

Draft Local Plan 2021-2040 (Regulation 18)

Meeting the Accommodation Needs of Gypsies,
Travellers and Travelling Showpeople 2024

Background Paper

January 2024



OUR
**LOCAL
PLAN**

2021-2040

CONSULTATION

22 JANUARY - 4 MARCH 2024



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EAST HAMPSHIRE LOCAL PLAN 2021-2040



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1. Introduction

- 1.1 There is a well-established Traveller¹ community in East Hampshire district. The community lives in a variety of accommodation; including bricks and mortar homes, mobile homes, and touring caravans. A Traveller 'site' can consist of one household living on one pitch or plot², or many pitches or plots on one site. Multiple pitch/plot sites are often accommodated by one extended family but can be non-related households. All the Traveller accommodation in East Hampshire district is privately owned – none is owned and managed by the Local Authority or the County Council.
- 1.2 The Council recognises the value of closer working relations with the local Traveller community. Often a socially excluded group, the community has a significantly lower life expectancy and lower educational attainment than the settled community. The Council recognises the contribution that decent permanent culturally suitable accommodation can have to the overall wellbeing of Traveller families.
- 1.3 National Planning Policy Framework (NPPF) reflects this, stating that it is important that the needs of groups with specific housing requirements are addressed. In recognition of the complexities of planning for Traveller accommodation, there is separate national planning policy called 'Planning Policy for Traveller Sites' (PPTS), 2015. It is the policy guidance in this document, along with relevant legislation³ that the Council must follow with regards to its consideration of the accommodation needs of the Traveller community in the Local Plan.
- 1.4 Akin to general housing, PPTS requires local authorities to assess the accommodation needs for Travellers, and to develop a strategy to meet that need, including setting targets for pitches and plots. Local authorities are also required to demonstrate a five-year supply of deliverable pitches and plots, and identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.
- 1.5 This background paper provides information on how the Council is working towards achieving this for the planning authority area (that part of the district outside the South Downs National Park), structured by the key steps taken so far (see Section 2).
- 1.6 The South Downs National Park Authority Local Plan 2019 includes Strategic Policy SD33: Gypsies, Travellers and Travelling Showpeople, which seeks to meet identified accommodation needs. The South Downs National Park Authority is reviewing its Local Plan 2019 and will revisit these accommodation needs and provision. In January 2024, the council signed a [Statement of Common Ground](#) with the South Downs National Park Authority in relation to housing and traveller accommodation need.

¹ For the purposes of this paper, the term 'Traveller' will include Gypsy, Traveller and Travelling Showpeople. Where the reference is specific to a group, such as Travelling Showpeople, it will be stated.

² Gypsy and Traveller accommodation is generally termed as a pitch, whereas the equivalent for a Travelling Showpeople site is a plot or a yard. This paper uses the term plot. A plot tends to be much larger than a pitch, due to the storage of equipment.

³ In particular, The Housing and Planning Act (2016) and The Equality Act 2010.

2. Steps taken so far

- 2.1 This is an overview of key steps taken towards meeting the policy requirements for Traveller accommodation in the emerging Local Plan. More detail is provided further on regarding each heading.
- 2.2 Initial first steps:
- Evidence gathering
 - Call for sites (2018, 2022/23, continuous)
 - Early and effective engagement
- 2.3 Subsequent steps:
- Site assessment (Land Availability Assessment, annually)
 - Proposed site allocations in the draft Local Plan (reg. 18, 2019 and reg.18 2024)
 - Strategic policies in the draft Local Plan (reg.18, 2019 and reg.18 2024)
 - Proposed provision on large development sites (reg. 18, 2019)
 - Update the Gypsy and Traveller Accommodation Assessment (GTAA, 2017 and 2020)
 - Statement of Common Ground with the South Downs National Park Authority (2024)
- 2.4 Throughout:
- Duty to Co-operate Engagement (including specific request to neighbouring councils for help to meet needs in 2023)
 - Determine planning applications for Traveller accommodation and update five year supply position statement
- 2.5 Next steps:
- Opportunity to submit site suggestions to the Land Availability Assessment
 - Further engagement with Duty to Co-operate partners.
- 2.6 The structure of this paper follows this general order of steps.

3. Evidence Gathering

- 3.1 PPTS says, “local planning authorities should use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions.” (paragraph 7c).
- 3.2 Opinion Research Services (ORS) were first appointed in 2017 to undertake a comprehensive Gypsy and Traveller Accommodation needs Assessment (GTAA) in the East Hampshire district. Since then, a further assessment has been carried out, and published in 2020. The [Gypsy, traveller and travelling showpeople accommodation assessment 2020](#) is the current up to date evidence of need in East Hampshire.
- 3.3 The assessment covers the whole area of the district as a housing authority, however, within that area, the study provides results for the South Downs National Park planning authority area, and East Hampshire district planning authority area.

The results for East Hampshire district exclude the South Downs National Park planning authority area.

3.4 The findings of the GTAA 2020 assessment are:

Table 1 The need for Gypsy and Traveller pitches in East Hampshire (meeting the planning definition) accounting for unknown households

Years	2020-25	2025-30	2030-35	2035-36	Total
No. of pitches	49	7	7	3	66

Table 2 The need for Travelling Showpeople plots in East Hampshire (meeting the planning definition) accounting for unknowns

Years	2020-25	2025-30	2030-35	2035-36	Total
No. of plots	36	4	5	2	47

3.5 This is a significant need, much higher than that identified in the GTAA 2017.

3.6 PPTS says that local planning authorities should also have an up to date understanding of the likely transit accommodation needs of the area over the plan period. Whilst most Travellers have a permanent base, some travel for all or part of the year. To avoid unauthorised encampments in unsuitable locations, transit accommodation can be provided. Clearly, this needs to be in suitable locations on frequently travelled routes and be well managed.

3.7 The GTAA 2020 states, "it is not recommended that there is a need for a formal public transit site in East Hampshire at this time", instead the assessment recommends review and monitoring, working with relevant partners.

3.8 The GTAA 2020 assesses need up to 2036. Given the Local Plan period is now 2021 to 2040, a review of the GTAA is currently being carried out to update the findings, and reflect the revised plan period.

4. Call for Sites

4.1 To understand what land is potentially available for development in the new Local Plan in the district (outside the SDNP) the Council undertook a call for sites. The call for sites was open for 12 weeks and closed on Friday 4 May 2018. The site suggestion form required stating what uses the land would be available for, should it be suitable. This included Traveller accommodation.

4.2 All those on the Council's Local Plan mailing list were contacted, in addition to those who had previously suggested sites. The call for sites was advertised on the Council's website.

4.3 In total, 24 sites were identified that promoted the land for Traveller accommodation (singularly or as one of many possible land uses). The total number of sites were sourced from:

- Site suggestions (call for sites)
- The GTAA 2017 (list of sites surveyed)
- Planning history
- Council owned land
- Liaison with the Traveller community

4.4 A further call for sites was carried out as part of the Local Plan Issues and Priorities consultation (reg18) 2022/23. This specifically focussed on sites for Traveller accommodation.

4.5 The following responses were received;

Penns Place, Petersfield
Petersfield locations
South Downs National Park
Scotland
Land north of Wolf's Lane, Chawton
Sickles Lane, Kingsley
Farmland outside Farnham on A31 which is on flood plain could be raised and used
Not next door to existing private dwellings. Spare farm land that is not productive.
No comment / no suggestions / no suitable land
Question the authenticity of travellers if have a permanent base

*Note, these are suggestions made by respondents to the consultation. There is no planning status attributed to them from this list.

4.6 None of these suggestions resulted in a suitable site being identified. Noting this Local Plan does not plan for the Petersfield/South Downs National Park area.

4.7 Throughout this, the ability to submit site suggestions for consideration in the Local Plan has remained open, as part of the preparation of the Land Availability Assessment, which is updated annually. A form remains available for submission on the Council's [website](#).

4.8 During this time, we have liaised many times with contacts within the Traveller community, to seek site suggestions. Officers have offered assistance with completing forms and submitting information and visited sites to explain Local Plan process.

4.9 During the Local Plan consultations in 2019, all members of the Traveller community known to the council were contacted with details of the consultation, including relevant planning agents and Traveller organisations, and invited to respond, submit site suggestions, and/or meet with officers to discuss. The same took place for the Local Plan Issues and Priorities consultation in 2022/23.

4.10 In 2019 and 2020, the Council corresponded with Hampshire County Council regarding its landholdings, and any potential surplus land that could be considered for Traveller accommodation. The County Council carried out a detailed review of its land, but did not find any potential sites to be considered. The feedback received was as follows;

“We have completed an internal review of County Council owned assets within the East Hants District administrative boundary in relation to their potential suitability for Gypsy, Traveller and / or Travelling Show People accommodation. As I have advised previously, this review has taken place within the context of a wider-ongoing corporate review of the County Council’s land for its operational requirements that is subject Member approval. With this in mind, our internal review has re-affirmed the County Council’s landowner position in 2019 which is that there is unfortunately no available or suitable land in the East Hants District that could have future development potential for Gypsy or Traveller related accommodation. In summary, the County Council’s land holdings were either in operational use, identified as allocations for development in the East Hants Local Plan or were unsuitable due to their physical constraints including limited size, flood risk, topography, trees or ecological designation.”

4.11 In 2023, HCC confirmed the position had not changed;

“Regarding Gypsy Traveller and Travelling Show People, I am pleased to advise that an updated internal review of the County Council’s land and assets within East Hants District (excluding South Downs National Park) has been completed. The outcome re-affirms the previous position in 2022 whereby the County Council’s land holdings are either in operational use, identified for development in the Local Plan or unsuitable due to physical constraints. Therefore, unfortunately, there is no available or suitable land in the East Hants District for this type of accommodation.”

4.12 Since 2019, some additional sites have been identified. Equally some sites originally identified have either been developed or are not available.

5. Early and Effective Engagement

5.1 PPTS says that “local planning authorities should: a) pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers’ accommodation needs with travellers themselves, their representative bodies and local support groups)”. In line with the Council’s

Statement of Community (2021), organisations representing the interests of ethnic, religious or disabled groups for example, are specifically consulted.

- 5.2 The Council has also consulted with the national charity, the Friends, Families and Travellers organisation. The organisation advocates on behalf of the Gypsy and Traveller community and has experience of the impact local plans can have on ensuring adequate provision is made for members of the Traveller community.
- 5.3 They recognise policies to encourage the provision on larger strategic sites can facilitate the provision of additional pitches but emphasise that the policies need to be framed to ensure that additional pitches are actually delivered. With regard to other sites, the criteria used to assess suitable sites should not, in their view, be unduly restrictive in order for pitches to be delivered to meet identified need.
- 5.4 The Council has a cross service internal Traveller accommodation working group to draw together knowledge and expertise. Lead by the planning policy team, the key aims of the group are to:
- Help effectively and positively involve the Traveller community in the Local Plan process, particularly in relation to site allocations for Traveller accommodation;
 - Help produce an effective and deliverable Local Plan that meets the development needs of all members of the community;
 - Help ensure the Council meets its legal duties and planning requirements.
- 5.5 With the assistance of the Communities team, contact has been made over the last few years with several members of the Traveller community and visits carried out. Letters have also been sent to established sites where a desk top exercise has considered there may be potential for intensification or expansion of pitches/plots. These was followed up during the Local Plan consultation (2022/23), and all known sites were mailed during all Local Plan consultation stages and offered a meeting with an officer.
- 5.6 The Council recognises that to assess and allocate land that will be delivered, a greater understanding of individual household's circumstances is needed. The Council's planning and communities team members are happy to meet with any Traveller household residing in the district at present or representative to discuss the Local Plan process and how they can be involved.

6. Land Availability Assessment (LAA) - Site Assessment

- 6.1 Having identified possible sites, the LAA is the process by which the land is assessed for its suitability, availability, viability and overall deliverability. The LAA (2023) considers land for a variety of uses, and identifies all potentially developable land, from which site allocations can be selected. The selection of proposed site allocations is informed by other evidence base, including the Sustainability Appraisal.
- 6.2 The LAA 2023 documents the methodology used, including a section on how this has been tailored to be appropriate for consideration of land for Traveller accommodation.

- 6.3 The LAA concludes that at present, there is insufficient developable land to meet the need for Traveller accommodation in the area. There is one particular constraint to development that is a significant contributing factor to this outcome. That is the proximity of available land to the Special Protection Area (SPA).
- 6.4 There are well-established Traveller communities living close to each other in Liphook (Queens Road / Longmoor Road – where the two roads meet), Kingsley and Headley Down (north east of Grayshott Road). As there is an established community residing here, there are consequently identified accommodation needs (for example, from new household formation). Equally, in many cases, there is available land to accommodate additional pitches either within existing sites or through extension. However, much of that land is within 400m of the SPA, or within the SPA itself, rendering it unsuitable and thus undevelopable.
- 6.5 Some remaining capacity was identified for residential development within 400m of the SPA, and this was earmarked for Traveller accommodation and affordable housing, as set out in the Joint Wealden Heaths Phase II Special Protection Area - Supplementary Planning Document (SPD) . However, that capacity has been exhausted by planning permissions, and thus cannot serve any Local Plan allocations.
- 6.6 This presents challenges, as much of the identified need cannot be met where it is being sourced from. Traditionally, and often, Traveller families live as extended households, and moving to other sites away from an established community is not preferable. Likely, such a constraint will cause compliance challenges, and cause households to live in unsuitable overcrowded accommodation. The Council is aware of this and has discussed the position with Natural England.
- 6.7 Also of note, flood risk is a significant constraint to development of Traveller accommodation⁴. Traveller accommodation should only be allocated in Flood Zone 1 (low risk), and only where it is not possible to meet needs within Flood Zone 1, should areas within Flood Zone 2 be considered (subject to passing the Exception Test). Traveller accommodation should not be permitted in Flood Zone 3 (high risk).
- 6.8 The LAA 2023 has identified ‘developable’ land that can accommodate:
- 7 Traveller pitches (FM-022 and FM-035)
 - 6 Travelling Showpeople plots (HEA-011)
- 6.9 Despite efforts, insufficient land has been identified to meet the identified need.
- 6.10 NPPG says,

“When preparing strategic policies, it may be concluded that insufficient sites / broad locations have been identified to meet objectively assessed needs, including the identified local housing need.

⁴ NPPG identifies caravans, mobile homes and park homes intended for permanent residential use as a highly vulnerable use, which can only be located in Flood Zone 1 (low risk), or in Flood Zone 2 if the Exception Test is passed.

In the first instance, strategic policy-making authorities will need to revisit their assessment, for example to carry out a further call for sites, or changing assumptions about the development potential of particular sites to ensure these make the most efficient use of land. This may include applying a range of densities that reflect the accessibility and potential of different areas, especially for sites in town and city centres, and other locations that are well served by public transport.

If insufficient land remains, then it will be necessary to investigate how this shortfall can best be planned for. If there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate. If following this, needs cannot be met then the plan-making authority will have to demonstrate the reasons why as part of the plan examination.” Paragraph: 025 Reference ID: 3-025-20190722.

- 6.11 The LAA has not identified developable land for transit accommodation.

7. Detailed Site Assessment

- 7.1 An assessment of all possible sites for Traveller and Travelling Showpeople accommodation in the district has been carried out (see Appendix A, Traveller and Travelling Showpeople Site Assessment - August 2023). This demonstrates how constrained existing sites and proposed sites are, and many of the challenges to delivering additional sites.
- 7.2 This work has considered all possible sites, including those identified as developable in the LAA 2023. Despite developable land for 7 Traveller pitches being identified, following the site assessment, land for only 2 Traveller pitches is considered deliverable. This is site FM-022.

8. Duty to Co-operate

- 8.1 The Traveller and Travelling Showpeople Site Assessment - August 2023 was shared with neighbouring councils and Hampshire County Council in August 2023, with the following email text;

We are writing to you as we prepare for a consultation on the East Hampshire draft Local Plan (Reg.18) in the new year (See [LDS July 2023](#)).

East Hampshire District Council takes seriously its duty to plan for additional Traveller and Travelling Showpeople sites to meet identified need, as part of the preparation of the Local Plan. We have kept our evidence base up to date, with ORS currently refreshing our [GTAA 2020](#) to align with our plan period (2021-2040) and revisit key sites. We have also granted planning permission for many Traveller pitches where appropriate, only refusing permission where sites are particularly unsuitable, such as within 400m of the Wealden Heaths SPA. We annually publish our [Five Year Supply](#), and

currently have 2 years supply for Traveller pitches, and 0 years supply for Travelling Showpeople plots.

In our district, the delivery of new Traveller accommodation is particularly restricted by environmental considerations such as flood risk and for historic reasons, many existing sites being within 400m of the SPA, so now not suitable to expand or intensify. Equally the same issue applies to provision of Travelling Showpeople plots, but is further exacerbated by the rural nature of our district given the type of large vehicles that need to access such sites. We have considered all existing Traveller and Travelling Showpeople sites and potential sites, reviewing constraints and identifying whether there is potential for development for Traveller pitches or Travelling Showpeople plots. Please see attached document.

The outcome of this process is that we have a high need, as shown in the [GTAA 2020](#), and very little capacity to meet that identified need, as shown in the site assessment (see link). The refresh of the GTAA will likely show similar or increased need. That evidence base will be made available alongside the forthcoming draft Local Plan consultation in January 2024. Our [Duty to Co-operate Framework 2022](#) identifies the following as strategic cross boundary matters;

- Meeting the identified need for Gypsy, Traveller and Travelling Showpeople accommodation within the District and wider unmet needs
- Consideration of the potential need for transit accommodation for Travellers (with regards to travelling routes across districts/boroughs).

And on these matters, lists the following authorities as engaged;

South Downs National Park Authority, Waverley Borough Council, Winchester City Council, Hart District Council, Basingstoke and Deane Borough Council, Chichester District Council, Havant Borough Council, Hampshire County Council

The [Duty to Co-operate Framework 2022](#) documents the efforts gone to identify sites, along with the [background paper](#) that supported the 2022/23 Local Plan consultation. That background paper included reference to requesting Hampshire County Council to review its landholdings for this purpose, which it did in 2019, but no suitable available land was identified. The Council asked Hampshire County Council to carry out this exercise again in 2023, but received the same conclusion.

Consequently, the Council requests your response under the Duty to Cooperate on whether your authority might be in a position to assist with meeting the need set out within the GTAA given that the Council is currently unable to identify how this need can be met.

For this purpose, it would be helpful to consider the following:

- Whether your authority is in a position to assist, and if so, how much and the mechanism through which this could be delivered
- The stage you are at in the plan-making process.

We kindly ask that you review the above information and respond accordingly confirming your authority's position and whether it is able to assist us with the delivery of Traveller and Travelling Showpeople sites. It is appreciated that your authority may not be in a position to do so but given the Duty to Cooperate requirements including the demonstration of the soundness test that will allow the Council to proceed to the examination of the Local Plan, could you please provide any relevant evidence to sufficiently demonstrate why your authority cannot assist.

We would be grateful to receive your response by **Friday 8 September**.

We are looking to prepare Statement of Common Grounds (SCG) to support our consultation on the draft Local Plan. Your response to this request will help form the SCG.

Many thanks for your time taken to consider this and respond. If you have any questions please get in touch, we are more than happy to discuss with you.

- 8.2 Whilst receiving responses from all councils, none were able to offer any assistance with meeting this need, with many experiencing similar challenges.

9. Proposed Allocations

- 9.1 Based on the situation described, the draft Local Plan proposes to allocate:

LAA site ref	Local Plan Site Ref	Address	Parish	Type of accommodation	Potential Number of pitches/plots
LAA/FM-022	FMS5	Fordlands, Brislands Lane, Four Marks	Four Marks	Traveller	2
LAA/HEA-011	HED1	Land at Middle Common, Headley Down	Headley	Travelling Showpeople	6
BIN-011	ALT8	Land at Neatham Manor Farm, Alton	Binstead	Travelling Showpeople	6

10. Further Assessment

10.1 Sites requiring further assessment

LAA site ref	Address	Parish	Type of accommodation
LAA/KIN-009	Land east of 14 Dean Field	Kingsley	Traveller
LAA/HD-026	Trickett, Fairfield, Roads Hill	Horndean	Travelling Showpeople

10.2 The availability of these sites is not known.

10.3 Sites can be viewed in the LAA at www.easthants.gov.uk/land-availability-assessment.

11. Strategic Policies in the Local Plan

11.1 Whilst discussions continue with adjoining planning authorities on strategic matters, including provision of Traveller accommodation, it is widely known that many local planning authorities struggle to identify land to meet this need.

11.2 In recognition of this, the draft Local Plan proposes a combination approach to meeting the need over the plan period. This acknowledges that new Traveller accommodation contributing towards meeting need is equally likely to be provided through the planning application process.

11.3 To help meet needs, the first thing that can be done is to safeguard existing Traveller accommodation. As such, the draft Local Plan proposes to safeguard existing Traveller accommodation with permanent planning permission to ensure it is not lost to other uses. It is futile providing new accommodation if existing accommodation can be changed to other uses. Following that baseline position, the approach to meeting identified needs is:

11.4 Policy based:

- Allocate deliverable land for Traveller accommodation
- Include a criteria-based policy in the draft Local Plan (Regulation 18) that assesses planning applications for Traveller accommodation (including transit accommodation)
- Countryside policy
- Encourage Neighbourhood Plans to include the local Traveller community in the plan making process, and recognise their accommodation needs through allocations where appropriate.

11.5 Engagement:

- Continue to engage with the Traveller community to help find additional available land during the Local Plan process, and encourage appropriate planning applications thereafter
- Continue to work with neighbouring local planning authorities and specific consultation bodies under the Duty to Co-operate (including with regards to evidence gathering and transit accommodation requirements).

11.6 In addition, the Council has taken a keen interest in the preparation of Local Plans in other authorities, where failure to fully attempt to address needs could add pressure to accommodation needs in our district. In 2020, the Council responded to Slough Borough Council Local Plan consultation, as unmet needs from that area became known of from a planning application in East Hampshire. Our response concluded as follows;

We therefore urge Slough Borough Council to reassess its position by preparing a robust GTAA, and if a need is identified for accommodation, to plan to meet that need in its emerging Local Plan. We also suggest working with neighbours and partners through the Duty to Co-operate on this issue, particularly mechanisms to address unauthorised encampments. A Council's failure to do this puts unacceptable additional pressures on other areas, contravenes national planning policy and is likely a breach of the Council's duty under the Equalities Act.

11.7 To add to the complexity of the issue, there is a definition of Travellers for 'planning purposes', as set out in PPTS. Those Travellers who fall outside of the definition of Travellers for 'planning purposes' may still have a need for culturally suitable accommodation. The GTAA 2020 considered this and did not identify a need for this type of accommodation, therefore a policy based approach will likely be taken should such planning applications be submitted. Note: The definition of Traveller has been updated in the PPTS (Dec 2023).

12. Next steps

12.1 During the Local Plan consultation (2024), further targeted engagement will take place with the Traveller community, to try and identify more land and encourage engagement with the Local Plan process. All known Traveller sites in the area will be mailed during all Local Plan consultation stages and sent a consultation postcard.

12.2 In addition, evidence will continue to be collected about unauthorised encampments, to assist with the recommendation of the GTAA 2020 to monitor and review.

12.3 The Council will continue dialogue with its partners and ask Hampshire County Council to review its consideration of its land holdings.

12.4 The Traveller Working Group will meet to share information and continue a Council wide approach to improving liaison and engagement with the local Traveller community.

- 12.5 A future update to the GTAA to align with plan period.
- 12.6 This background paper will be updated to accompany the next Local Plan consultation.

13. Wider Context

- 1.1 There is a national shortage of Traveller accommodation, and many local planning authorities struggle to identify sufficient land to meet needs. Many Travellers move around districts/boroughs within a regional area to find permanent accommodation.
- 1.2 The Council believes the best approach is to allocate as much deliverable land to meet needs in the Local Plan as possible, to enable the approach to primarily be plan led giving the opportunity to have specific detailed policies for sites. This is preferable to leaving the location of all new sites to be determined by planning applications. However, to achieve this, suitable and deliverable land needs to be identified.
- 1.3 The Council has a duty to consider the accommodation needs of all members of the Traveller community, regardless of their status in terms of the planning definition.



Appendix A

East Hampshire

Traveller and Travelling Showpeople Site Assessment

August 2023

1. Delivering a sufficient supply of homes

1.1 Akin to general housing, national planning policy requires local authorities to assess the accommodation needs for Travellers and Travelling Showpeople, and to develop a strategy to meet that need, including setting targets for pitches and plots. Local authorities are also required to demonstrate a five-year supply of deliverable pitches and plots, and identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.

1.2 The NPPF says, (emphasis added);

*To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that **the needs of groups with specific housing requirements are addressed** and that land with permission is developed without unnecessary delay.*

To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

***Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies** (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, **travellers**, people who rent their homes and people wishing to commission or build their own homes). (Para's 60-62).*

1.3 Planning Policy for Traveller Sites (PPTS) says;

***“Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.”** (para.11).*

2. Existing community

- 2.1 There is a well-established Traveller and Travelling Showpeople community in East Hampshire district. The Traveller community lives in a variety of accommodation; including bricks and mortar homes, mobile homes, and touring caravans. All the Traveller and Travelling Showpeople accommodation in East Hampshire district is privately owned – none is owned and managed by the Local Authority or the County Council.
- 2.2 At the time of the East Hampshire Gypsy and Traveller Accommodation Assessment (GTAA) 2020; in relation to East Hampshire (outside of the South Downs National Park), there were no public sites; 17 private sites (51 pitches); no temporary sites; no unauthorised sites; 5 households living on the roadside; and 6 Travelling Showmen’s yards (31 plots).

3. Evidence base and identified need

- 3.1 The current assessment of need is set out in the [East Hampshire Gypsy and Traveller Accommodation Assessment](#) (GTAA) 2020. The GTAA identifies separately the need within East Hampshire outside of the South Downs National Park, and that in East Hampshire within the South Downs National Park.
- 3.2 For the purposes of this paper, and establishing needs for the East Hampshire Local Plan, only the need for East Hampshire outside of the SDNP is relevant.
- 3.3 A refresh of the GTAA 2020 is currently underway, to align the plan period to the current Local Plan 2021-2040, and to relook at some key sites.
- 3.4 The findings of the GTAA 2020 assessment for the area of East Hampshire outside of the SDNP are:

Table 1 The need for Gypsy and Traveller pitches in East Hampshire (meeting the planning definition) accounting for unknown households

Years	2020-25	2025-30	2030-35	2035-36	Total
No. of pitches	49	7	7	3	66

Table 2 The need for Travelling Showpeople plots in East Hampshire (meeting the planning definition) accounting for unknowns

Years	2020-25	2025-30	2030-35	2035-36	Total
No. of plots	36	4	5	2	47

- 3.5 Since March 2020 (base date of the GTAA 2020), 20 Traveller pitches with planning permission have been completed. This reduces the need to 2025 to 29 pitches.

There are 12 pitches with planning permission that have not yet been built (as at March 2023). 6 pitches were approved in April 2023 at the Paddocks, Bentley (ref: 38963/004). There are other pending planning applications for Traveller accommodation, which until determined cannot be considered in terms of supply, if permitted.

- 3.6 Each year, the Council publishes its [5 Year Supply Position Statement](#) for Traveller and Travelling Showpeople accommodation. In March 2023, it was not possible to demonstrate a five year supply of deliverable land for Traveller pitches or Travelling Showpeople plots. 2 years supply was identified for Traveller pitches, and no supply for Travelling Showpeople plots.
- 3.7 Considerable engagement has been done to date, with many attempts to liaise with the Traveller and Travelling Showpeople community for the purpose of identifying land that could be suitable to meet future needs. All this is documented in the [background paper](#) that accompanied the Local Plan Issues and Priorities consultation in 2022/23, titled 'Meeting the accommodation needs of gypsies, travellers and travelling showpeople'. The consultation itself included a further call for sites for this use, and notification of the consultation was sent by post to all existing sites in the district.

4. Purpose of this Paper

- 4.1 There is a considerable need for accommodation for Travellers and Travelling Showpeople in the district, and limited supply. Indeed, supply is particularly challenging for Travelling Showpeople accommodation, seen by the absence of any suitable sites seeking planning permission.
- 4.2 This paper assesses potential land in the planning authority area for the delivery of additional Traveller pitches or Travelling Showpeople plots, to help meet identified needs over the Local Plan period. It draws on evidence from the [Land Availability Assessment](#), [draft Local Plan 2019](#) and background paper to the recent [Local Plan Issues and Priorities Consultation](#) in identifying possible sites.
- 4.3 It is unlikely that the full need will be able to be met through the identification of site allocations in the emerging Local Plan, and provision is likely to need to be considered through criteria based policies.
- 4.4 This paper considers options for new accommodation, including considering intensification and extension of existing sites. This paper accompanies a letter to neighbouring councils to seek their assistance with meeting this need, as per the process identified in Planning Practice Guide Paragraph: 025 Reference ID: 3-025-20190722

"If insufficient land remains, then it will be necessary to investigate how this shortfall can best be planned for. If there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing [statements of common ground](#), and in accordance with the [duty to cooperate](#). If following this,

needs cannot be met then the plan-making authority will have to demonstrate the reasons why as part of the plan examination.”

- 4.5 Aspects of this paper will be drawn into a full background paper supporting the draft Local Plan (Reg18 consultation) 2024, which will also consider whether provision within any larger development sites is possible.

5. Commentary on outcome of site assessment

- 5.1 The site assessment is presented in Appendix 1.
- 5.2 As a rural district, not quite all, but most existing accommodation is within the countryside. This is not an absolute constraint to development but remains a significant consideration. However, a lot of the district outside of the settlements is subject to key environmental constraints, such as the Special Protection Area (SPA), and SSSI. Sites within 400m of the Wealden Heaths Phase II SPA are not suitable for Traveller or Travelling Showpeople accommodation as there is an exclusion zone for any new residential development within the 400 metre buffer of the Wealden Heaths Phase II Special Protection Area.
- 5.3 However, a considerable number of existing sites within the district are located within the 400m of the Wealden Heaths Phase II Special Protection Area, preventing their further expansion. Some are historic, pre-dating the European designations, others are recent, in accordance with the [Joint Wealden Heaths Phase II Special Protection Area SPD](#), which allowed some capacity within the 400m for Traveller and Travelling Showpeople accommodation. That capacity has now all been taken, with no further capacity available.
- 5.4 Existing households expand, but often still want to remain close together, rather than move. This is a significant issue for areas that are within 400m of the SPA, particularly the Queens Road/Longmoor Road area of Liphook, where there is a densely populated Traveller community, but no possibility of planning permission for expansion or intensification. All additional capacity that could be achieved within the remit of the SPD has been taken.
- 5.5 This presents a problem for the district in terms of being able to meet identified needs. Many planning applications have come forward, and where appropriate have been approved. The Council has been proactive about actively recommending approval where possible, whilst resisting applications that are particularly inappropriate and unsuitable. The Council has also been actively searching for land for Travelling Showpeople accommodation, but simply unable to find any suitable deliverable land, demonstrated equally by the lack of applications coming forwards for such uses.
- 5.6 At present, from this paper, the following is identified over the plan period;

Land for up to 3 Traveller pitches

Land for 6 Travelling Showpeople plots.

5.7 Based on this, identified needs are not able to be met from intensification or extension of existing sites.

6. Next steps

6.1 Using this paper as evidence, we are now seeking assistance from other Councils in helping meet the identified need for East Hampshire (outside of the SDNP) over the plan period. The Council will consider provision on proposed residential site allocations, but given the rural nature of the district, provision of numerous significantly large sites is unlikely.

APPENDIX 1

Assessment of Existing Traveller Sites

Location: Queens Road / Longmoor Road, Liphook

The sites in this area are:

- East of Queens Road, Liphook
- Five Oaks, Liphook
- Greengate, Liphook
- Land at Applewood, Liphook
- Eagles Place
- The Laurels, Liphook

Parish: Bramshott and Liphook

Accommodation: Approx 21 Traveller pitches.



Key constraints:

- Countryside
- 0-400m from the Wealden Heaths Phase II Special Protection Area (SPA)
- Adjoining Woolmer Forest SSSI
- Setting of the SDNP



Commentary:

This is a higher-density area of Traveller accommodation in the district; a significant part of existing provision. Many families and extended families are located together here.

The key constraint that prevents further development here is that the entire area is within 400m of the SPA, restricting any further new pitches.

Outcome: No capacity for intensification or extension.

Location: Hilltop Stables, Liphook

LAA site: LIP-032

Parish: Bramshott and Liphook

Accommodation: 5 Traveller pitches



Key constraints: Countryside, potential contamination

Commentary:

The site first gained planning permission for one pitch in 2015, with a further pitch being granted permission in 2016. This established two pitches on the site.

Following that;

- 52747/015 Variation of condition 3 of 52747/012 to allow an increase number of families from 2 to 5, variation of condition 4 to allow an increase of caravans from 6 to 10 and variation of condition 10 to allow substitution of approved site layout with a new layout plan, approved 2019. This resulted in permission for 5 pitches on this site.
- 52747/017 Proposed siting of 5 additional Static Caravans – refused. This application would have resulted in a total of 10 pitches on this site, if approved.

There are potential contamination issues associated with the land to the rear of the red line. The site is not being actively promoted by the owner to the Local Plan for allocation. To consider the prospect of further pitches on this site, further information would need to be submitted by the owner to address this, and any other issues.

Outcome: **No capacity for intensification, not suitable for extension.**

Location: Janeland, Willis Lane, Four Marks

LAA site: FM-010

Parish: Four Marks

Accommodation: 6 Traveller pitches



Key constraints:

- Setting of the SDNP
- Countryside



Commentary:

In 2010, the site received planning permission for 1 pitch, and operated as such for a long time (ref: 29336/005). In 2020, planning permission was granted for a further 5 pitches, totalling 6 pitches on this site, utilising the full capacity of this site. This development has been completed (ref: 29336/008). There is no wider landownership than that within the site boundary.

Outcome: **No capacity for intensification or extension.**

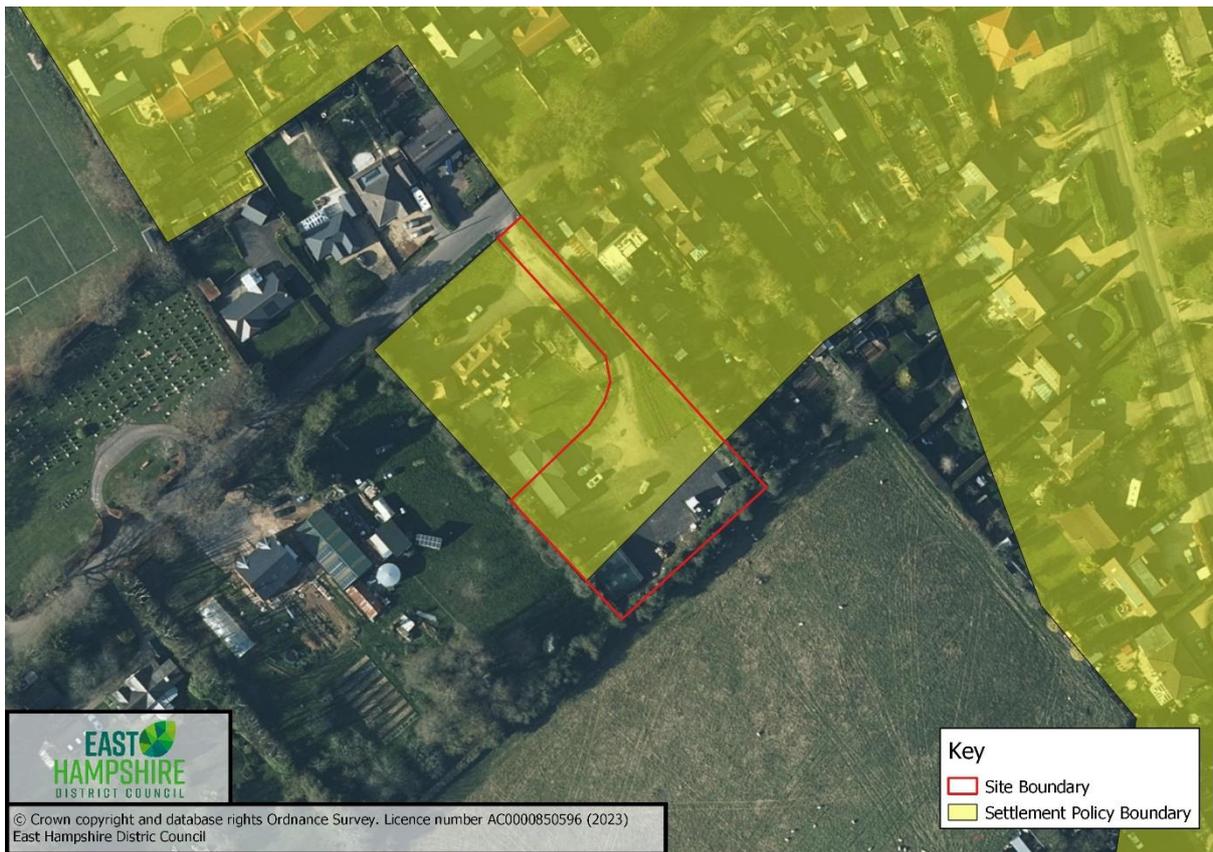
Location: Fordlands, Brislands Lane, Four Marks

LAA site: FM-022

Parish: Four Marks

Accommodation: 1 Traveller pitch





Key constraints:

- Partly within the settlement policy boundary, partly in the countryside

Commentary: Site was confirmed as available for additional Traveller pitches in 2020. The site is mostly within the settlement policy boundary area, and land at rear of site that is within countryside has a defined boundary that aligns with landownership.

Outcome: **Capacity for 2 additional Traveller pitches. Deliverable.**

Location: Briar Lodge, Willis Lane, Four Marks

LAA site: FM-036

Parish: Four Marks

Accommodation: 8 Traveller pitches



Key constraints: Countryside

Commentary:

There are 8 established pitches on this site, which are completed. There have been several attempts to secure planning permission for further pitches to the rear, which have been refused. There is a pending planning application at present for 3 pitches, to the rear of the existing site (ref: 56027/031). The outcome of this application will need to be taken into account in terms of consideration of further pitches here, but it remains the general position that this site has reached its capacity, and there are challenges to increasing the size further to the rear.

Outcome: **No capacity for intensification.**

Location: Land between Coombe Dell and Teazles, Four Marks

LAA site: FM-024

Parish: Four Marks

Accommodation: 2 Traveller pitches



Constraints: Countryside

Commentary: In 2019, the site gained planning permission for 2 pitches (ref: 58000/002). The development is commenced. There is no further landownership outside this site, nor is it considered suitable for further development to the rear anyway. There is no further capacity within the site.

Outcome: **No capacity for intensification or extension.**

Location: Stables at Bowleswood Farm, Grayshott Road, Headley Down (GTAA listed as Hillcrest Stables, Bordon)

LAA site: GRY-005

Parish: Grayshott

Accommodation: 6 Traveller pitches





Constraints:

- Countryside
- Entirely within 400m of the Wealden Heaths Phase II SPA

Commentary: Site has planning permission for 6 pitches (ref: 26218/081). The site is commenced but not completed.

No further land is known to be available.

Not suitable for further pitches due to entire site being within 400m of the SPA.

Outcome: No capacity for intensification or extension.

Location: The Paddocks, Vickery Lane, Station Road, Bentley

LAA site: BEN-014

Parish: Bentley

Accommodation: 8 Traveller pitches



Constraints: Countryside

Commentary: In 2023, 6 pitches were granted planning permission on the east side of the site (ref: 38963/004), which relates to the LAA area BEN-014. The land to the west of this has an older permission for two pitches, granted in 2005. There is no further land ownership relating to this site outside of the site boundary, and no further potential for intensification within the boundary of the existing site.

Outcome: **No capacity for intensification or extension.**

Location: Land west of Highgate House, Ropley

LAA site: ROP-021

Parish: Ropley

Accommodation: 1 Traveller pitch





Constraints: Within the Itchen catchment, countryside.

Commentary:

Planning permission was granted for one Traveller pitch in 2018 (ref: 53523/009).

The site is within the Itchen catchment, which prevents further development as there is no mitigation for phosphates in the area, and it is very difficult to secure bespoke mitigation. There is no strategic mitigation at present. Also, any further development would need consideration of the landscape, and key views.

This issue could be resolved during the Local Plan period, but at moment, means the site is not deliverable. Any potential expansion here would be considered through criteria based policies.

Outcome: **Not suitable / deliverable**

Location: Sidewater Stables, Gibbs Lane, Oakhanger

LAA site: N/a

Parish: Selborne

Accommodation: 1 Traveller pitch



Constraints: 5km from the Wealden Heaths Phase II SPA, within 400m of the Shortheath Common Special Area of Conservation (SAC), Countryside

Commentary: there is an old permission for use of the land for one mobile home (1 pitch). 35573/008 – change of use of land to residential and retention of mobile home, determined in 2006.

Natural England objection likely on basis of being within 400m of the Shortheath Common SAC.

Outcome: **Not suitable**

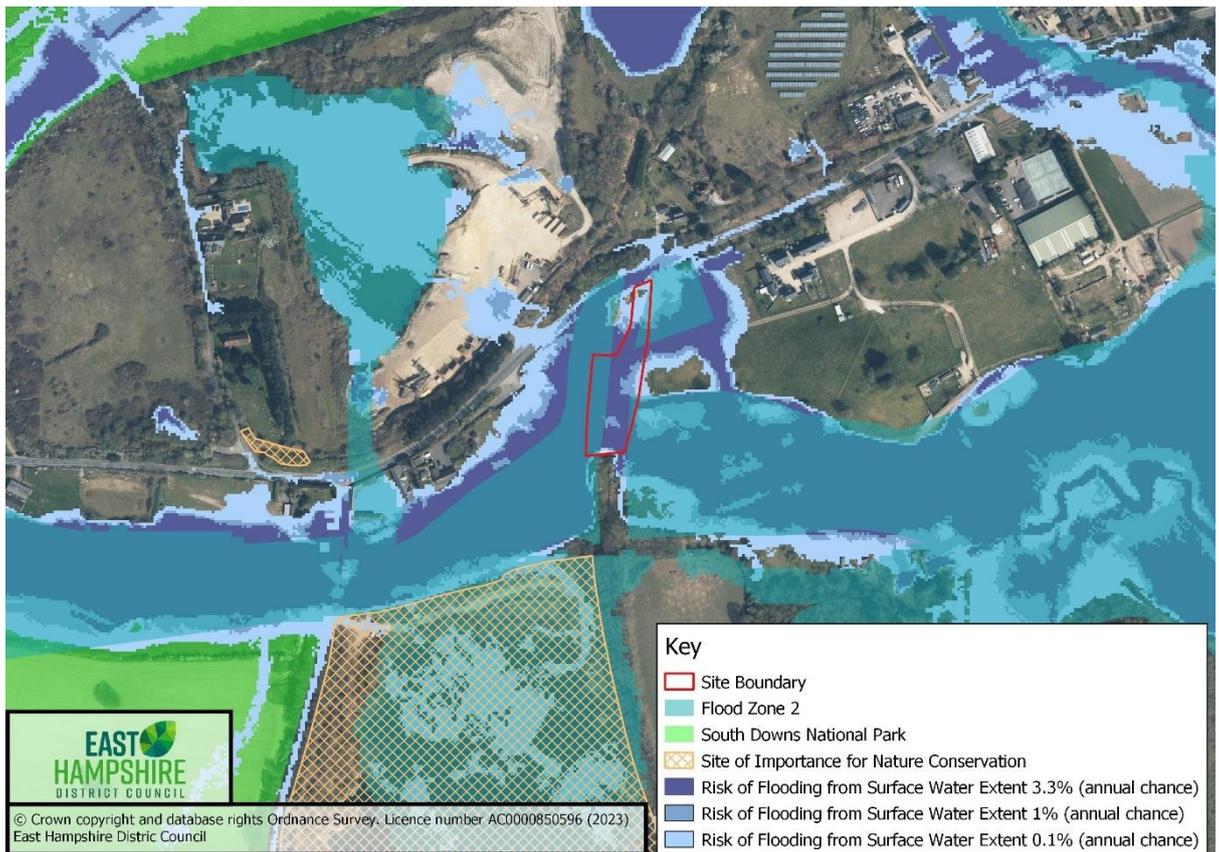
Location: The Willows, Kingsley

LAA site: LAA/KIN-001

Parish: Kingsley

Accommodation: 1 Traveller pitch





Constraints:

- Parts of the east and west of the site lie within Flood Zone 2.
- The entire site is susceptible to surface water flooding.
- The site is located within the 5km Wealden Heaths Phase II Special Protection Area buffer zone.
- The South Downs National Park lies in close proximity to the north, west and south of the site.
- Lode Farm Sand Pit is a Site of Importance for Nature Conservation (SINC) nearby to the site which lies to the south.

54941/002 - Planning permission granted for the removal of conditions to make permission permanent for the stationing of mobile home for residential use.

The constraints shown make it challenging to provide additional accommodation on this site. The key constraint is flooding.

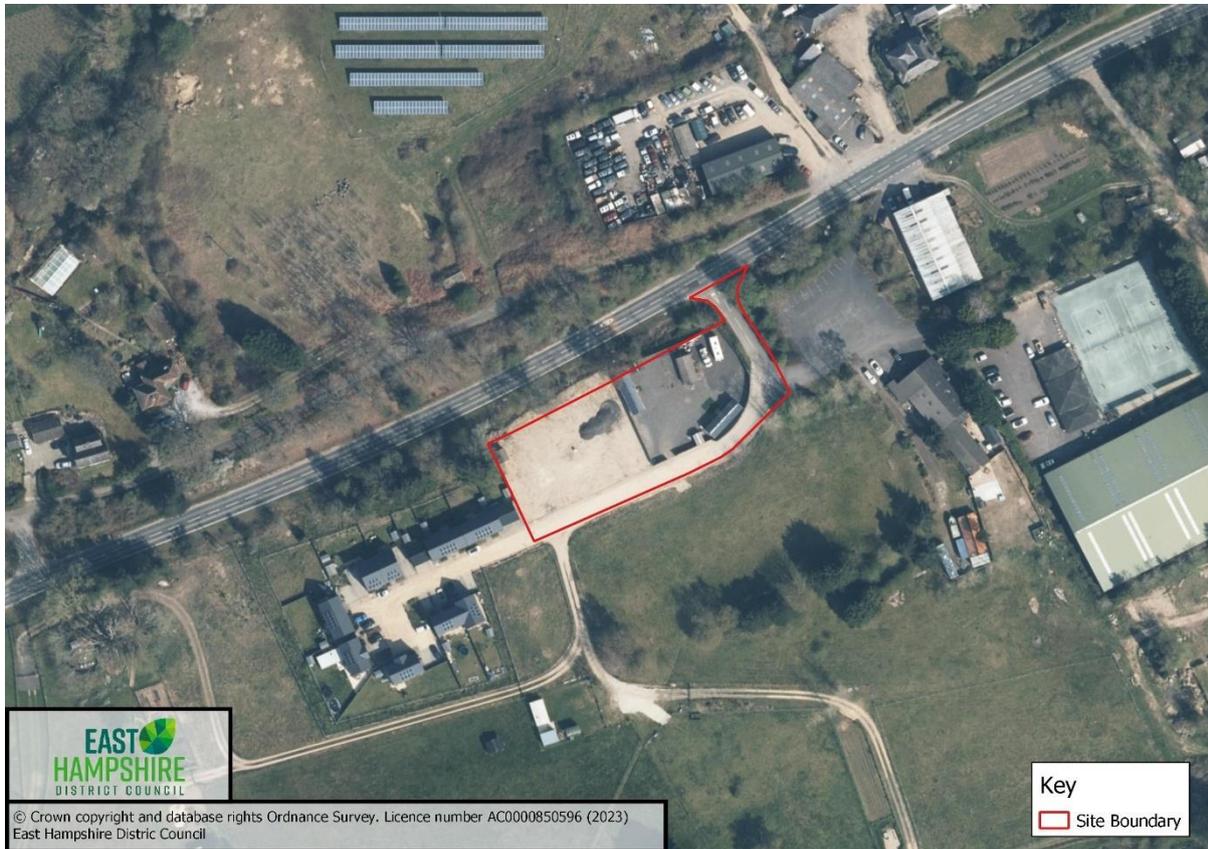
Outcome: **Not suitable.**

Location: The Range, Dean Field, Kingsley

LAA site: LAA/KIN-008

Parish: Kingsley

Accommodation: 8 Traveller pitches



Constraints: Countryside, within 5km from the Wealden Heaths Phase II SPA

The planning history is as follows;

- 57963 Retrospective change of use of land to accommodate 2 x mobile homes and 1 day room for occupation by Gypsy/Traveller families (two pitches), Approved 2019.
- 57963/001 Extension of an existing Gypsy/Traveller site comprising the siting of an additional 4 Mobile Homes and 6 Touring caravans, and the erection of 1 dayroom, Approved 2021
- 59763/006 Change of use of land for the creation of a total of 8 Gypsy/Traveller Pitches (net 2 additional Pitches), comprising 1 mobile home and 1 touring caravan per pitch, Refused 2022, permitted at appeal July 2023.

The site is now at full capacity, following the recent permission at appeal. There is no further landownership, and not potential for any more accommodation within the site boundary.

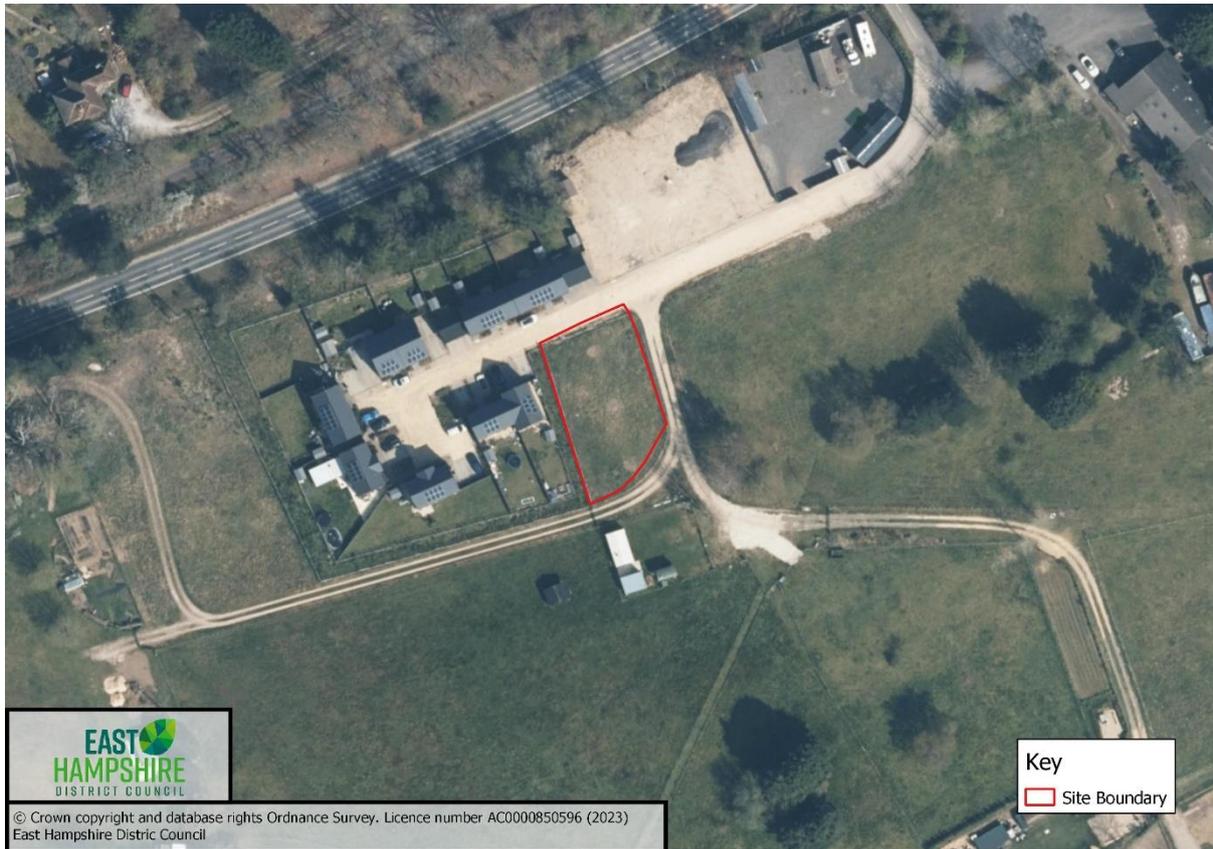
Outcome: **No additional capacity**

Location: Last east of 14 Dean Field

LAA site: LAA/KIN-009

Parish: Kingsley

Accommodation: 2 Traveller pitches



Constraints: Countryside, within 5km from the Wealden Heaths Phase II SPA

Commentary: The site has planning permission for two pitches (ref: 58934) and is not yet completed. There may be capacity for an additional pitch on this site, but it is not known if the land is available. This site will be contacted to establish an update on the current pitches, and future aspirations.

Outcome: **Potential for one more pitch, but not currently known if available.**

Location: Land and Buildings South of Kingsley Tennis Centre, Forge Road, Kingsley

LAA site: N/a

Parish: Kingsley

Accommodation: 1 Traveller pitch





Constraints: Countryside, within 400m of the Wealden Heaths Phase II SPA

Commentary: In 2022, retrospective planning permission was granted for two mobile homes and one caravan (1 pitch, ref: 57573/006).

Commentary: The site's location within 400m of the SPA means it is not suitable for any further development of pitches.

Outcome: **Not suitable.**

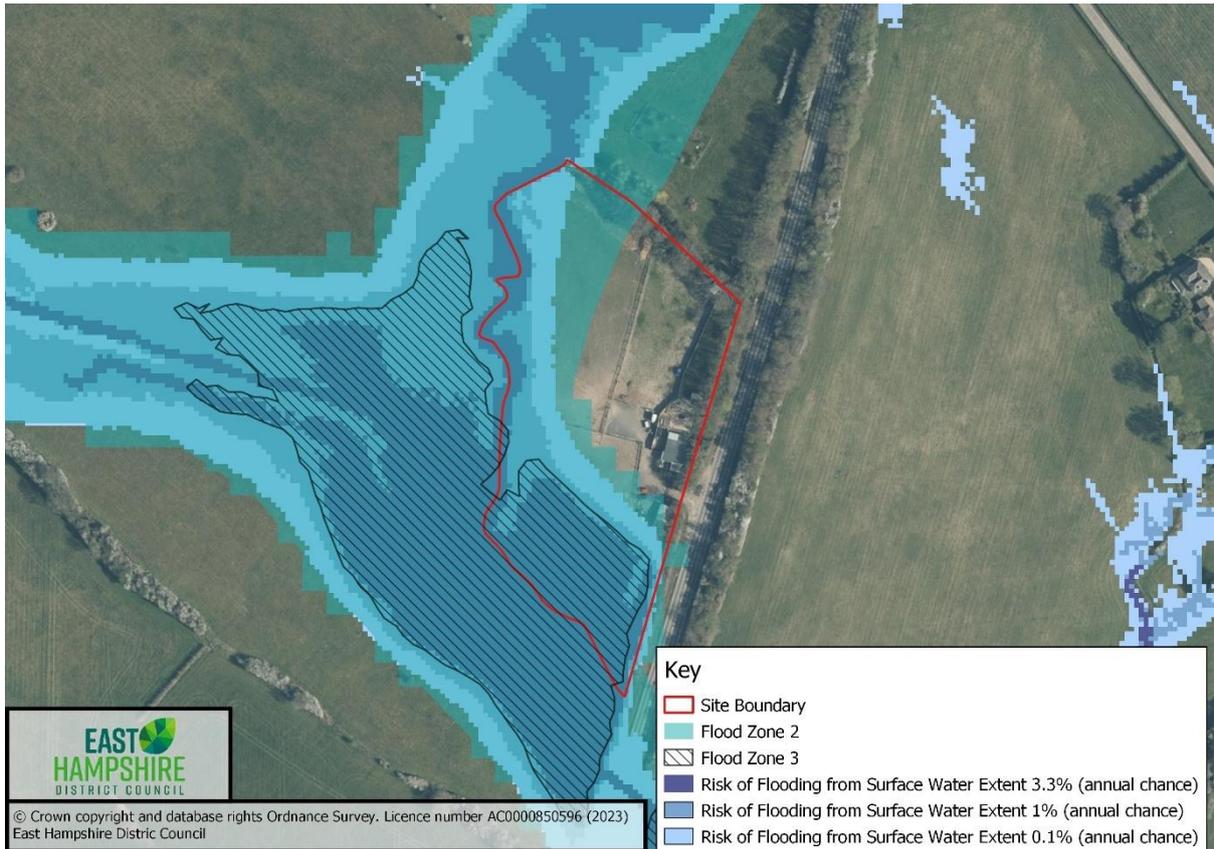
Assessment of other potential Traveller sites (not existing authorised sites)

Location: Land west of Farnham Road, Bordon

LAA site: BIN-007

Parish: Binsted





Constraints: Countryside, flood risk

Commentary: An application for the change of use of land from equestrian stud farm, retention of sand school, mess room and hay barn to a mixed use including two pitch site comprising the stationing of 2 mobile homes and a utility/day room for settled gypsy accommodation was withdrawn in 2014 (ref: 54616/004).

This site isn't known to be available, and there is flood risk on part of the site. There has been no further planning activity in relation to this site and Traveller use, and no approach to the Council for such, or promotion to the Local Plan.

Outcome: **Not available, not suitable.**

Location: Land north of Lower Park Farm, Abbey Road

LAA site: LAA/BTW-006

Parish: Bentworth



Constraints: Countryside

Commentary: A planning application for the change of use of agricultural land to provide 8 pitches for gypsy families incorporating 1 mobile home, 1 touring caravan and 1 utility/day room per pitch and formation of hardstanding and associated car parking, was refused and dismissed at appeal in 2022 (ref: 58352).

The inspector commented “Put simply the proposal would introduce very serious and substantial detriment to the character and appearance of the locality”. As such, the land is not considered suitable for use as Traveller accommodation.

Outcome: **Not suitable.**

Location: Dovecot, Hawthorn Lane, Four Marks

LAA site: LAA/FM-035

Parish: Four Marks



Constraints: Countryside, setting of the South Downs National Park

Commentary: The site amounts to 0.4 hectares to the rear and east side of Dovecot and currently comprises land that is used as a scrapyard with multiple vehicles stored, many overgrown with vegetation. Access to the site would be via an existing field gate with Hawthorn Lane.

In 2023, a planning application for 24 Traveller pitches was refused (ref: 33456/004).

The reasons for refusal include; a negative impact on the character and appearance of the area, as well as the setting of the South Downs National Park, and not sustainably located. *“The site is located in a rural area, away from facilities and services that would be reliant on the use of private vehicles. The proposal would generate a significant increase in private vehicles on the local highway network that are not suitable to accommodate the increase without harm to the operation and safety of the highway. It has also not been demonstrated that the access arrangements within the site allow for access and turning and for servicing.”*

There is scope to assess this site through the Local Plan for provision of Traveller accommodation, at a much smaller scale, should the owner wish to promote the land and

make its availability known. The owner would need to be able to demonstrate that the reasons for refusal could be overcome, particularly with regards to highways issues.

Outcome: **Scope to assess a smaller amount, but at present, not known to be available.**

Location: Land opposite Hillside and Hillside Lodge, Willis Lane, Four Marks

LAA site: N/a

Parish: Four Marks



Constraints: Countryside

The site is subject to a pending planning application, as follows;

- 59576 Change of use of land to a 3 pitch travellers caravan site, each pitch consisting of 1No. Mobile home, 1No. Dayroom, 1No. Touring caravan, car parking, foul drainage, landscaping and associated works.

Determination of a planning application will test the suitability of this specific proposal. If not permitted, the Local Plan will carefully look at reasons for refusal and take a position on whether the reasons for refusal could be overcome.

Outcome: **To be confirmed.**

Location: Land east of Lumbry Farm Cottages, Selborne Road, Selborne, Alton

LAA site: N/A

Parish: Alton





Constraints: Countryside, Flood Zone 2 and 3, proximity to South Downs National Park

Commentary: There is a pending planning application on this site.

- 50817/015 Change of use of land for the formation of 3no. Gypsy/Traveller pitches, comprising the siting of 1 mobile home, 1 touring caravan, and 1 dayroom, alongside the formation of new access, bin store, and shared amenity area

Determination of a planning application will test the suitability of this specific proposal. If not permitted, the Local Plan will carefully look at reasons for refusal and take a position on whether the reasons for refusal could be overcome. However, the constraints, particularly flood risk make it a challenging site.

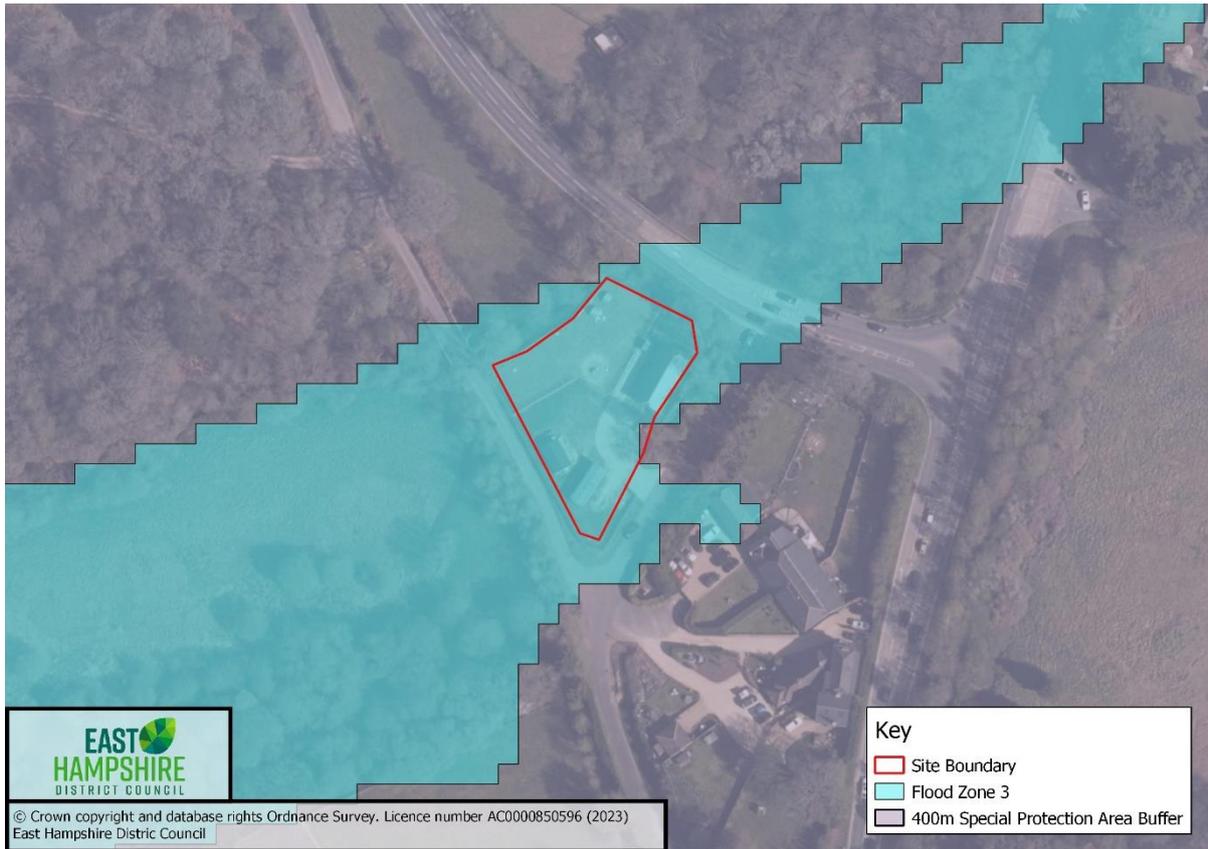
Outcome: **To be confirmed.**

Location: Riverside Paddocks, New Inn Fields, Sleaford, Bordon

LAA site: N/A

Parish: Headley





Constraints: within 400m of the Wealden Heaths Phase II SPA, Flood zone 3, Countryside

Commentary: A planning application for 2 pitches (ref: 52780/011) was refused in September 2023.

The constraints, particularly flood risk, make it a challenging site to develop for this use.

Outcome: **Not suitable.**

Location: Land Adjacent to, Oak Tree Farm, Gibbs Lane, Shortheath Common, Bordon

LAA site: N/A

Parish: Selborne



Constraints: Countryside, within 400m of the Shortheath Common Special Area, within 5km of the Wealden Heaths Phase II SPA.

Commentary: There is a pending planning application for 2 pitches (ref: 34313/028). Natural England objection on basis of site being within 400m of Shortheath Common SAC.

Outcome: **To be confirmed, but note objection from Natural England.**

Assessment of Travelling Showpeople sites

Location: Fairland Drive and Fairlands, Grayshott

Parish: Grayshott, Headley

Accommodation: 28 Travelling Showpeople plots





Constraints: Gap between settlements, Countryside, partly within 400m of the Wealden Heaths Phase II SPA.

Commentary:

Most of the existing plots are within 400m of the SPA. The area of land with potential to provide more plots is identified further on.

Outcome: **Not suitable for intensification**

Location: Roadshill, Horndean

LAA site: HD-026

Parish: Hordean

Accommodation: 1 Travelling Showpeople plot





Constraints: Adjoins SDNP, Countryside, Nitrates

Commentary:

Attempts have been made to contact the site with regards to the Local Plan process. The site appears overcrowded, with accommodation and the storage of equipment. At present there is no known alternative site to extend onto, and no further landownership than that within the site.

Outcome: **Not known to be available.**

Location: Alderwood Cottage, Liphook

LAA site: LIP-042

Parish: Bramshott and Liphook

Accommodation: 1 Travelling Showpeople plot



Constraints: Within 400m of the SPA buffer and within Wealden Heaths SPA itself, Adjoins SINC, Adjoins SSSI, Countryside



Commentary: The site is too constrained to accommodate any more plots.

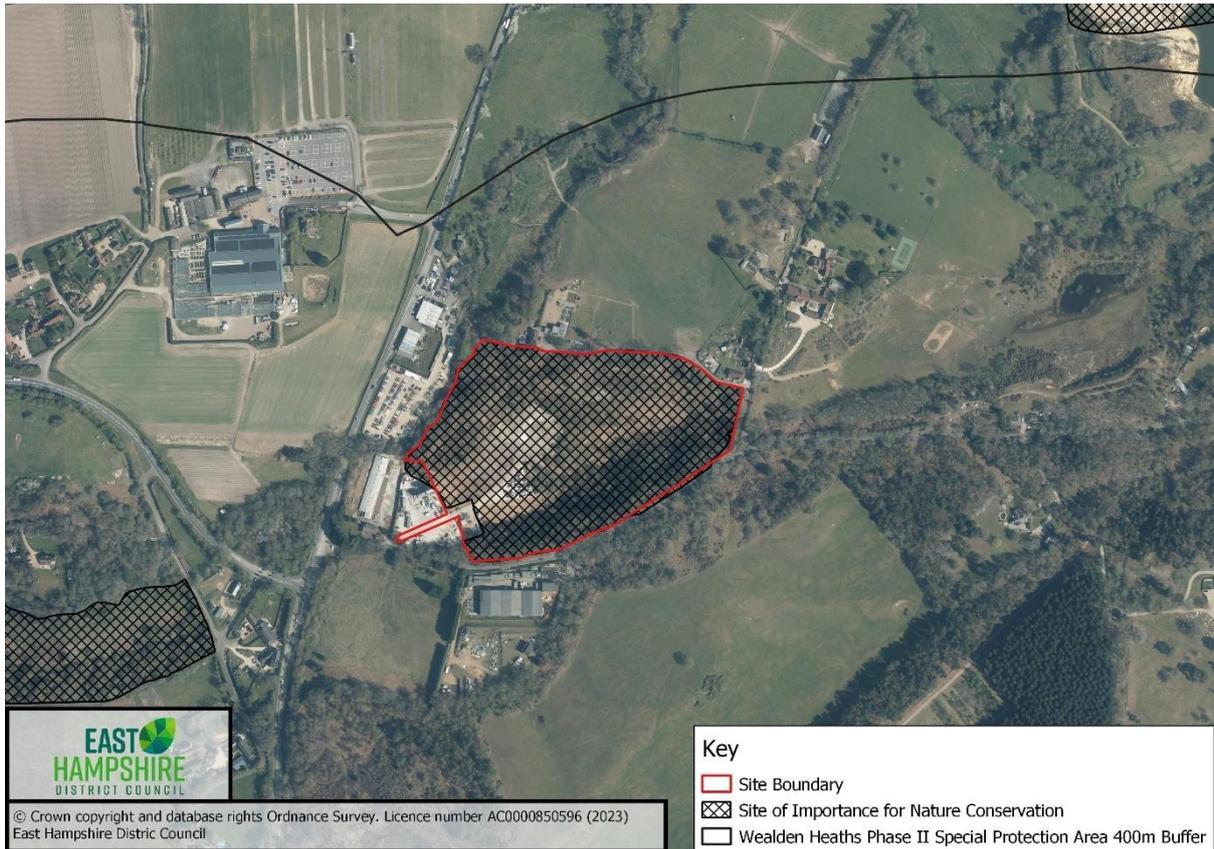
Outcome: **Not suitable**

Assessment of other potential Travelling Showpeople sites (not existing sites)

Location: Land to the rear of the Concrete Batching Plant, Picketts Hill, Headley, Bordon

Parish: Headley





Constraints: Within 400m buffer zone of the Wealden Heaths Phase II Special Protection Area, the site is a designated Site of Importance for Nature Conservation, Countryside

Commentary:

A planning application for change of use of land for the creation of a 12 Plot Travelling Showperson's site was refused in 2022 (ref: 59510/001).

Along with being within 400m of the SPA, the reasons for refusal for the above application included;

- Access to the site is through an established concrete batching plant, which is unsuitable and unsafe for users of the proposed development and may adversely impact on existing operations on the site for the current operator,
- The site is unsuitably and unsustainably located by reason of its accessibility and relationship to facilities and services and the community
- The site is accessed through, and lies adjacent to, a concrete batching plant which is a 'safeguarded' operation as listed in the Hampshire Minerals and Waste Plan

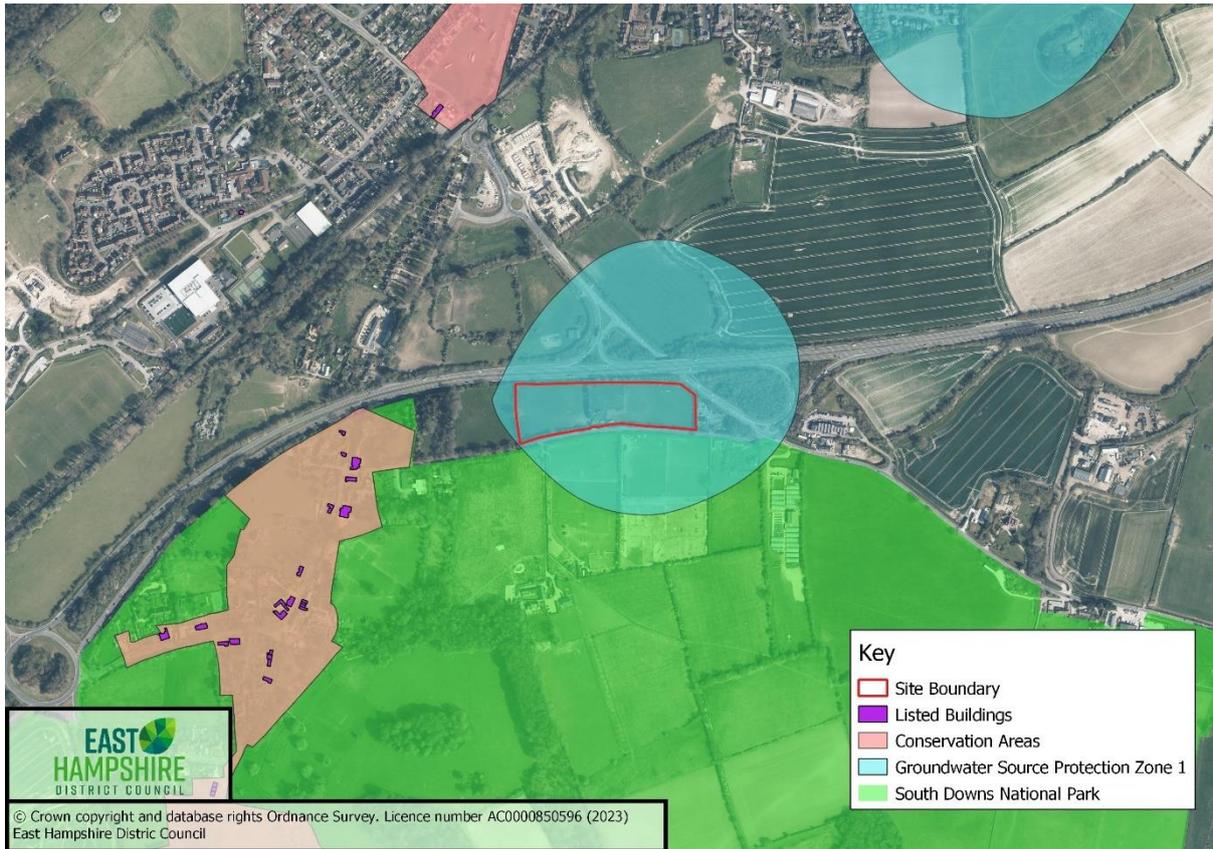
Outcome: **Not suitable**

Location: Land adjacent to Wolf's Lane, Chawton

LAA site: CHA-003

Parish: Chawton





Constraints: Countryside, the entire site lies within Groundwater Source Protection Zone 1, there is a Conservation Area nearby to the west of the site, there are a number of Listed Buildings nearby, the South Downs National Park lies adjacent to the south of the site.

Commentary:

In 2020, a planning application for Change of use of land to provide 12 pitches for travelling showpeople including storage areas, parking areas, access, landscaping and an amenity building was submitted, and refused. The decision to refuse the application was appealed but dismissed at appeal. There have been no further attempts to gain planning permission for this site for this use.

The SDNPA consider use of the site for Travelling Showpeople plots, by its very nature, could not be sufficiently mitigated and the result would be an adverse effect on the landscape character and the setting of the National Park, including the understanding and enjoyment by the public visiting one of the Park’s most well-known locations. It is considered that this constraint cannot be overcome.

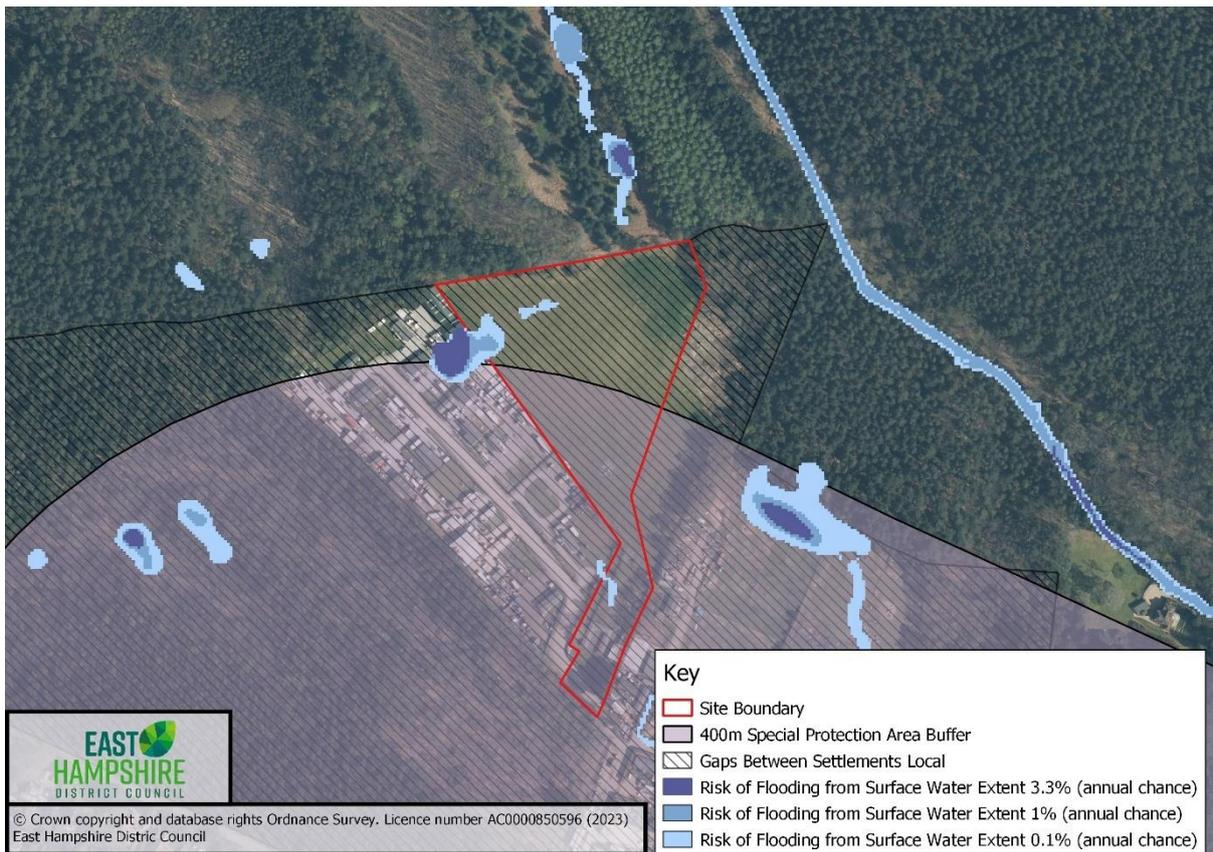
Outcome: **Not suitable.**

Location: Land at Middle Common, Headley Down

LAA site: LAA/HEA-011

Parish: Headley





Constraints: Countryside, within the local gap between Headley Down and Grayshott, the southern part of the site is located within the 400m of the Wealden Heaths Phase II Special Protection Area buffer zone, small parts of the site are susceptible to surface water flooding.

Commentary: The overriding constraint to development of this site for any form of residential use is the site's proximity to the SPA (partly within 400m). However, towards the rear of the site is outside of the 400m zone, and this part of the site could accommodate additional plots subject to the assessment of a Habitats Regulations Assessment. The land is available for development of Travelling Showpeople plots.

Outcome: **Suitable and deliverable for up to 6 Travelling Showpeople plots.**