



Winchester City Council including South Downs National Park (SDNP) Pitch Deliverability Assessment (PDA)

Final Report

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Contents

1. Executive Summary	4
Introduction	4
Key Findings	4
2. Methodology.....	6
Stage 1 – Initial Review of Sites	6
Stage 2 – Detailed Site Assessment.....	6
Stage 3 – Capacity Findings and Site Deliverability Options	7
3. Winchester GTAA Summary	8
Sites and Yards in Winchester City (excluding SDNP)	8
Sites and Yards in Winchester (SDNP)	8
Travelling Showpeople – Winchester (excluding SDNP)	9
Travelling Showpeople – Winchester (SDNP)	9
Transit Provision.....	9
4. Site Assessment Matrices	10
5. PDA Outcomes	41
6. Conclusions	43

1. Executive Summary

Introduction

- 1.1 The primary objective of this Pitch Deliverability Assessment (PDA) is to provide Winchester City Council (the Council) with robust advice on the suitability, availability and achievability of any existing private Gypsy and Traveller sites with permanent planning permission to meet all or a proportion of the accommodation need for Gypsies and Travellers as identified in the Winchester Gypsy and Traveller Accommodation Assessment (GTAA) undertaken by ORS and completed in September 2022.
- 1.2 It is anticipated that the outcomes of the PDA will assist the Council in preparing a revised Local Plan.
- 1.3 The PDA has sought to understand the capacity of existing private Gypsy and Traveller sites with permanent planning permission to meet levels of need that were identified in the 2022 GTAA through a combination of desk-based research and engagement with members of the Travelling Community living on sites in Winchester, including those sites in the South Downs National Park (SDNP) area.
- 1.4 Whilst it is only a requirement in the Planning Policy for Traveller Sites (PPTS) to identify a 5-year supply (allocation) for households that were found to meet the PPTS planning definition of a Traveller, the PDA has also looked to address any wider current needs of Travellers who did not meet the planning definition; and also whether any future need that was identified in the GTAA can also potentially be met on existing sites.

Key Findings

- 1.5 The initial stage of the PDA covered a total of 29 private Gypsy and Traveller sites in Winchester, including 2 private sites in the SDNP. Following a preliminary RAG assessment of each site (see Methodology for further details) it was concluded there may be planning constraints that could prevent additional pitches being delivered on 18 of the sites at this time. At this stage the PDA has not looked at need from Travelling Showpeople.
- 1.6 A total of 10 sites were taken forward to the next, more detailed, stage of the PDA. On one of the private sites in the SDNP area of Winchester (Four Acres) there was no need identified in the GTAA. These were:
 - » 1 & 2 Willow Park.
 - » Beacon Haven.
 - » Bowen Farm.
 - » Eastwood Yard (SDNP).
 - » Fir Tree Farm.
 - » Joymont Farm.
 - » Little Ranch.
 - » Riverside.
 - » Southwick Ranch.
 - » Tynefield.

- 1.7 The PDA has concluded that, in principle, current need can be met for the following pitches in Winchester City Council for the period 2022-26 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites:
 - » 15 of the 15 pitches identified as being needed for Gypsies and Travellers.
- 1.8 The PDA has concluded that, in principle, future need can be met for the following in Winchester City Council for the period 2027-2038/39 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites and yards:
 - » 11 of the 12 pitches identified as being needed for Gypsies and Travellers.
- 1.9 The PDA has also sought to identify the likely proportion of current and future need identified for households that did not meet the planning definition of a Traveller in the Winchester City GTAA. Following the initial RAG rating exercise there was no current or future need identified from households that did not meet the planning definition of a Traveller on the 9 sites in Winchester that were taken forward to the second stage of the PDA.
- 1.10 Current need for 3 pitches was identified from a site in the SDNP in Winchester where households did not meet the planning definition. However, it was not possible to determine whether this need could be met on the site without encroaching on to agricultural land.

2. Methodology

- 2.1 Over the past 10 years ORS has continually refined a methodology for undertaking robust and defensible Gypsy and Traveller Accommodation Assessments, and more recently a robust methodology for completing Pitch Deliverability Assessments to support the preparation of Local Plan documents.
- 2.2 The approach used by ORS sought to complete work to identify whether there is a viable opportunity on any existing sites in Winchester City, including sites in the SDNP, through intensification, expansion, or reconfiguration to provide additional Gypsy and Traveller pitches to meet the accommodation needs identified in the GTAA. At this time the PDA has not looked at need from Travelling Showmen’s yards. The assessment:
- » Assessed existing private sites with full planning permission including an estimation of capacity; evaluation against development management constraints; and the suitability, availability, and achievability of additional pitches.
 - » Sought to understand the accommodation requirements of Gypsies and Travellers living on these sites.
 - » Makes clear recommendations on how the Council could ensure the delivery of suitable pitches to meet some or all of the identified need.
- 2.3 Based on the experience of ORS in completing PDA’s in other Local Authorities, including through detailed Local Plan Examinations, a 3-Stage assessment process was completed for Winchester City Council.

Stage 1 – Initial Review of Sites

- 2.4 ORS worked with the Council to review the site baseline based on the current occupancy of sites; any new planning permissions; and the outcomes of any planning appeals. Once the site baseline was agreed, ORS completed work to apportion need identified in the GTAA to each site – including both current need in years 0-5, and future need for the remainder of the Local Plan period to 2038/39.
- 2.5 This stage of the PDA concluded with an initial assessment of 29 private sites with permanent planning permission using a RAG rating (Red/Amber/Green). The purpose of this part of the PDA was to determine which sites had planning constraints that would prevent them from being taken forward to the next stage of the assessment at this time.
- 2.6 As a result of the RAG rating assessment it was determined that a total of 19 Gypsy and Traveller sites would be excluded from the next stage of the PDA – including 1 private site in the SDNP (Four Acres) where there was no current or future need identified, and a total of 10 Gypsy and Traveller sites were taken forward to the next stage of the PDA.

Stage 2 – Detailed Site Assessment

- 2.7 ORS worked with the Council to complete a detailed Pitch Deliverability Matrix for each site. This explored any development management constraints that could prevent the provision of additional pitches and plots, and determined what, if any, levels of need identified in the GTAA could be accommodated on each site and yard through intensification or reconfiguration. This

stage of the assessment also explored whether there are any opportunities to expand sites onto areas of adjacent land owned by Travellers. Development management constraints that were considered included:

- » Ancient Woodland.
- » Air Quality Management Areas (AQMA's).
- » Battlefields.
- » Designated Open Space.
- » Flood Zone 2 & 3.
- » Hampshire Biodiversity Information Centre (HBIC) Priority Habitats.
- » Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's).
- » Listed Buildings.
- » Local Nature Reserves (LNR's).
- » National Nature Reserves (NNR's).
- » RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats).
- » Settlement Gaps.
- » Special Protection Areas (SPA's).
- » Site of Special Scientific Interest (SSSI's).
- » Safeguarded Land.

^{2.8} Following agreement of the Pitch Deliverability Matrices with the Council, ORS engaged with site owners, site managers and site residents to establish whether the proposals are acceptable and deliverable.

Stage 3 – Capacity Findings and Site Deliverability Options

^{2.9} The outcomes of Stage 2 were discussed with Officers from the Council to determine, from a planning perspective, whether the proposals are likely to be acceptable and deliverable.

3. Winchester GTAA Summary

Sites and Yards in Winchester City (excluding SDNP)

- 3.1 In Winchester (excluding SDNP), at the base date for the GTAA in July 2022, there were 27 private sites with permanent planning permission (75 pitches); 2 private sites with temporary planning permission (6 pitches); and 11 unauthorised sites (69 pitches). There were also 13 Travelling Showmen’s yards – 3 of which are tolerated for planning purposes (24 plots) and no public transit sites identified.

Figure 1 - Total amount of provision in Winchester (excluding SDNP) (July 2022)

Category	Sites/Yards	Pitches/Plots
Private with permanent planning permission	27	75
Private with temporary planning permission	2	6
Unauthorised sites	11	69
Travelling Showpeople yards	13	24
TOTAL	53	174

Sites and Yards in Winchester (SDNP)

- 3.2 In the area of Winchester covered by the SDNP, at the base date for the GTAA, there were 2 private sites with permanent planning permission (6 pitches); and 1 Travelling Showmen’s yard that is tolerated for planning purposes (3 plots).

Figure 2 - Total amount of provision in Winchester (SDNP) (July 2022)

Category	Sites/Yards	Pitches/Plots
Private with permanent planning permission	2	6
Travelling Showpeople yards (tolerated)	1	3
TOTAL	3	9

GTAA Conclusions

- 3.3 The GTAA provides a robust evidence base to enable the Council to assess the housing needs of the Travelling Community as well as complying with their requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 1985, Planning Policy for Traveller Sites (PPTS) 2015, the Housing and Planning Act 2016, the National Planning Policy Framework (NPPF) 2021, and Planning Practice Guidance (PPG) 2021. It also provides the evidence base which can be used to support Local Plan Policies.

Gypsies and Travellers – Winchester (excluding SDNP)

- 3.4 In summary there is a need for:
- » 115 pitches in Winchester over the GTAA period to 2038/39 for Gypsy and Traveller households that met the planning definition.

- » Up to 40 pitches for undetermined Gypsy and Traveller households that may meet the planning definition.
- » 45 pitches for Gypsy and Traveller households who did not meet the planning definition.

Gypsies and Travellers – Winchester (SDNP)

3.5 In summary there is a need for:

- » No pitches in Winchester (SDNP) over the GTAA period to 2038/39 for Gypsy and Traveller households that met the planning definition.
- » No pitches for undetermined Gypsy and Traveller households that may meet the planning definition.
- » 5 pitches for Gypsy and Traveller households who did not meet the planning definition.

Travelling Showpeople – Winchester (excluding SDNP)

3.6 In summary there is a need for:

- » 27 plots in Winchester over the GTAA period to 2038/39 for Travelling Showpeople households that met the planning definition.
- » Up to 3 plots for undetermined Travelling Showpeople households that may meet the planning definition.
- » 3 plots for Travelling Showpeople households who did not meet the planning definition.

Travelling Showpeople – Winchester (SDNP)

3.7 The GTAA identifies a need for 8 plots for households that met the planning definition. There was no need identified for undetermined households or households that do not meet the definition.


Transit Provision

3.8 Due to historic low numbers of unauthorised encampments, it is not recommended that there is a need for a formal public transit site in Winchester at this time. However, the situation relating to levels of unauthorised encampments should be monitored to determine if there are any increases in the number of encampments.

3.9 It is also recommended that a review of evidence relating to unauthorised encampments should be undertaken on a Hampshire-wide basis. This will establish whether there is a need for investment in any new transit provision or emergency stopping places across Hampshire, or whether a local managed approach is preferable.


4. Site Assessment Matrices

- 4.1 For the 10 sites included in the detailed site appraisal, the GTAA identified a current need for 15 pitches for Gypsy and Traveller households that met the planning definition of a Traveller.
- 4.2 As set out in Paragraph 10 of the PPTS the Council is required to identify a 5-year supply of pitches to address need for those Travellers that meet the planning definition. Therefore, this pitch assessment will contribute towards the requirement for the Local Plan Gypsy and Traveller Policy to address need for pitches for Gypsies and Travellers that meet the PPTS planning definition of a Traveller.
- 4.3 The assessment also sought to determine whether any future need for the remainder of the plan period can be met on existing sites for those households that met the planning definition. For the 10 sites that were included in the detailed site appraisal future need was identified for 12 pitches for Gypsy and Traveller households that met the planning definition of a Traveller.
- 4.4 In addition, the assessment sought to determine the proportion of need from households that did not meet the planning definition of a Traveller. This was for 3 pitches from a site in SDNP.
- 4.5 As set out in the Methodology for the PDA, detailed site assessments were completed for all 10 Gypsy and Traveller sites that were taken forward from Stage 1 of the assessment. The completed Site Assessment Matrices can be found on the following pages. The Matrices are grouped by the following Parishes:
- » Swanmore.
 - » Shedfield.
 - » Boarhunt.
 - » Curdridge.
 - » Whiteley.
 - » Owslebury.
 - » Otterbourne.
 - » Soberton (SDNP).

SITE BACKGROUND	
Site reference	WC001
Site name and address	1 & 2 Willow Park (Land adjoining Stablewood Farm), The Lakes, Swanmore
Site plan	
Site planning status	Authorised - permanent
Planning history	APP/L1765/C/17/3190135 - 2 pitches
Number of pitches (August 2022)	2
PPTS planning definition status of households	
Meet definition	2
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2022-25	0
Total pitch need 2026-38	1
Site area	525m ²
Site ownership	Private


DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No
Battlefields	No
Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	Yes - whole site
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	Yes - G10: Improved grassland (whole site)
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	Yes CP18: Bishops Waltham, Swanmore gap
FINAL APPRAISAL	
Impact of site on local character and amenity	A small increase of 1-2 pitches is unlikely to result in additional impact to the character and appearance of the area or impact to the landscape character (refer to Appeal Inspectors decision).
Impact of site on amenity of local residents	Located to the east of existing Gypsy sites at Barn Farm (5 pitches) and Stablewood Farm (1 pitch). An increase of 1-2 pitches to the rear (to follow the same line as Stablewood

	Farm would not lead to over-concentration. Modest growth is unlikely to generate neighbour amenity concerns.
Site can provide visual and acoustic privacy	Yes - if necessary.
Environmental concerns	Will need an FRA.
Constraints on design and layout of the site	No.
Could the site meet current and future need?	No – the pitches are cramped with tight boundaries.
Could the site only meet current need?	No – the pitches are cramped with tight boundaries.
Can the configuration of the site be altered to meet future need?	No – the pitches are cramped with tight boundaries.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	No – The site is currently occupied by a single man on one pitch and a couple with young children on the other pitch. There is no short to medium term need and potentially limited future need arising from young children living on the site.

SITE BACKGROUND	
Site reference	WC006
Site name and address	Beacon Haven (also Bekhon), Brickyard Road, Swanmore
Site plan	
Site planning status	Authorised - permanent
Planning history	15/00435/LDC & 15/01761/FUL - 6 pitches
Number of pitches (August 2022)	6
PPTS planning definition status of households	
Meet definition	6
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2022-25	3
Total pitch need 2026-38	3
Site area	15,670m ²
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No



Battlefields	No
Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	No
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	Yes - WB36: Lowland mixed deciduous woodland (2 thin strips east to west on the site)
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	Yes - CP18: Bishops Waltham, Swanmore gap
FINAL APPRAISAL	
Impact of site on local character and amenity	Site access is from Forest Road with the rear of the site adjacent to Brickyard Road. The site is well spaced and out and does not have a wider impact on local character.
Impact of site on amenity of local residents	The site is low density and does appear to have space to accommodate additional pitches within the existing boundary. There are residential properties either side of the site but these are at a good distance. The site could accommodate growth without over-concentration of the site.
Site can provide visual and acoustic privacy	Yes.

Environmental concerns	Highways may be an issue. Planning conditions limits access from Forest Road only.
Constraints on design and layout of the site	This is a spaciouly laid out site with room to accommodate additional pitch(s) subject to acceptable layout and impact on the Settlement Gap.
Could the site meet current and future need?	Yes.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	All 6 pitches are occupied. There is ample land to meet the 5-year need from teenagers and the future need from younger household members.

SITE BACKGROUND	
Site reference	WC011
Site name and address	Fir Tree Farm, Land Adj Gravel Hill, Swanmore
Site plan	
Site planning status	Authorised - permanent
Planning history	17/02213/FUL - 16/00456/FUL - 3 pitches
Number of pitches (August 2022)	3
PPTS planning definition status of households	
Meet definition	2
Do not meet definition	1
Undetermined	0
Current and future need	
Total pitch need 2022-25	0
Total pitch need 2026-38	2 (meet planning definition)
Site area	1,400m ²
Site ownership	Private



DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No
Battlefields	No
Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	No
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	No
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	Yes – CP18: Bishops Waltham, Swanmore gap
FINAL APPRAISAL	
Impact of site on local character and amenity	The site should be laid out with a single access serving 3 pitches. There is limited impact on the local character and amenity as a result of the existing layout, however it is felt that there is not space to expand the site except into the equestrian space that is protected by planning conditions. There is an open enforcement case as there has been encroachment of 2 mobile homes into the area that was

	protected by planning condition for equestrian purposes. The planning agent who has been instructed is currently liaising with Enforcement Officers.
Impact of site on amenity of local residents	Unknown and will need to be assessed on site.
Site can provide visual and acoustic privacy	Yes - if required.
Environmental concerns	None
Constraints on design and layout of the site	There has been encroachment into an area of equestrian green space.
Could the site meet current and future need?	Yes
Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Since the GTAA was completed, the site has been further developed with two additional park homes stationed on the former paddock. Subject to an ongoing appeal.

SITE BACKGROUND	
Site reference	WC022
Site name and address	Southwick Ranch, Southwick Road, North Boarhunt
Site plan	 
Site planning status	Authorised - permanent
Planning history	18/01441/FUL - 1 pitch
Number of pitches (August 2022)	1
PPTS planning definition status of households	
Meet definition	1
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2022-25	2
Total pitch need 2026-38	2
Site area	4,200m ²


Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No
Battlefields	No
Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	No
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	No
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	No
FINAL APPRAISAL	
Impact of site on local character and amenity	1 pitch allowed on appeal. Inspector noted that the area is characterised by open fields and views across them over some distance. The Inspector noted a number of mobile homes at the site and in close proximity. The character of the area was described by the Inspector as one of residential

	development within a landscape of open fields largely given over to grazing. A small growth of 1 or 2 pitches at this site may be acceptable subject to maintaining the landscape character.
Impact of site on amenity of local residents	No significant impact to local residents and small growth would not result in over concentration on this site.
Site can provide visual and acoustic privacy	Yes - needs to be soft landscaping.
Environmental concerns	The track leading to site is narrow with no passing places - so there may be some highway concerns.
Constraints on design and layout of the site	None.
Could the site meet current and future need?	Yes.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes. There is adequate space on the site to accommodate the extra need without encroaching into the paddock area. The owners have not started to build their new dayroom as a larger dayroom would be required to service any additional accommodation.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes. Permission has been granted for a new dayroom and the owners have installed a new eco-treatment plant, solar panels and bore hole for fresh water. The owners are in a position to proceed with a planning application and deliver additional pitches. They are also happy to work with the council to work out a suitable layout.

SITE BACKGROUND	
Site reference	WC008
Site name and address	Bowen Farm, Wangfield Lane, Curdridge
Site plan	 
Site planning status	Authorised - permanent
Planning history	17/02504/FUL - 4 pitches
Number of pitches (August 2022)	4
PPTS planning definition status of households	
Meet definition	4
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2022-25	1
Total pitch need 2026-38	3
Site area	2,350m ²

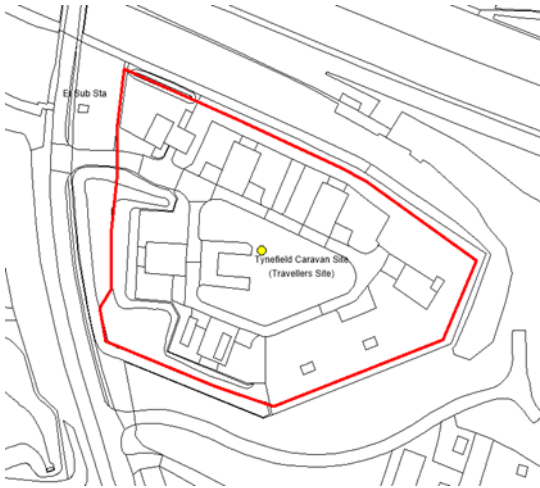
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No
Battlefields	No
Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	No
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	Yes - WB34: Wet woodland adjacent to the site
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	Yes - WC0166: Little Gold Copse adjacent to the site
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	No
FINAL APPRAISAL	
Impact of site on local character and amenity	The site appears to be relatively well contained. The previous planning permission indicates that the applicants has an interest in a large area of pasture land. A modest extension to the east of the existing 4 pitches is unlikely to result in impact to local character or amenity.

Impact of site on amenity of local residents	No immediate neighbours or obvious impact to local residents. Site would accommodate modest growth without over-concentration.
Site can provide visual and acoustic privacy	Yes, if required.
Environmental concerns	Site is adjacent to a SINC which would need to be protected.
Constraints on design and layout of the site	Site is adjacent to a SINC which would need to be protected.
Could the site meet current and future need?	Yes.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	The owner has 11.5 acres of land and is in a position to take forward a planning application and delivery of the pitches to meet current and future family need. The owner feels that the extra accommodation can be provided without encroaching into the paddock land.

SITE BACKGROUND	
Site reference	WC014
Site name and address	Joymont Farm, Curdridge Lane, Curdridge
Site plan	
Site planning status	Authorised - permanent
Planning history	12/00547/FUL - 1 pitch (personal and temporary) 17/00789/FUL - 1 pitch condition varied to remove personal and temporary restriction
Number of pitches (August 2022)	1
PPTS planning definition status of households	
Meet definition	1
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2022-25	4
Total pitch need 2026-38	0

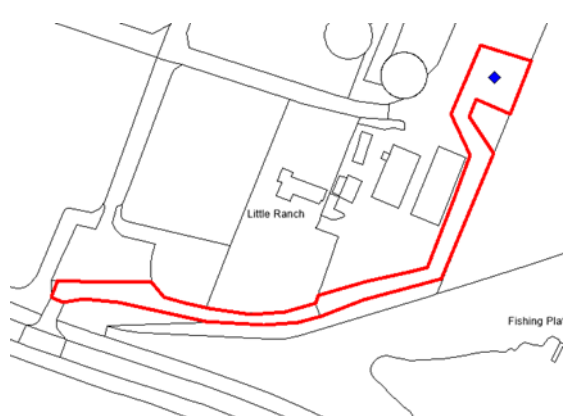
Site area	800m ²
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No
Battlefields	No
Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	No
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	No
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	No
FINAL APPRAISAL	
Impact of site on local character and amenity	A well contained site. Slight enlargement is unlikely to have an impact on the local character and amenity (subject to appropriate boundary treatment).

Impact of site on amenity of local residents	The site only has 1 pitch at present but it does appear to have space to accommodate additional pitches within the existing boundary. There is a residential property to the south on the other side of the road and the degree of separation is acceptable. The site could accommodate growth within existing boundaries without over-concentration of the site.
Site can provide visual and acoustic privacy	Probably not required - but there is scope for planting.
Environmental concerns	None.
Constraints on design and layout of the site	Nothing specific.
Could the site meet current and future need?	Yes.
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	The owner has 12 acres of land and is in a position to take forward a planning application and delivery of the pitches to meet any current and future family need. The owner explained that ideally, he would like 5 or 6 accommodation units to meet needs of the extended family who are currently travelling and wish to settle down. However, the need for the 4 units for household members already living on the site is of greater importance.

SITE BACKGROUND	
Site reference	WC025
Site name and address	Tynefield, Whiteley
Site plan	
Site planning status	Authorised - permanent
Planning history	83/00151/OLD - 20 pitches (former public site – currently vacant)
Number of pitches (August 2022)	18 (all vacant)
PPTS planning definition status of households	
Meet definition	0
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2022-25	0
Total pitch need 2026-38	0
Site area	13,200m ²
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No


Battlefields	No
Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	No
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	No
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	Yes - CP18: Whiteley - Fareham Western Wards gap
FINAL APPRAISAL	
Impact of site on local character and amenity	In 2008 Winchester City Council raised no objection to an application to upgrade this site noting that the site was well landscaped/screened. The Council would actively encourage the re-opening of this site and on-site expansion.
Impact of site on amenity of local residents	None - whilst it could be considered over-concentration - it is a designated Traveller site in an appropriate location. There are some residential properties to the south of the site but they are a sufficient distance not to result in local neighbour impacts.
Site can provide visual and acoustic privacy	Yes, if required.
Environmental concerns	None.

Constraints on design and layout of the site	No constraints – the site has previously been occupied as a public Gypsy and Traveller site.
Could the site meet current and future need?	n/a
Could the site only meet current need?	n/a
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Discussion have been had with the current site owners regarding bringing the site back into use to meet the needs of Travellers. They said that they would discuss the matter further internally although stated that there are a number of potential technical and logistical problems - mainly due to the size of the site and previous instances of anti-social behaviour. The council may wish to speak to the owners to discuss potential ways in which this site can be brought back into use.

SITE BACKGROUND	
Site reference	WC017
Site name and address	Little Ranch, Portsmouth Road, Fishers Pond
Site plan	
Site planning status	Authorised - permanent
Planning history	19/01007/FUL - 2 pitches
Number of pitches (August 2022)	2
PPTS planning definition status of households	
Meet definition	2
Do not meet definition	0
Undetermined	0
Current and future need	
Total pitch need 2022-25	2
Total pitch need 2026-38	1
Site area	9,100m ²
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No
Battlefields	No
Safeguarded Land	No


Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	No
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	No
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	No
FINAL APPRAISAL	
Impact of site on local character and amenity	The site adjoins the South Downs National Park so consideration will need to be given to the setting of the National Park. However, landscape and visual sensitivity on this site is low with no part of the current site visible from the B2177.
Impact of site on amenity of local residents	There is scope on the site to accommodate additional pitches without resulting in over concentration.
Site can provide visual and acoustic privacy	Yes, if needed.
Environmental concerns	Impacts on the National Park and of lighting would need to be reduced.
Constraints on design and layout of the site	Yes. Planning permission has already been granted for one additional unit.

<p>Could the site meet current and future need?</p>	<p>Yes.</p>
<p>Could the site only meet current need?</p>	<p>n/a</p>
<p>Can the configuration of the site be altered to meet future need?</p>	<p>Yes.</p>
<p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p>	<p>Permission for one additional mobile home has been granted, leaving a need for 3 more (2 current and 1 future). The owners own 26 acres and can take forward a planning application to deliver the additional units.</p>

SITE BACKGROUND	
Site reference	WC019
Site name and address	Riverside, Adj Chapel House, Highbridge Road, Highbridge
Site plan	
Site planning status	Authorised - permanent
Planning history	19/00516/FUL - 3 pitches. 20/00576/FUL replacement day/utility room.
Number of pitches (August 2022)	3
PPTS planning definition status of households	
Meet definition	2
Do not meet definition	1
Undetermined	0
Current and future need	
Total pitch need 2022-25	2 (meet planning definition)
Total pitch need 2026-38	0
Site area	1,300m ²
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No
Listed Buildings	No
Battlefields	No

Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	Yes - River Itchen
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	Yes
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	Yes - WB36: Lowland mixed deciduous woodland
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	No
FINAL APPRAISAL	
Impact of site on local character and amenity	This is a well screened site with limited access from Highbridge Road (through the existing gates). The site has no impact on local character and amenity – but it is felt that there is limited space on the site to expand.
Impact of site on amenity of local residents	No impact on local residents - limited space within the existing site to expand - so could result in over concentration on the site.
Site can provide visual and acoustic privacy	Yes, if needed.
Environmental concerns	The site adjoins a SSSI.
Constraints on design and layout of the site	Yes, growth would be constrained within existing red line/ownership - family growth on the site may be an option.

Could the site meet current and future need?	Yes. Planning permission has already been granted for one additional unit.
Could the site only meet current need?	The owner confirmed that he now has no further need for additional accommodation.
Can the configuration of the site be altered to meet future need?	n/a
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Identified need has now been met through a grant of planning permission.

SITE BACKGROUND	
Site reference	WC026
Site name and address	Eastwood Yard, Peststead Lane, Soberton
Site plan	
Site planning status	Authorised - permanent
Planning history	01/02381/FUL - W08094/03. Change of use to residential one mobile home and one touring caravan (RETROSPECTIVE) refused and allowed at appeal.
Number of pitches (August 2022)	1
PPTS planning definition status of households	
Meet definition	0
Do not meet definition	1
Undetermined	0
Current and future need	
Total pitch need 2022-25	3 (do not meet planning definition)
Total pitch need 2026-38	0
Site area	4,590m ²
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Environmental Constraints	
Ancient Woodland	No

Listed Buildings	No
Battlefields	No
Safeguarded Land	No
Sites of Special Scientific Interest (SSSI)	No
Local Nature Reserves (LNR)	No
National Nature Reserves (NNR)	No
Air Quality Management Areas (AQMA)	No
Special Protection Areas (SPA)	No
Designated Open Space – DM5	No
Landscape Designation	
Within Flood Zone 2 or 3?	No
Hampshire Biodiversity Information Centre (HBIC) Priority Habitats	No
Hampshire Biodiversity Information Centre (HBIC) Sites of Importance for Nature Conservation (SINC's) - September 2020	No
RAMSAR (Convention on Wetlands of International Importance Especially as Waterfowl Habitats)	No
Settlement Gaps	No
FINAL APPRAISAL	
Impact of site on local character and amenity	Well screened site from Peststead Lane and access through the existing gates. No impact on the local character and amenity. Limited space to expand without encroaching on to agricultural land.
Impact of site on amenity of local residents	No impact on local residents - limited space within existing site to expand - so could result in over-concentration of the residential parts of the site.
Site can provide visual and acoustic privacy	Yes, if needed.
Environmental concerns	None.

<p>Constraints on design and layout of the site</p>	<p>Yes, growth would be constrained within the current residential areas of the site. Potential to encroach on to agricultural land to the north of the site may be an option, subject to landscape impact assessment.</p>
<p>Could the site meet current and future need?</p>	<p>Potential to encroach on to paddock to the north of the site may be an option, subject to landscape impact assessment.</p>
<p>Could the site only meet current need?</p>	<p>Potential to encroach on to paddock to the north of the site may be an option, subject to landscape impact assessment.</p>
<p>Can the configuration of the site be altered to meet future need?</p>	<p>No future need as there are no children living on the site.</p>
<p>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</p>	<p>Unknown.</p>

5. PDA Outcomes

- 5.1 The table below sets out the overall outcomes of the PDA for Winchester City Council for those households that meet the PPTS planning definition of a Traveller. It sets out the planning status of sites and yards; the total current need for the first 5 years of the GTAA period from 2022-26; the amount of need that could be met on each site and yard; and includes notes setting out the rationale for meeting this need.

Figure 3 – Outcomes of Pitch Deliverability Assessment for Winchester City 2022-26 - Meet Planning Definition

Site Ref		Current Need 2022-26	Current Need Met	Notes
	Sites with permanent planning permission			
WC001	1 & 2 Willow Park (Land adjoining Stablewood Farm), The Lakes, Swanmore	0	0	No current need identified.
WC006	Beacon Haven (also Bekhon), Brickyard Road, Swanmore	3	3	There is ample land to meet current and future need on this site subject to planning permission being granted.
WC011	Fir Tree Farm, Land Adj Gravel Hill, Swanmore	0	0	No current need identified.
WC022	Southwick Ranch, Southwick Road, North Boarhunt	2	2	There is adequate space to accommodate the extra need without encroaching into the paddock area.
WC008	Bowen Farm, Wangfield Lane, Curdridge	1	1	The owner has 11.5 acres of land and is in a position to take forward a planning application and delivery of the pitches to meet family need.
WC014	Joymont Farm, Curdridge Lane, Curdridge	4	4	The owner has 12 acres of land and is in a position to take forward a planning application and

				delivery of the pitches to meet family need.
WC025	Tynefield, Whiteley	0	0	18 pitch former public site which is currently vacant but the Council could explore options with the current owner to bring it back into use and intensify.
WC017	Little Ranch, Portsmouth Road, Fishers Pond	3	3	Permission for one additional mobile home has been granted, leaving a need for three more. They own 26 acres and can take forward a planning application to deliver the additional units.
WC019	Riverside, Adj Chapel House, Highbridge Road, Highbridge	2	2	Current need has now been met through a permission that has been granted.
TOTAL		15	15	

Figure 4 – Outcomes of Pitch Deliverability Assessment for Winchester City 2022-26 – Do Not Meet Planning Definition

Site Ref		Current Need 2022-26	Current Need Met	Notes
	Sites with permanent planning permission			
WC026	Eastwood Yard, Peststead Lane, Soberton (SDNP)	3	0	Could not be determined - potential to encroach on to agricultural land to the north of the site may be an option, subject to landscape impact assessment.
TOTAL		3	0	

6. PDA Conclusions

- 6.1 This PDA has sought to identify the likely proportion of current need identified for households on 9 private sites with permanent planning permission that met the planning definition of a Traveller in the Winchester City GTAA for the period 2022-26. The amount to a need for 15 Gypsy and Traveller pitches. The need that was identified came from:
- » Over-crowding on existing Gypsy and Traveller sites.
 - » In-migration.
 - » Teenagers requiring a pitch of their own.
- 6.2 The PDA has concluded that, in principle, current need can be met for the following pitches for the period 2022-26 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites:
- » 15 of the 15 pitches identified as being needed for Gypsies and Travellers.
- 6.3 The PDA has also sought to identify the likely proportion of future need identified for households that met the planning definition of a Traveller in the Winchester City GTAA for the period 2026-38/39. This amounted to a need for 12 Gypsy and Traveller pitches. The need that was identified came from:
- » New household formation.
- 6.4 The PDA has concluded that, in principle, future need can be met for the following in Winchester City for the period 2026-38/39 for households that met the planning definition of a Traveller through the intensification or expansion of existing sites and yards:
- » 11 of the 12 pitches identified as being needed for Gypsies and Travellers.
- 6.5 The PDA has concluded that, in principle, current need cannot be met for the following in Winchester City for the period 2022-26 for households that did not meet the planning definition:
- » None of the 3 pitches identified as being needed for Gypsies and Travellers – although there may be potential to encroach on to agricultural land to the north of the site to meet this need. This is the private site in the SDNP area of Winchester.
- 6.6 It is recommended that the Council consider the outcomes of this PDA to contribute towards the requirements in Paragraph 10 of the PPTS in terms of the potential allocation of pitches to contribute towards meeting 5-year need and the identification of broad locations to meet future need requirements. It is also recommended that the Council consider a Criteria-Based Local Plan Policy to address any further need from undetermined households; proposals from new windfall sites; from in-migration; and from bricks and mortar.
- 6.7 The Council may also wish to consider specific allocations for pitches on the sites that have been assessed in order to make a clear link between the need that has been identified and the sites that are in a position to potentially meet this need.