petersfield Library

The SPD and supporting information was also made available to view online at:

<https://www.easthants.gov.uk/planning-policy-consultations>

<https://www.easthants.gov.uk/draft-wealden-heaths-phase-ii-special-protection-area-spd>

(see Appendix 2 and Appendix 3).

Representations were invited via our online consultation portal, post or via email.

Documents available on the Council's Local Plan Consultation Portal

The Draft SPD was available to view online using our consultation portal. The portal enables users to submit comments on the document as they read it. The consultation portal can be accessed from the following link:

<https://easthants.jdi-consult.net/localplan/>

Consultation letters and emails

The Council notified all registered members on the East Hampshire District Local Plan consultation database. The database covers a wide range of stakeholders including local residents, businesses, and statutory bodies. In total, there are approximately 1,100 contacts on the database. The majority of members were contacted via email (see Appendix 4) and those without an email address were contacted via post (see Appendix 5).

Documents available on the Council's website

Copies of the Consultation Draft SPD, the Statement of SPD Matters and Availability, the Strategic Environmental Assessment and Habitats Regulations Assessment Screening

Assessment; and Equalities Impact Assessment were made available to view/download on the Council's website at:

<https://www.easthants.gov.uk/draft-wealden-heaths-phase-ii-special-protection-area-spd>

Summary of the main issues raised by those persons

A total of 23 individuals and organisations responded to the draft SPD. The comments made are summarised in the schedule attached as Appendix 6.

Responses were received from a number of statutory consultees, although only three organisations provided detailed comments on the consultation document which are summarised below:

- Hampshire and Isle of Wight Wildlife Trust: Consider a more restrictive approach to residential development within 400m of the Wealden Heaths Phase II Special Protection Area should be applied.
- Natural England: No objection to safeguarding. Consider that the safeguarded capacity should only be used if the accompanying HRA demonstrates that the this need can not be met outside the 400m zone.
- Royal Society for the Protection of Birds (RSPB): Consider a more restrictive approach to residential development within 400m of the Wealden Heaths Phase II Special Protection Area should be applied.

In addition, responses were received from four Parish Councils, local groups / societies and individuals. The key response themes are summarised below:

- Concern that the SPD does not provide appropriate protection for the SPA
- There should be a prohibition on net new dwellings within the 400m zone
- Brownfield sites should be developed first rather than land within 400m of the SPA
- Once 43 dwellings have been permitted no further residential development should be permitted
- The windfall allowance figure is too low
- Request for definitions of permanent plots and permanent pitches to be added to the glossary.

How those issues have been addressed in the supplementary planning document

The Officer comments relating to these concerns and how they have been addressed in the final version of the SPD can be found in Appendix 6.

Appendix 1: Statement of SPD Matters and Availability

The East Hampshire District Local Plan: Joint Wealden Heaths Phase II Special Protection Area Supplementary Planning Document (SPD)

Statement of SPD Matters and Availability

Regulation 12 Town and Country Planning (Local Development) (England) Regulations 2012

Title: Consultation Draft Joint Wealden Heaths Phase II Special Protection Area Supplementary Planning Document

Area Covered: This document has been jointly prepared with the South Downs National Park Authority (SDNPA) and therefore covers all parts of East Hampshire District.

Subject Matter: The document provides guidance for applicants where development proposals will result in a net increase in residential development (including Traveller Accommodation) within 400 metres of the Wealden Heaths Phase II Special Protection Area (SPA). The document sets out the approach that East Hampshire District Council ("the Council") and the South Downs National Park Authority ("the SDNPA") will take to help meet the need for Gypsy, Traveller and Travelling Showpeople accommodation and rural affordable housing exception sites as this need cannot be met solely outside of the 400 metre buffer zone.

Representation Period: The draft document is available for public consultation for a period of eight weeks between **22 January 2018** and **5pm on 19 March 2018**.

Copies of the draft documents and the supporting information are available to view at the following locations:

Online at:
<http://www.easthants.gov.uk/planning-policy/consultation>

At all times

East Hampshire District Council
Penns Place, Petersfield
GU31 4EX

Monday - Friday
09:00 – 17:00

Alton Information Office, 7 Cross and Pillory
Lane GU34 1HL

Monday – Friday
09:00 – 16:30 (closed 13:00-13:30)
Saturdays 09:30-12:00

Bordon Information Office,
Forest Community Centre
GU35 0BS

Monday – Friday
09:00 – 16:45 (closed 13:00-13:30)

Agenda Item 12 Report PC49/18 Appendix I
Consultation Statement

| | |
|--|---|
| Woodlands Community Hall, Larch Road, Headley Down, GU35 8AS | Monday – Wednesday 09:00 – 16:30 |
| Bramshott and Liphook Parish Office, The Haskell Centre, Midhurst Road GU30 7TN | Monday – Friday 10:00 – 16:00 (closed 13:00-14:00) |
| Horndean Parish Office, Tyfield House, Blendworth Lane PO8 0AA | Monday to Friday 09:00 – 16:30 |
| Local Libraries at Alton, Bordon, Horndean, Liphook and Petersfield | During normal opening times |

Representations to be sent to: Representations to the consultation draft Supplementary Planning Document can be made in writing using one of the following methods:

Through our online portal: <http://easthants.jdi-consult.net/localplan/>

By email: localplan@easthants.gov.uk

By writing in person to:


Planning Policy
East Hampshire District Council,
Penns Place,
Petersfield,
Hampshire, GU31 4EX

Adoption Notification: if you wish to be notified of the adoption of the Joint Wealden Heaths Phase II Special Protection Area SPD, please request this as part of your submissions.

Appendix 2: Planning Policy Consultation Webpage

An EHDC advertisement. Supporting local businesses.

[Planning services](#) » [Planning policy](#)

|  Consultation |
|--|
| > Draft Wealden Heaths Phase II Special Protection Area SPD |
| > Draft Vehicle Parking Standards SPD |
| > Draft Residential Extensions & Householder Development SPD |
| > Local Planning Application Requirements |

The Planning Service at East Hampshire District Council is currently consulting on the following four documents

- [Draft Wealden Heaths Phase II Special Protection Area SPD](#)
- [Draft Vehicle Parking Standards SPD](#)
- [Draft Residential Development and Householder Extensions SPD](#)
- [Local Planning Application Requirements](#)

Supplementary Planning Documents

The council is currently consulting on the three Supplementary Planning Documents (SPDs):

- [Draft Wealden Heaths Phase II Special Protection Area SPD](#)
- [Draft Vehicle Parking Standards SPD](#)
- [Draft Residential Development and Householder Extensions SPD](#)

Further information on how to respond to the consultations and electronic copies of each of the draft Supplementary Planning documents and supporting information can be accessed using the links above.

It is important to note that only those representations that are made in writing and are received by the council within the consultation period will be considered. Comments received during this consultation cannot be treated as confidential. Responses will be published on the Council's website, together with the name and/or organisation name of the respondent.

Local Planning Application Requirements

The council is currently consulting on an update to its Local Planning Application Requirements document which sets out the planning authority's policy on the information which must be provided in support of all planning application types, for the council to determine their validity. It is important to note that this draft document does not apply to development located within the South Downs National Park Authority (SDNPA).

Further information on how to respond to the consultation and electronic copies of the supporting documentation be accessed using the links above.

It is important to note that only those representations that are made in writing and are received by the council within the eight week period ending at 5pm on Monday 29 January 2018 will be considered.

If you want to be kept informed on consultations from the Planning Policy team please email your contact details to localplan@easthants.gov.uk to be added to our database.

Live help

Live help is currently unavailable, we are sorry for any inconvenience caused.



Planning maps

 [Interactive map](#)

View planning policy boundaries and other map based information


Related Pages

[Planning policy](#)

Email alerts




Appendix 3: Draft Joint Wealden Heaths Phase II Special Protection Area Planning Document Webpage



www.easthants.gov.uk/draft-wealden-heaths-phase-ii-special-protection-area-spd

Site search (keywords or phrases)



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Draft Wealden Heaths Phase II Special Protection Area SPD

The draft Wealden Heaths Phase II Special Protection Area Supplementary Planning Document provides guidance for applicants where development proposals will result in a net increase in residential development (including Traveller Accommodation) within 400 metres of the Wealden Heaths Phase II Special Protection Area (SPA). The document sets out the approach that East Hampshire District Council ("the Council") and the South Downs National Park Authority ("the SDNPA") will take to help meet the need for Gypsy, Traveller and Travelling Showpeople accommodation and rural affordable housing exception sites as this need cannot be met solely outside of the 400 metre buffer zone.

Comments are now invited from all interested persons on the draft document and its suitability for informing future planning decisions in East Hampshire District (including those parts of the district located within the South Downs National Park Authority).

The draft Wealden Heaths Phase II Supplementary Planning Document, Statement of SPD Matters and Availability, SEA/SA Screening and Environmental Impact Assessment can be accessed as follows:

- [Statement of Matters and Availability](#) (pdf 153 kb)
- [Draft Wealden Heaths Phase II SPA SPD](#) (pdf 985 kb)
- [SEA/HRA Screening Statement](#) (pdf 455 kb)
- [Equality Impact Assessment](#) (pdf 204 kb)

It is important to note that only those representations that are made in writing and are received by the Council within the eight week period ending at 5pm on Monday 19 March 2018 will be considered.


Representations to the consultation draft Supplementary Planning Document can be made in writing using one of the following methods:

Through our [online portal](#) or by email to localplan@easthants.gov.uk.


Alternatively you can write to us in person: *Planning Policy, East Hampshire District Council, Penns Place, Petersfield, Hampshire, GU31 4EX*

Live help

Live help is currently unavailable, we are sorry for any inconvenience caused.



Email alerts



More from East Hampshire

Appendix 4: Email to Consultees

Email subject: Consultation Draft Joint Wealden Heaths Phase II Special Protection Area Supplementary Planning Document

Dear Sir/Madam,

We are contacting you to inform you that East Hampshire District Council is currently consulting on the Draft Wealden Heaths Phase II Special Protection Area (SPA) Supplementary Planning Document (SPD). The document provides guidance for applicants where development proposals will result in a net increase in residential development (including Traveller Accommodation) within 400 metres of the Wealden Heaths Phase II Special Protection Area (SPA).

The document sets out the approach that the Council and the South Downs National Park Authority (SDNPA) will take to help meet the needs for residential uses where the need cannot be met solely outside of the 400 metre buffer zone. It also sets out the circumstances when planning permission is likely to be refused for development within 400 metres of the Wealden Heaths Phase II SPA.

We would therefore welcome your comments on the Consultation Draft Supplementary Planning Documents. The eight week consultation period will commence on **Monday 22 January 2018** and close at **5pm Monday 19 March 2018**.

Full details of the consultations and all the supporting documents, can be found on our website: <http://www.easthants.gov.uk/planning-policy/consultation>

In addition, local libraries and information centres within East Hampshire District will be supplied with copies of the following consultation documents:

- Consultation Draft Vehicle Wealden Heaths Phase II SPA SPD
- Statement of SPD Matters and Availability for the SPD
- Equalities Impact Assessment Scoping Assessment for the SPD
- Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening for the SPD

Representations to the consultation can be made in writing using one of the following methods:

Through our online portal: <http://easthants.jdi-consult.net/localplan/>

By email: localplan@easthants.gov.uk

By writing in person to:

Planning Policy
East Hampshire District Council,
Penns Place,
Petersfield,
Hampshire, GU31 4EX

Please note that the comments received during this consultation cannot be treated as confidential. Responses will be published on the Council's website, together with the name and/or organisation name of the respondent.

Only those representations that are made in writing and are received by the Council within the eight week period ending at 5pm on Monday 19 March 2018 will be considered.

If you would like any more information on the Consultation draft Wealden Heaths Phase II SPA SPD, then please contact the Planning Policy team on 01730 234280 or visit the Council's website at <http://www.easthants.gov.uk/planning-policy/consultation>

Yours faithfully,

Victoria Potts

A handwritten signature in black ink that reads "V Potts". The signature is written in a cursive style, with the first letter of each word being capitalized and prominent.

Planning Policy Manager

Victoria.potts@easthants.gov.uk

Appendix 5: Letter to Consultees

Dear Sir / Madam

Consultation Draft Supplementary Planning Documents

We are writing to inform you that East Hampshire District Council is currently consulting on the Draft Wealden Heaths Phase II Special Protection Area (SPA) Supplementary Planning Document (SPD). The document:

- provides guidance for applicants where development proposals will result in a net increase in residential development (including Traveller Accommodation) within 400 metres of the Wealden Heaths Phase II Special Protection Area (SPA).
- sets out the approach that the Council and the South Downs National Park Authority (SDNPA) will take to help meet the needs for residential uses where the need cannot be met solely outside of the 400 metre buffer zone.
- sets out the circumstances when planning permission is likely to be refused for development within 400 metres of the Wealden Heaths Phase II SPA.

We would therefore welcome your comments on the Consultation Draft Supplementary Planning Documents. The eight week consultation period will commence on **Monday 22 January 2018** and close at **5pm Monday 19 March 2018**.

Full details of the consultations and all the supporting documents, can be found on our website: <http://www.easthants.gov.uk/planning-policy/consultation>

In addition, local libraries and information centres within East Hampshire District will be supplied with copies of the following consultation documents:

- Consultation Draft Vehicle Wealden Heaths Phase II SPA SPD
- Statement of SPD Matters and Availability for the SPD
- Equalities Impact Assessment Scoping Assessment for the SPD
- Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening for the SPD

Representations to the consultation can be made in writing using one of the following methods:

Through our online portal: <http://easthants.jdi-consult.net/localplan/>

By email: localplan@easthants.gov.uk

By writing in person to:

Planning Policy
East Hampshire District Council,
Penns Place,
Petersfield,

Hampshire, GU31 4EX

Please note that the comments received during this consultation cannot be treated as confidential. Responses will be published on the Council's website, together with the name and/or organisation name of the respondent.

Only those representations that are made in writing and are received by the Council within the eight week period ending at 5pm on Monday 19 March 2018 will be considered.

If you would like any more information on the Consultation draft Wealden Heaths Phase II SPA SPD, then please contact the Planning Policy team on 01730 234280 or visit the Council's website at <http://www.easthants.gov.uk/planning-policy/consultation>

Yours faithfully,

Victoria Potts

A handwritten signature in black ink that reads "V Potts". The signature is written in a cursive style with a large 'V' and 'P'.

Planning Policy Manager

Victoria.potts@easthants.gov.uk

Appendix 6: Draft Joint Wealden Heaths Phase II Special Protection Area Supplementary Planning Document – Summary of Consultation Responses and Officer Comments

| ID | Respondent | Response Summary | Officer Response |
|----|---|---|--|
| 01 | Neil Amos obo Marine Management Organisation | Formal response setting out what the Marine Management Organisation is, its licensing procedures, marine planning and minerals and waste plans. | Comments noted. No change required. |
| 02 | Charlotte Mayall obo Southern Water | Southern Water have no comments to make on this occasion. | Noted no change. |
| 03 | Beata Ginn obo Highways England | Highways England have no comments. | Noted no change. |
| 04 | Mrs Jane Ives obo Greatham Parish Council | State that the Report is broadly acceptable but recommend further text is added to Section 2: <i>Sites where an HRA carried out under JCS policy CP22 finds that habitat or biodiversity of the SPA or local environment would be adversely affected will not be granted permission for development.</i> | Comment noted. Paragraph 2.21 sets out the requirements of Joint Core Strategy Policy CP22 and the need to undertake a project-specific HRA. HRA is a step process which assesses likely significant effects. If any likely significant effects cannot be avoided or mitigated, unless in exceptional circumstances whereby Imperative Reasons for Overriding Public Interest arise, a proposal would not be granted planning permission. Therefore it is considered that paragraph 2.21 adequately covers the concerns raised by Greatham Parish Council. |
| 05 | Simon Peck | The SPD does not provide adequate protection for the Wealden Heaths Phase II SPA, particularly clauses 3.26, 3.27 and 3.28. These clauses | Comments noted. The Supplementary Planning Document has been prepared |

| ID | Respondent | Response Summary | Officer Response |
|----|------------|--|---|
| | | <p>should be amended to state that once the windfall allowance has been reached, no net increase in the number of dwellings within the 400 metre buffer zone should be permitted until a Strategic Environmental Assessment and a Habitats Regulations Assessment have been carried out.</p> | <p>to support the policies of the adopted Joint Core Strategy (JCS)</p> <p>JCS Policy CP22 requires the submission of a Habitats Regulations Assessment, paragraphs 3.26, 3.27 and 3.28 will be amended as set out below:.</p> <p>Change: Paragraph 3.26</p> <p>....Once the windfall allowance has been reached, schemes will only be permitted when supported by a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment which demonstrates that the development would not result in harm to the SPA, and that has been agreed by both the Competent Authority (the Council or the SDNPA) and Natural England.</p> <p>Change: Paragraph 3.27</p> <p>....Once the windfall allowance has been reached, schemes will only be permitted when supported by a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment that demonstrates that the development would not result in harm to the SPA, and that has been agreed by both the</p> |

| ID | Respondent | Response Summary | Officer Response |
|----|------------------------------------|---|---|
| | | | <p>Competent Authority (the Council or the SDNPA) and Natural England.</p> <p>Change: Paragraph 3.28</p> <p>... supported by a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment that demonstrates that the development would not result in harm to the SPA, and that has been agreed by the Competent Authority (the Council or the SDNPA) and Natural England. If applications are permitted through this process, the net increase in dwellings would not count towards the total windfall allowance.</p> <p>The draft SPD has gone through its own screening exercise for both HRA and SEA.</p> |
| 06 | Pauline Holmes obo Natural England | <p>1.Natural England welcomes the SPD. However, whilst there is no objection for safeguarding the remaining windfall, encouragement should be given to place all residential development outside the 400 metres zone wherever possible. Natural England advise that the SPD, section 'Decision Taking', should state that the safeguarding capacity should only be used if the accompanying HRA demonstrates that this need cannot be met outside of the 400 metres and will not have a likely significant effect alone and in combination.</p> <p>2.Under 'Decision Taking' they also recommend that it should state that applications will be refused unless they can clearly demonstrate that there is an exceptional circumstance where need cannot be met outside of the</p> | <p>Comments noted. Response as follows:</p> <p>1.Paragraph 3.22 states that the safeguarded remaining allowance will be used to deliver residential uses where the need cannot be met solely outside of the 400 metre buffer zone (specifically Gypsy, Traveller and Travelling Showpeople accommodation and affordable housing) through plan making and decision taking. It is therefore considered that Natural England's</p> |

| ID | Respondent | Response Summary | Officer Response |
|----|--|--|---|
| | | 400 metres zone and that the application is supported with an Appropriate Assessment that concludes there will be no likely significant effect either alone and in combination with the Wealden Heaths Phase II SPA and Woolmer Forest SAC. | concerns have been addressed in the SPD. 2. See (1) above. |
| | Grayshott Parish Council | Require some clarification as to the location of the 4 existing yards. The Parish Council believe the only official yard is Fairlands in Grayshott and the extension to the yard which is just over the border in Headley. | Comments noted. The East Hampshire GTAA (2017) identifies 4 yards in the Grayshott/Headley area – Fairland Drive, Outlaw, Fairlands and Stallions of Sustance Lodge. Interviews carried out at these yards has shown there is a need for further accommodation. Any further expansion or new sites will require planning permission which will need to consider relevant material planning considerations. Irrespective of planning permission, they will also need to meet the requirements of the Habitats Regulations. |
| 08 | Amanda Haddon-Cave obo Grayshott Society Committee | Object to the proposals to increase development capacity within the 400 metre buffer zone for the following reasons: <ul style="list-style-type: none"> (a) Appendix B, difficult to interpret. (b) Paragraphs 3.26, 3.27 and 3.28 enable the approval of any application subject only to “Appropriate Assessment”. (c) Unclear why Fairlands and its recent extension has been granted permission within the SPA Exclusion Zone and the Local Gap. (d) Instead of facilitating developments within the SPA Exclusion Zone we request that EHDC fully investigates alternative brownfield sites for both affordable housing and sites for travellers. | Comments noted. Response relating to specific points as follows: <ul style="list-style-type: none"> (a) The AECOM report was produced to further support the Joint Core Strategy. It is a technical report providing evidence to explain how the original capacity increased from approximately 33 dwellings to approximately 43. |

| ID | Respondent | Response Summary | Officer Response |
|----|------------|---|--|
| | | <p>(e) Request EHDC takes appropriate steps to properly protect areas within 400 metres of the Wealden Heaths Phase II SPA.</p> | <p>(b) Any planning application within 400 metres of the SPA would need to meet the requirements of the Habitats Regulations but also be considered alongside relevant material planning considerations.</p> <p>However, to ensure this is made clearer in the SPD the following amendment will be included to paragraphs 3.26, 3.27 and 3 (see bold below):</p> <p>Change:</p> <p>3.26 “Planning applications that have been tested through a Habitats Regulations Assessment (HRA) and meet relevant material planning considerations for”</p> <p>3.27 “Planning applications that have been tested through a Habitats Regulations Assessment (HRA) and meet relevant material planning considerations for rural”</p> <p>3.28 “Planning applications for other forms of residential development that result in a net increase in residential dwellings within 400 metres of the Wealden Heaths Phase II SPA will be</p> |

| ID | Respondent | Response Summary | Officer Response |
|----|------------|------------------|--|
| | | | <p>refused, unless meeting relevant material planning considerations and supported by a”</p> <p>(c) The 400 metre buffer zone for the Wealden Heaths Phase II SPA is currently not an exclusion zone from development, therefore, both Fairlands and its extension were considered against Joint Core Strategy Policies CP22 and CP23.</p> <p>(d) As part of the Local Plan Review for those parts of the district outside of the South Downs National Park, the Council will be considering suitable sites for travellers and affordable housing. This will involve looking at suitable brownfield sites.</p> <p>(e) Under the Habitats Regulations, the local authority is a Competent Authority whose role is to decide whether or not a plan or project can proceed having undertaken an appropriate assessment. The Council’s role therefore is to protect the Wealden Heaths Phase II SPA.</p> |

| ID | Respondent | Response Summary | Officer Response |
|----|-----------------------------------|--|---|
| 09 | West of Grayshott Residents Group | <p>Object outright to the proposals contained within the consultation document as follows:</p> <ul style="list-style-type: none"> (a) The SPD document is unreadable. It should be made clear what is proposed for our neighbourhood, areas involved, why such development is necessary within the SPA Exclusion Zone rather than on brownfield sites, how abuse of the approval process will be avoided and how our authorities propose to ensure that appropriate conditions are imposed and enforced. (b) AECOM's report confusing. (c) Given the nature of the statistics in the AECOM report and incomprehensible policy descriptions, paragraphs 3.26, 3.27 and 3.28 are ambiguous and unworkable. (d) Question the legality of these proposals given the protection afforded to SPAs by UK and European Law. (e) How were the need statistics calculated and when. What is driving the need to expand these sites. | <p>Comments noted. Response in relation to specific points as follows:</p> <ul style="list-style-type: none"> (a) The SPD sets out the approach the Council and the South Downs National Park Authority will take to help meet the needs for residential uses where the need cannot be met solely outside of the 400 metre buffer zone (specifically for Traveller Accommodation and rural affordable housing exception sites). (b) The AECOM report was produced to further support the Joint Core Strategy. It is a technical report providing evidence to explain how the original capacity increased from approximately 33 dwellings to approximately 43. (c) The purpose of the SPD is to safeguard the remaining capacity within the 400 metres of the SPA for residential uses where the need cannot be met solely outside of the 400 metre buffer zone. (d) The Wealden Heaths Phase II SPA (JCS Policy CP22) |

| ID | Respondent | Response Summary | Officer Response |
|----|------------|------------------|--|
| | | | <p>approach and evidence base was tested and examined at the Local Plan examination, supported by Natural England and found to be sound by the Inspector. The draft SPA is therefore applying Policy CP22 but safeguarding the remaining capped windfall capacity to try and meet the accommodation needs of gypsies, travellers and travelling showpeople, and those with a need for affordable accommodation in rural areas.</p> <p>(e) National policy sets out the need for local planning authorities to identify and update annually a supply of specific deliverable sites for traveller accommodation. The East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017) sets out the need for East Hampshire District Council and the area of the district within South Downs National Park.</p> <p>National policy also sets out that in rural areas local planning authorities should be responsive to local circumstances and plan</p> |

| ID | Respondent | Response Summary | Officer Response |
|-----|---|---|---|
| | | | housing development to reflect local needs, particularly affordable housing, including rural exception sites. |
| 010 | Denise Meek obo Bramshott & Liphook Parish Council | <p>Agree that once the windfall allowance for either Gypsy, Traveller and Travelling Showpeople and rural affordable housing exception sites has been reached, any further development proposals would have to be subject of robust Appropriate Assessments.</p> <p>Note the reference to Neighbourhood Development Plans under section 3.25 and welcome the opportunity in working with EHDC in assessing the allocation of sites for development which could potentially include sites for this type of accommodation outside the 400 metre buffer zone of the SPA.</p> | Comments noted. No change. |
| 011 | Martin Small obo Historic England | Historic England have no comments on the document. | Noted no change. |
| 012 | John Childs | <p>Response summarised as follows:</p> <ul style="list-style-type: none"> (a) AECOM report - Object to the uplift on the grounds of lack of credible methodology. (b) Have no objection to the proposals set out in paragraphs 3.26 and 3.27. (c) Agree with the conclusion in Appendix B Section 4. (d) Object to the proposal at paragraph 3.28 which assumes other forms of residential development may be granted once the windfall cap has been reached. There should be a prohibition on any form of development beyond the windfall cap. | <p>Comments noted. Response to specific points as follows:</p> <ul style="list-style-type: none"> (a) The AECOM report was produced to further support the Joint Core Strategy. It is a technical report which has the support from Natural England. (b) Noted comment. (c) Noted comment. (d) Regarding the 44th dwelling, once the total has been reached schemes will only be permitted |

| ID | Respondent | Response Summary | Officer Response |
|-----|------------|--|---|
| | | | when supported by a HRA and, where necessary, an Appropriate Assessment which demonstrates that the development would not result in harm to the SPA. |
| 013 | Eric Croft | <p>What type of site for Gypsies and Travellers is being referred to? Is there a permanent need, mobile homes or temporary sites?</p> <p>Paragraph 3.28, the final sentence is unacceptable. Why should it not be included as an allocation?</p> | <p>Comments noted.</p> <p>The East Hampshire GTAA (2017) identifies the need for permanent gypsy, traveller and travelling showpeople accommodation. This equates to both pitches (gypsies and travellers) and plots (travelling showpeople).</p> <p>As part of the Plan making process evidence demonstrated that a small increase in windfall dwellings (43 dwellings) within 400m would not result in significant harm to the Wealden Heaths Phase II SPA.</p> <p>In instances where either the Habitats Regulation Assessment and where necessary Appropriate Assessment demonstrate that a development would not result in harm to the SPA, the dwellings provided by the development do not need to be counted towards the windfall allowance..</p> |

| ID | Respondent | Response Summary | Officer Response |
|-----|--|---|---|
| 014 | Anna Budge obo National Trust | The Trust has reviewed the draft SPD and supports the approach being advocated through the document of the slight increase in dwellings allowed within the 400 metre zone of the SPA but only for rural affordable housing exception sites and gypsy, traveller and travelling showpeople accommodation. | Support noted. |
| 015 | Damian Sullivan obo Thakeham | Whilst it is recognised that there is environmental data to support this overall approach, this figure is considered too low and means that the SPD has not been positively prepared. | Comment noted. The whole concept behind the draft SPD is to positively plan to meet the needs of gypsies, travellers and travelling showpeople and those with a need for affordable accommodation in rural areas in the district. |
| 016 | Trevor Codlin obo Hampshire and Isle of Wight Wildlife Trust | <p>It is felt that whilst the quantum of housing around the SPA is lower than the Thames Basin and Dorset Heaths, adverse impacts resulting from increased recreational pressure on heathland sites are well documented. Any increase in the number of residents within the 400 m 'zone of influence' around the Wealden Heaths SPA is likely to increase adverse impacts in the long term.</p> <p>Would consider that a consistent and strategic approach to mitigating recreational impacts on the Wealden Heaths, in line with that adopted around the Dorset and Thames Basin Heaths should be adopted.</p> | Comments noted. The Wealden Heaths Phase II SPA (JCS Policy CP22) approach and evidence base was tested and examined at the Local Plan examination, supported by Natural England and found to be sound by the Inspector. The draft SPA is therefore applying CP22 but safeguarding the remaining capped windfall to try and meet the accommodation needs of gypsies, travellers and travelling showpeople, and those with a need for affordable accommodation in rural areas. The quantum of housing is not increasing within the 400 metres since that adopted in the Joint Core Strategy. |
| 017 | Ms K Else obo Claremont | The SPA, given its size, should be treated in the same manner as Dorset Heathlands and the Thames Basin Heaths SPAs for example a total prohibition on net new dwellings within the 400 metre buffer zone should be applied. There are plenty of alternative sites available within the local | Comment noted. Thames Basin Heaths is in an urban area whereby the Wealden Heaths are rural heathlands. EHDC worked throughout the Joint Core |

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| | Planning Consultancy | area and surrounding authorities such as our clients site that can accommodate this growth. | <p>Strategy with Natural England to find a sound solution and policy.</p> <p>Paragraph 3.21 states the purpose of the SPD which is to safeguard sites which will only be considered where the need cannot solely be met outside of the 400 metre buffer zone.</p> |
| 018 | J Derhune | Request that no more development is permitted in this area. There is already too much development in Liphook. | Comment noted. Only planning applications which are supported by a Habitats Regulations Assessment and meet all material planning considerations will be considered. |
| 019 | Heather Richards obo RSPB | The draft SPD and its approach to the protection of the Wealden Heaths Phase II SPA fails to take proper account of the well-documented and widely-accepted evidence base demonstrating the detrimental and unmitigateable effects of increased new housing within 400 m of heathlands; Neither does the SPD or its supporting documents set out a case for any exceptional circumstances which would prevent such evidence from applying in East Hants and the SDNP; The SPD relies on demonstrably flawed and incomplete assessments; The resulting approach is contrary to the strict protection regime set out under the Habitats Regulations, and at odds with the policy approaches adopted in respect of comparable heathland SPAs elsewhere in southern England. | Comments noted. The Wealden Heaths Phase II SPA (JCS Policy CP22) approach and evidence base was tested and examined at the Local Plan examination, supported by Natural England and found to be sound by the Inspector. The draft SPA is therefore applying Policy CP22 but safeguarding the remaining capped windfall capacity to try and meet the accommodation needs of gypsies, travellers and travelling showpeople, and those with a need for affordable accommodation in rural areas. |
| 020 | Greatham Voice | Representations with respect to the SPD are consistent with our representations for the SDNP Local Plan. In summary, we have serious concerns regarding the soundness of a number of strategic policies, their | Comments noted but unclear regarding concerns in Section 3.1. This paragraph is about the Wealden Heaths Phase II SPA |

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| | | <p>associated evidence base and the Sustainability Appraisal. Furthermore, we have in principle objections to the proposed site allocations and their associated policies within the village of Greatham.</p> <p>In particular, with regards the SPD, we believe that further justification and sound evidence is required in order to meet the tests of soundness in Section 3.1 Need for gypsy, traveller and travelling showpeople accommodation – see section 5 Policy SD33.</p> | <p>and not the need for gypsy, traveller and travelling showpeople.</p> |
| 021 | West of Grayshott Group | <p>May we have a clear definition of the following terms: “travelling showpeople yards”; “permanent plots” and “permanent pitches”.</p> | <p>Comments noted. The requested definitions will be added to the glossary:</p> <p>Change: Yard – A name often used by Travelling Showpeople to refer to a site.</p> <p>Change: Permanent pitch/plot – Area of land on a site/development generally home to one household. Has permanent permission and can vary in sizes and have varying number caravan numbers. Pitches refer to Gypsy and Traveller sites and Plots to Travelling Showpeople.</p> |
| 022 | Roger Hutton | <p>It is not clear why 43 dwellings should be the limit. Further it would not be reasonable for the 44th plot to require a full Appropriate Assessment.</p> <p>Para 3.26 notes that once the windfall limit has been reached projects will be required to submit an Appropriate Assessment. This is contrary to the requirements of JCS Policy CP22 which requires the submission of a Habitats Regulations Assessment.</p> | <p>Comments noted.</p> <p>The original windfall allowance (approximately 33 dwellings) was set out in the JCS HRA, this was further revised to approximately 43 dwellings total windfall allowance in the AECOM report. Regarding the 44th dwelling, once the total has been reached schemes will</p> |

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| | | <p>Amend paragraph 3.26, last paragraph, to read – “Once the windfall allowance has been reached schemes will only be permitted when supported by a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment which demonstrates that the development would not result in harm to the SPA, and that has been agreed by ((omit both)) the Competent Authority (the Council and SDNP) in consultation with Natural England.</p> <p>For consistency the same changes should be made to paras 3.27 and 3.28.</p> | <p>only be permitted when supported by a HRA and, where necessary, an Appropriate Assessment which demonstrates that the development would not result in harm to the SPA.</p> <p>In line with JCS Policy CP22 which requires the submission of a Habitats Regulations Assessment, paragraphs 3.26, 3.27 and 3.28 will be amended accordingly.</p> <p>Change: Paragraph 3.26</p> <p>....Once the windfall allowance has been reached, schemes will only be permitted when supported by a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment which demonstrates that the development would not result in harm to the SPA, and that has been agreed by the Competent Authority (the Council or the SDNPA) in consultation with Natural England.</p> <p>Paragraph 3.27</p> <p>...Once the windfall allowance has been reached, schemes will only be permitted when supported by a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment</p> |

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| | | | <p>that demonstrates that the development would not result in harm to the SPA, and that has been agreed by the Competent Authority (the Council or the SDNPA) in consultation with Natural England.</p> <p>Paragraph 3.28</p> <p>...supported by a Habitats Regulations Assessment and, where necessary, an Appropriate Assessment that demonstrates that the development would not result in harm to the SPA, and that has been agreed by the Competent Authority (the Council or the SDNPA) in consultation with Natural England. If applications are permitted through this process, the net increase in dwellings would not count towards the total windfall allowance.</p> |
| 023 | Tanya Hampshire obo Headley Parish Council | <p>Note paragraph 2.19, where the Travellers Assessment for Hampshire 2013 recommends at least 6 plots for Travelling Showpeople on sites within or outside East Hampshire. Assuming that permission 27016/004 is within the 400 metre buffer zone, does this satisfy the requirement for 6 plots?</p> <p>Question whether SHLAA Site HEA021 (paragraph 3.12) is actually within the 400 metre buffer zone.</p> | <p>Although the Policy states at least 6 plots for Travelling Showpeople, the Council's updated GTAA (2017) sets out a need for 32 plots for Travelling Showpeople from 2017 to 2036 in the part of the district outside the South Downs National Park.</p> <p>Reference to SHLAA Site HEA021 is a typo and should be removed from paragraph 3.12.</p> |

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| | | <p>Affordable Housing Need – Land at head of The Paddocks and the Headley Nurseries site, are within the 400 m buffer zone. They are not shown on the Appendix A map as being within the zone.</p> <p>Decision Taking – Once the 43 dwelling windfall allowance has been reached, presumably even single infill dwellings will be refused once this limit is reached. We appreciate the limit has to be drawn somewhere but to require an Assessment for single dwellings within Settlement Policy boundaries is an onerous requirement.</p> | <p>Change:</p> <p>3.12 to read “It is important to note, that within the district it has historically been very difficult to find sites to allocate for Gypsy, Traveller and Travelling Showpeople accommodation.”</p> <p>To confirm Land at head of The Paddocks and the Headley Nurseries site are both outside the 400 metre buffer zone but within the 5km zone, therefore they are not shown on Appendix A map.</p> <p>Decision Taking – Regarding the 44th dwelling, once the total has been reached, in accordance with legislation schemes will only be permitted when supported by a HRA and, where necessary, an Appropriate Assessment which demonstrates that the development would not result in harm to the SPA.</p> |