

**Coastal West Sussex  
Authorities and South Downs  
National Park Authority**

**Gypsy, Traveller and  
Travelling Showpeople  
Sites Study**

**Project Ref: 27376/001**

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**September 2013**

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# Gypsy, Traveller and Travelling Showpeople Sites Study

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## Document Control Sheet

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# 1 Introduction and Background

## 1.1 Introduction

- 1.1.1** This is a joint project between the Coastal West Sussex Authorities (Adur, Arun, Chichester and Worthing) and South Downs National Park Authority (for the area within the National Park that was previously within Adur, Arun and Chichester districts and Worthing borough). The project has been prepared with support from West Sussex County Council. They have worked jointly to undertake a new Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) within these areas. The Authorities commissioned Peter Brett Associates, who worked with Opinion Research Services (ORS) to undertake Phase 1. **The Phase 1 report should be read in conjunction with this report.**
- 1.1.2** The Authorities have additionally appointed Peter Brett Associates LLP (PBA) to undertake an assessment of potential sites for Gypsies, Travellers and Travelling Showpeople (Phase 2) within this area.
- 1.1.3** The purpose of this study is to produce a shortlist of potential sites to meet the identified need for each Local Planning Authority area under the Phase 1 needs assessment.
- 1.1.4** The results of this study will inform the development of relevant policies and allocations for inclusion in emerging Local Plans and to guide the consideration of future planning applications for Gypsy, Traveller and Travelling Showpeople sites.
- 1.1.5** **This document must be considered as part of the wider evidence base for the emerging development plans but cannot be construed as committing any Authority to allocate any particular parcel of land for a particular use, nor approve any application for development.**

## 1.2 Background

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

*“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.”*  
(Planning policy for traveller sites, CLG, March 2012).

- 1.2.2** Many Gypsies and Travellers continue to pursue an active itinerant lifestyle and are generally self-employed people. However, increasingly communities are becoming more settled.
- 1.2.3** Gypsies and Travellers are not a uniform homogeneous community, but rather a group of communities which share some features but have their own histories and traditions. Even



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within each main group there are differences between families which emphasises the need to avoid over generalisations. However, the main cultural groups include:

- Romany Gypsies;
- Irish Travellers; and
- New Travellers.

**1.2.4** Romany Gypsies and Irish Travellers are recognised in law as distinct ethnic groups and are legally protected from discrimination under the Race Relations Acts.

**1.2.5** Travelling Showpeople have traditionally been involved in holding fairs and circuses for many hundreds of years. For the purposes of the planning system, Travelling Showpeople means:

*“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their family’s or dependents’ more localized pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.”* (Planning policy for traveller sites, CLG, March 2012).

**1.2.6** The Government published a new policy statement *Planning policy for traveller sites* in 2012, replacing Circulars 01/2006 and 04/2007 to address future accommodation needs of Gypsies, Travellers and Travelling Showpeople because the previous planning policy arrangements had failed to deliver adequate sites to meet identified needs over the previous 10 years.

**1.2.7** Local planning authorities are currently required to identify and allocate sufficient sites to meet the needs of these groups within their local plans. This means that when delivering sites, consideration is required to which sites are available and suitable for different groups within the travelling community.

**1.2.8** The Government’s Good Practice Guide ‘Designing Gypsy and Traveller Sites’ cover a range of sites including:

- Permanent residential – permanently sited caravans used for people who travel little, or who want a base from which to travel;
- Transit – short-term pitches that can accommodate families for up to 90 days, for those with a more nomadic lifestyle who are travelling through the area;
- Emergency stopping places – used as a temporary basis for authorised short-term pitches for less than 28 days. These are usually provided in the absence of transit provision.

**1.2.9** Transit sites are used for people travelling through an area. Transit sites and emergency/temporary stopping places allow the police to use their powers to move people on, although emergency/temporary stopping places are more suitable for this purpose. The Councils should work closely with the police to decide if the provision should be split

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between transit and / or emergency stopping places and whether the provision should be on one site or more.

## 2 Methodology

### 2.1 Introduction

**2.1.1** This section sets out the methodology we have followed to deliver the outputs sought from the sites study work. We developed a methodology that was driven by the Authorities' requirements set out in the specification. The methodology was developed with input from key wider stakeholders.

**2.1.2** **Stages 1 to 2** involved an inception meeting and gathering relevant information regarding policy and site constraints. At **Stage 3** we liaised with consultants Opinion Research Services (ORS), who carried out the Phase 1 needs assessment for the Authorities, to identify key site requirements and needs in order to establish at **Stage 4** site assessment criteria.

**2.1.3** **Stages 5 to 6** involved identifying sites, site survey and assessment resulting in a shortlist of sites. **Stage 7** involved developing a model policy and delivery options for the Authorities. We report our findings and recommendations at **Stage 8**.

### 2.2 Stage 1 Inception Meeting

**2.2.1** We discussed and agreed with the Authorities and key stakeholders the proposed methodology for the project and started to explore the issues and gain initial views from the Authorities on the scope and contents of the agreed outputs. We discussed:

- Local policy issues relating to Gypsies, Travellers and Travelling Showpeople;
- Relevant development management issues, including recent planning history and the scope of the study in terms of identifying potential delivery mechanisms;
- The site specific criteria for the identification and assessment of sites for allocation;
- Potential sites and sources of sites for consideration;
- Relevant site constraints and opportunities; and
- Sources of information and relevant contacts.

### 2.3 Stage 2 Information Gathering

**2.3.1** An important early task was to gather information relevant to the proposed work. This included information relating to the types of sites to be considered by the study.

**2.3.2** We reviewed information on the pattern of distribution and nature of current authorised and unauthorised sites and historic encampments within the study area. We identified sites subject to temporary permissions.

**2.3.3** We received and reviewed information regarding sites previously considered by the Authorities.

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**2.3.4** Physical constraints and policy designations were identified together with studies which would assist in site selection, such as landscape character studies, settlement facility and accessibility studies.

**2.3.5** Ordnance Survey mapping is a key element to any site survey works and provides the base for all assessment and presentation. The Authorities provided a GIS base for the study area and available designation and constraint data in the form of GIS map layers. We mapped all possible sites using GIS software and linked this to our sites database.

**2.3.6** Peter Brett Associates LLP has developed a unique database capable of storing all site details and assessment criteria, linked to GIS generated site maps. The database was tailored to meet the requirements of the Authorities, established at the inception meeting, so that the Authorities can take forward the database after the end of the project, to actively monitor the progress of identified sites and add new sites as they come forward.

## **2.4 Stage 3 Understanding Needs and Requirements**

**2.4.1** A key part of the assessment has been gaining a thorough understanding of the site requirements of Gypsies, Travellers and Travelling Showpeople based within the study area. We achieved this through discussions with ORS regarding the results of the recent Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1).

**2.4.2** In particular, we reviewed the results of the fieldwork and the interviews carried out with Gypsies, Travellers and Travelling Showpeople regarding:

- Gypsy, Traveller and Travelling Showpeople patterns of movement and connections with the area;
- Views of current sites and on-site facilities; and
- Future site needs.

**2.4.3** During the development of the Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1), PBA also facilitated a stakeholder workshop to develop prospective broad locations which would be a guide to identifying and assessing future potential sites. As part of this workshop, we discussed and agreed with a range of stakeholders including representatives from the travelling communities, existing and historic patterns of movement within Coastal West Sussex undertaken by Gypsies, Travellers and Travelling Showpeople.

**2.4.4** We established with ORS at this stage the relevant contacts that we would be able to approach to ensure that we could gain access to current sites for the assessment process. Whilst it is possible to assess the suitability of some sites from the public highway, other sites required an appointment with the current occupants so that we could accurately identify any future potential for intensification or extension of activities. The availability and achievability of sites for future intensification or extension required on-site consultation with individual Gypsy and Traveller families.

## 2.5 Stage 4 Identifying Clear and Transparent Site Assessment Criteria

**2.5.1** We have previously carried out many consultation exercises to establish the views of the travelling and settled communities on what makes a good site and on appropriate site criteria and we have used the knowledge gained of the relevant issues identified from work elsewhere to inform the recommendations arising from this study.

**2.5.2** Based upon our review of available policy, guidance, the identification of site needs and requirements, and physical constraints, we identified a series of site criteria for discussion and agreement with the Authorities. We used these to assess potential sites and this can be used to inform recommendations regarding future site criteria for assessing future planning applications. Policy criteria should be based around the themes outlined within para 2.5.5 below.

**2.5.3** Account has been taken of national policy, as contained within '*Planning policy for traveller sites*' (CLG, 2012) and existing and emerging local policy, as contained within adopted and draft Local Plans. Account has also been taken of the existing pattern and distribution of need for Traveller provision as set out in the new Gypsy and Traveller Accommodation Needs Assessment.

**2.5.4** Within the overall policy framework, the general approach to identifying appropriate site selection criteria has been to build upon the national planning policy framework:

- Is the site available?
- Is the site suitable?
- Is the site achievable?

**2.5.5** A key consideration, based upon national policy, has been that criteria should be "fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community" (*Planning policy for traveller sites*, para 10). Criteria should be clear and transparent and unambiguous. Many previous studies and local plan criteria based policies across the country have used very restrictive criteria which have prevented many reasonable sites from coming forward.

**2.5.6** The criteria for determining suitability were structured around the following themes:

- Protected areas;
  - Nature conservation designations;
  - Conservation areas;
  - Historic parks and gardens; and
  - Floodplain.

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- Site characteristics;
  - Size;
  - Proximity to housing;
  - Noise levels;
  - Contaminated land;
  - Landscape and townscape character;
  - Biodiversity;
  - Flooding; and
  - Surrounding land uses.
- Accessibility to services;
  - Doctors;
  - Schools;
  - Shops; and
  - Bus stop.
- Transport;
  - Road infrastructure;
  - Access arrangements; and
  - Pedestrian safety.
- Site services;
  - Electricity;
  - Water;
  - Sewerage;
  - Drainage;
  - Space for storage; and
  - Space for parking and turning.

## 2.6 Stage 5 Identifying Potential Sites

**2.6.1** Potential sites were established from a review of information at **Stage 2**. From the project brief, the sites to assess were identified as:

- **Call for Sites:** we sent out e-mails or letters to existing landowners, land agents, Gypsy and Traveller agents, planning agents and other key contacts. The contact list was provided by the Authorities and reflect those organisations who potentially knew about land that may be available for Gypsy and Traveller use.
- **Existing authorised sites:** we identified whether there are vacant pitches at existing sites and whether there is potential for any additional pitches within existing site boundaries or, if not, by extending existing site boundaries.
- **Existing unauthorised sites and sites subject to temporary or personal consents or certificates of lawful use:** we investigated the potential to regularise through the planning process, sites which are currently occupied but do not have permanent permission. We also examined the potential for the intensification or extension of existing unauthorised sites.
- **Surplus public sector land:** discussions were held with the Authorities and other public stakeholders to establish potential sites for survey.
- **Sites from previous and current land availability studies, including Strategic Housing Land Availability Assessment (SHLAA):** sites that were previously examined for their housing potential but not accepted or delivered, were investigated.
- **Housing allocations and potential urban extensions:** the scope for identifying land within larger housing allocations was investigated to meet the objective of achieving mixed and balanced communities.
- **Sites owned by Housing Associations:** our experience in other areas is that housing associations provide an important source of sites as well as providing potential partners for ongoing site ownership and management.
- **Landowners:** we contacted local agents, including planning agents representing Gypsies, Travellers and Travelling Showpeople, to identify any potential from land held by private landowners, large estates, parish councils and public bodies.
- **Settlement characterisation:** we identified potential sites from a review of OS maps and physical and policy constraints at established settlements.
- **Consultation with settled communities:** we consulted town and parish councils to identify whether these organisations could identify potentially suitable land for assessment.

**2.6.2** All sites identified from the above sources were mapped onto GIS and entered into the sites database.

## 2.7 Stage 6 Site Assessment

**2.7.1** A two stage site assessment was undertaken. Firstly, a desk based assessment of all sites identified was undertaken. This applied broad suitability criteria to sieve out immediately sites which were likely to fail on the grounds of contravening major constraints such as being within international environmental designations or within the boundaries of scheduled ancient monuments, etc. We also undertook an initial broad assessment of the likely availability of potential sites and sites that were clearly not available were rejected at this stage.

**2.7.2** For all sites which passed this first stage, site surveys were undertaken by the consultancy team, working in groups of 2. We are used to recording information and assessing sites in a consistent way and recorded site details and surroundings using a standard proforma. Photographs of sites were taken to aid in site identification.

**2.7.3** A landscape appraisal of all sites which lie adjacent to the built-up areas was undertaken by Chris Enderby Associates (see **Appendix 5: Landscape Comments**). These sites were considered against the following criteria:

- **Relevant designations**, such as designated landscapes, gaps, etc, and other known environmental constraints, such as sites of nature conservation value.
- **The land use, landscape and visual characteristics of the site**, including any landscape features that may provide constraints, such as important vegetation.
- **The land uses landscape and visual characteristics of the surrounding area**, including settlement pattern, and how the site relates to its surroundings, informed if possible by published landscape character assessments – although these are sometimes rather ‘broad-brush’ to usefully inform the consideration of individual small sites.
- **Potential visibility of the site from public viewpoints**, although there is not sufficient time within the study to visit all such locations in respect of each site.
- **The relationship between the site and other development(s).**
- **The potential to accommodate Gypsy and Traveller development without material harm** to notable site features, landscape character and public views, and the scope/necessity for mitigation measures.
- **The potential secondary implications of development on landscape character**, such as the likely need for improvements to local lanes and consequential impact on local character; lighting; etc.

**2.7.4** Detailed input into the site assessments was provided from lead officers and other officers at each Authority.

**2.7.5** Highway comments were also provided by the Highways Agency and West Sussex County Council.

**2.7.6** We assessed the suitability, availability and achievability of these sites in detail.



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- 2.7.7** In terms of **suitability** we assessed each site against the site criteria which were broadly grouped into policy requirements, physical constraints and potential impacts. For sites outside existing settlements, we assessed the likely landscape impacts and whether mitigation measures could resolve any likely adverse impacts.
- 2.7.8** In terms of likely **availability**, we spoke to identified landowners where known and sought to gain an understanding of availability and potential constraints to release. These can include legal or ownership issues, multiple ownerships, etc. We attempted to explore with landowners the potential mechanisms by which the site could be made available and the timescales for provision. Council owned sites were all deemed potentially available, as undertaken in the method for the Strategic Housing Land Availability Assessment (SHLAA). Where ownership details were unknown, sites were considered unavailable.
- 2.7.9** By **achievability**, we explored the likely economic viability of delivering the site taking into account cost factors (site preparation, infrastructure costs, etc.) and whether the value of potential alternative uses of the site makes its delivery unlikely. Although full economic assessments were not carried out, we explored the likely economic viability of delivering sites based on PBA's knowledge of working across the country.
- 2.7.10** All sites which were considered suitable, available and achievable were subject to an initial broad assessment of the **capacity** of the site in terms of the number of pitches or plots which could be provided on site. This took account of:
- Size and shape of site and character of the adjoining area;
  - Designing Gypsy and Traveller Sites: Good Practice Guide (CLG, 2008);
  - Travelling Showpeople's Sites Model Standard Package (The Showmen's Guild of Great Britain, 2007);
  - Any relevant planning history; and
  - Templates of good layouts developed by Peter Brett Associates.
- 2.7.11** These helped to determine the optimum size and configuration of pitches or plots on site. On larger sites we assumed a mix of pitch sizes to reflect the needs of different families. The intention has been to take account of on-site constraints and the need, where appropriate, for landscaping and other mitigation measures, such as access arrangements, to achieve a suitable development. This has resulted in sufficient access and accommodation space to create a site which Gypsy, Traveller or Travelling Showpeople find attractive. At the same time, sufficient space and landscaping will help to conserve the residential amenity of neighbouring uses, and protect potential impacts on the landscape and overlooking onto and from rights of way, for example.
- 2.7.12** All findings were recorded in the sites database and summarised in an accompanying site matrix. Location and site plans have been produced. We prepared overall conclusions and initial recommendations to discuss with the Authorities.

## **2.8 Stage 7 Developing a Model Policy and Delivery Options**

**2.8.1** We discussed delivery related issues with the Authorities which would have a bearing on the final site recommendations. These related to:

- Providing a range of sites for different Gypsy and Traveller communities;
- Meeting the need for a range of site sizes;
- Providing a pool of sites to meet potential future needs (beyond 5 years); and
- Phasing of sites to ensure the availability of sites through the next 5 years.

**2.8.2** We have developed a number of delivery models which we applied to the shortlist of sites to ensure that the identified sites are demonstrably deliverable. This will be essential for the Authorities to be able to demonstrate a 5 year supply or if the Authorities are to identify allocations through their Local Plans.

**2.8.3** We have developed a model policy which can be a basis for each Authority's Local Plan Gypsy, Traveller and Travelling Showpeople policy.

**2.8.4** The availability of public funding sources has been reviewed during the project. All the available funding within the Traveller Pitch budget has now been allocated. Further funding may become available as a result of slippage over the course of the programme. This is in addition to New Homes Bonus and other schemes.

## **2.9 Stage 8 Recommendations and Reporting**

**2.9.1** We have developed specific recommendations for the Authorities to take forward site criteria and potentially deliverable sites for further consideration by the Authorities through the appropriate planning process.

## 3 Site Requirements

### 3.1 Introduction

**3.1.1** 'Planning policy for traveller sites' (CLG, March 2012) states that the overarching aim of Government is "to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community." (para 3).

**3.1.2** The document includes some significant changes to the way in which the site needs of Gypsies, Travellers and Travelling Showpeople are planned for. The most significant change has been the removal of regional targets and the replacement with a new system of locally generated targets. Under this, local planning authorities are required to:

- Use a robust evidence base to establish accommodation needs;
- Set pitch and plot targets to address the likely permanent and transit site accommodation needs of Travellers in their area;
- Identify and update annually a supply of specific deliverable sites to provide five years' worth of sites against their locally set targets;
- Identify a supply of specific developable sites or broad locations for years six to ten and where possible for years 11-15; and
- Set criteria based policies to meet identified need and/or provide a basis for decisions in case applications nevertheless come forward.

### 3.2 Number of Pitches and Plots Required

#### Gypsies and Travellers

**3.2.1** There are 3 general types of sites which may be required to meet Gypsy and Traveller needs. These are:

- Residential sites – these provide residents with a permanent home and can be privately owned, publicly rented for affordable pitches, or privately rented to other Gypsies and Travellers. The size and the amount of facilities available on these sites varies between sites;
- Transit sites – these are permanent sites that provide temporary accommodation for their residents, normally between 28 days and 3 months. Transit provision can either be a public site or sometimes private sites provide pitches for transit use, usually for family and friends known to the site owners. The size and the amount of facilities available on these sites varies between sites; and
- Emergency/temporary stopping places – these are pieces of land in temporary use as authorised short term (less than 28 days) (unless the Council deemed that exceptional welfare needs justified a longer stay) stopping places for all travelling communities.

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These sites are usually provided with electricity, water and toilets only. Any Traveller family using these sites is required to pay an up-front bond and a weekly rent to cover the facilities.

- 3.2.2** Sites are made up of a number of caravan pitches and associated facilities. Although there is no national definition of what size a pitch should be, a general guide contained in *Designing Gypsy and Traveller Sites*<sup>1</sup> states that “an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan... drying space for clothes, a lockable shed...parking space for two vehicles and a small garden” (para 7.12). On average, usage is approximately 1.7 caravans per pitch.
- 3.2.3** Residential sites provide a permanent home and the amount of facilities on site varies mainly between public and private sites. Public sites will generally have amenity blocks and sometimes play areas and communal spaces. Private site facilities vary enormously depending on the requirements of the residents.
- 3.2.4** Transit sites and emergency/temporary stopping places will generally have less facilities than public residential sites. They generally provide a hard standing area, electricity and water, although this can vary between sites depending on the amount of funding and its location.
- 3.2.5** Under Section 62A of the Criminal Justice and Public Order Act 1994, the police can direct trespassers to leave land where a relevant caravan pitch is free and is situated in the same County. Transit sites and emergency/temporary stopping places are best suited when these pitches are required.
- 3.2.6** In the Coastal West Sussex study area there are currently 38 private and 4 public owned and occupied Gypsy and Traveller sites, ranging in size from single pitch family sites to one site containing 24 pitches.

Table 3.1: Existing Gypsy and Traveller Sites in Coastal West Sussex Area

<b>Adur</b>			
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Planning Status</b>
ADU001	Withy Patch, Old Shoreham Road	Lancing	Public site with permission
<b>Arun</b>			
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Planning Status</b>
ARU030	Ryebank Caravan Park	Middleton	Public site with permission
ARU031	Fieldview, Junction Commonmead Lane/Pagham Road	Pagham	Private site with permission
ARU040	The Old Stables, Brook Lane / Penfold Lane, Rustington	Rustington	Private site with personal permission
ARU044	2 Wyndham Acres, Northfields Lane	Aldingbourne	Private site with permission
ARU045	The Paddocks, Northfields Lane	Aldingbourne	Private site with permission
ARU049	Land at Limmer Pond Stables, Church Road	Aldingbourne	Private site with permission
ARU051	Dragonfly, Eastergate Lane	Walberton	Private site with personal permission
ARU052	The Cottage Piggeries, Church Lane	Barnham	Private site with permission

<sup>1</sup> Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*

## Gypsy, Traveller and Travelling Showpeople Sites Study

<b>Chichester</b>			
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Planning Status</b>
CHI003	Longacre, Bracklesham Lane	Bracklesham Bay	Private site with permission
CHI004	Clearwater, Ratham Lane	Bosham	Private site with unrestricted and personal permission
CHI005	The Hawthorns, Clayton Lane	Bracklesham Bay	Private site with permission
CHI006	The Willows, Clayton Lane	Bracklesham Bay	Private site with permission
CHI007	Vardoes, Bognor Road	Chichester	Private site with permission
CHI008	Land adjacent to Southbourne Farm Shop	Southbourne	Private site with permission
CHI009	Melita Nursery, Chalk Lane	Sidlesham	Private site with permission
CHI010	Land south of Tower View Nursery, West Ashling/Scant Road East	Hambrook	Private site with permission
CHI011	Land at Bridgefoot Meadow	Kirdford	Private site with personal permission (subject to current enforcement action)
CHI012	Lakeside Barn, Hunston Road	Hunston	Private site with temporary permission
CHI014	The Stables, Bracklesham Lane	Bracklesham Bay	Private site with permission
CHI015	Five Oaks, West Ashling Road	Hambrook	Private site with permission
CHI016	Maytrees adj Priors Leaze Bungalow, Priors Leaze Lane	Hambrook	Private site with permission
CHI017	Pond Farm (Plot A), Newells Lane	Bosham	Private site with personal permission
CHI017	Pond Farm (Plot B), Newells Lane	Bosham	Private site with temporary permission
CHI019	Tommy's Yard, Peckhams Copse Lane	North Mundham	Private site with permission
CHI024	Easthampnett Park, Marsh Lane	East Hampnett	Public site with permission
CHI025	Westbourne Caravan Park, Cemetery Lane	Westbourne	Public site with permission
CHI028	The Orchard, Scant Road East	Hambrook	Private site unauthorised
CHI030	Little Acre, Land on South Side of Keynor Lane	Sidlesham	Private site with personal permission
CHI032	Pond Farm (Plot H), Newells Lane	Bosham	Private site unauthorised
CHI034	Pond Farm (Plot C), Newells Lane	Bosham	Private site unauthorised
CHI035	Pond Farm (Plot F), Newells Lane	Bosham	Private site unauthorised
CHI036	Pond Farm (Plot J), Newells Lane	Bosham	Private site with temporary permission
CHI037	Priors Leaze Lane	Hambrook	Lawful use
CHI041	Former Cowdry Nursery, Cherry West Meadow	Birdham	Private site with permission**
CHI051	Marsh Farm Barn	Earnley	Lawful use
CHI052	Treetops, Bognor Road	Chichester	Private site with permission
<b>South Downs National Park</b>			
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Planning Status</b>
SDN004	Coventry Plantation	Findon	Private site with permission
SDN006	The Wood Yard, Frances Lane	Patching	Private site with permission
SDN007	Titnore Lane	Patcham	Private site unauthorised
SDN008	Old Timbers, Shellbridge Road	Walberton	Private site with permission
SDN010	Wychway Farm, Seldon Lane	Patching	Private site with temporary permission
SDN012	Three Cornered Piece, Nyewood	Nyewood	Private site unauthorised
SDN017	Oak Tree, Linfoad Road	Kirdford	Private site with personal permission**
<b>Worthing</b>			
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Planning Status</b>
	NONE		

\*Full permission gained since the base date of the GTAA Phase 1.

\*\*Personal permission gained since the base date of the GTAA Phase 1.

## Gypsy, Traveller and Travelling Showpeople Sites Study

- 3.2.7** Most sites have full planning permission although some privately owned sites have temporary or personal permissions or are currently unauthorised.

### Travelling Showpeople

- 3.2.8** The needs of Travelling Showpeople are different to Gypsies and Travellers. Their sites often combine residential, storage and maintenance uses. Typically a site contains areas for accommodation, usually caravans and mobile homes, and areas for storing, repairing and maintaining vehicles and fairground equipment. These combined residential and storage sites are known as plots.
- 3.2.9** Although Travelling Showpeople travel for extended periods they require a permanent base for storage of equipment and for residential use during the winter. These plots or yards are also occupied throughout the year, often by older people and families with children, for example.
- 3.2.10** In the Coastal West Sussex study area there are currently 10 private owned and occupied Travelling Showpeople sites. The sites represent permanent bases for the families which are occupied when they are not travelling for work.

Table 3.2: Existing Travelling Showpeople Sites in the Coastal West Sussex Area

<b>Adur</b>			
Site No.	Site Name	Settlement	Planning Status
	NONE		
<b>Arun</b>			
Site No.	Site Name	Settlement	Planning Status
ARU022	The Drive, Eastergate Lane	Fontwell	Private site with permission
ARU023	Fairfield, Eastergate Lane	Fontwell	Private site with permission
ARU046	Nyton Stables, Nyton Road,	Aldingbourne	Private site with temporary permission
ARU054	The Old Barns, Arundel Road	Fontwell	Private site with permission
<b>Chichester</b>			
Site No.	Site Name	Settlement	Planning Status
CHI001	Coneleys Yard, Jury Lane	Sidlesham	Private site, part permission
CHI002	Coles Yard, Bognor Road	Chichester	Private site with permission
CHI038	Priors Leaze Lane	Hambrook	Private site with permission
CHI053	Ten Acres, Cemetery Lane	Westbourne	Private site with permission
CHI054	Land east of Skiff Farm	Wisborough Green	Private site with permission
<b>South Downs National Park</b>			
Site No.	Site Name	Settlement	Planning Status
SDN009	Land north of Water Lane	Angmering	Private site with permission
<b>Worthing</b>			
Site No.	Site Name	Settlement	Planning Status
	NONE		

- 3.2.11** Most sites have full planning permission although one site has temporary permission and one site is currently unauthorised.

### West Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment 2013

- 3.2.12** In 2012 a new Gypsy and Traveller Accommodation Needs Assessment was completed by consultants ORS, commissioned by Peter Brett Associates.

## Gypsy, Traveller and Travelling Showpeople Sites Study

- 3.2.13** Interviews were attempted with every Gypsy and Traveller household in the area who were present between August and September 2012. In total, interviews were achieved on-site with 95 households and a further 11 in bricks and mortar.
- 3.2.14** For the on-site interviews, the following number took place within each local authority area:
- Adur – 15 interviews;
  - Arun – 12 interviews;
  - Chichester – 56 interviews;
  - South Downs National Park – 12 interviews; and
  - Worthing – 0 interviews.
- 3.2.15** The *Gypsy and Traveller and Travelling Showpeople Accommodation Assessment* (GTAA) estimate for extra site provision to meet residential needs between 2012 and 2027 for the five authorities is 88 pitches to address the needs of all identifiable households. The GTAA outlines the methodology of how this number was derived.
- 3.2.16** This includes a future supply to meet the existing households on unauthorised sites and sites subject to temporary permission, the households on the waiting list for a public site and new households likely to occur by 2027 due to household formation.
- 3.2.17** The study states that there is a need to provide 46 new pitches on public Gypsy and Traveller sites in Coastal West Sussex and the remaining 42 pitches should be met on private sites.
- 3.2.18** The assessment highlights a clear gap in provision for at least one transit or emergency stopping site in the area to help to manage unauthorised encampments. Unauthorised encampments during the study occurred predominantly in Adur, but records indicate that encampments also occurred in Arun, Chichester and Worthing. The GTAA identifies a need for a 10 pitch transit site or emergency stopping place in the study area.
- 3.2.19** Interviews were attempted with all Travelling Showpeople households in the area who were present in August and September 2012. Ten interviews were achieved on site at this time. ORS interviewers returned in November 2012 and January 2013 to seek to undertake further interviews and at this point contact was made with residents on almost all of the known Showpeople sites and information was gathered on their needs.
- 3.2.20** The Adur, Arun and Chichester estimated extra site provision to meet residential needs for the Travelling Showpeople households between 2012 and 2027 for the three authorities is 26 plots to address the needs of all identifiable households. This is split between 18 plots to be provided in Chichester, 7 plots in Arun and 1 plot in Adur.
- 3.2.21** This includes one plot to meet the existing household on an unauthorised site, 8 plots to meet needs on overcrowded plots, 3 plots relating to temporary permission, 1 plot to meet unmet need and 13 plots to accommodate new households likely to occur by 2027 due to household formation.

### West Sussex Local Plans

- 3.2.22** The only adopted Core Strategy/Local Plan within the study area is the Worthing Core Strategy, adopted in April 2011. This document does not include a policy for the provision of Gypsy, Traveller or Travelling Showpeople sites. The previous 2008 SEERA consultation on Gypsy / Traveller sites and pitches in the South East had identified a need for between two and four additional pitches in Worthing between 2006 and 2016 and this plan states that “this level of site provision would not support a viable and managed permanent site” (paragraph 7.14). Given the low requirement, the plan proposes that future provision is made within a sub-regional context by the Coastal West Sussex authorities and that any needs would need to be progressed by the relevant local authority through a subsequent Development Plan Document.
- 3.2.23** An emerging Local Plan is being progressed by Adur District Council. A draft Local Plan was subject to public consultation between September and October 2012. Draft Policy 23 states that a site or sites will be allocated in a Gypsy and Traveller Development Plan Document to meet any identified need for permanent and/or transit accommodation. The policy includes criteria for assessing any future planning applications including consideration of sites outside of the Built Up Area Boundary provided that there is evidence of need.
- 3.2.24** An emerging Local Plan is also being progressed by Arun District Council. A draft Local Plan was subject to public consultation between July and September 2012. The emerging Publication version of the Local Plan, which is due to be consulted on in the Summer 2013 explains that once the Sites Assessment has been complete, the Council will prepare a separate Site Allocation Development Plan Document for traveller accommodation, which will form part of the Local Plan.
- 3.2.25** An emerging Local Plan is also being progressed by Chichester District Council. Public consultation on the draft Local Plan Key Policies – Preferred Approach took place between March and April 2013. Draft Policy 37 states that following the completion of the Coastal West Sussex GTAA sites to meet local need will be identified in the Site Allocation Document. In the interim, the Policy includes criteria for assessing planning applications before the site allocations have been determined.
- 3.2.26** The South Downs National Park Authority is responsible for developing planning policy for the National Park. The Authority has declared its intention to formally submit a Local Plan to the Secretary of State in June 2016 and to adopt it by June 2017. At the present time the Authority is gathering evidence and is aiming to consult on Local Plan Issues and Options in January 2014.

### 3.3 Number of Sites Required

- 3.3.1** National evidence, backed up by current provision in the Coastal West Sussex area, would suggest that Gypsies and Travellers prefer small sites containing a small number of pitches to accommodate their immediate family and extended family. Government guidance<sup>2</sup> suggests that “*experience of site managers and residents alike suggest that a maximum of*

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<sup>2</sup> Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*



## Gypsy, Traveller and Travelling Showpeople Sites Study

*15 pitches is conducive to providing a comfortable environment which is easy to manage. However, smaller sites of between 3-4 pitches can also be successful, particularly where designed for one extended family” (para 4.7).*

**3.3.2** It is therefore difficult to identify the exact number of sites required to meet the pitch requirements for the Coastal West Sussex area. The actual number of sites required will be determined according to a number of factors including taking account of:

- The different cultural, ethnic and family groupings of Gypsies and Travellers;
- The extent to which additional provision could be made through extension or intensification of existing sites; and
- Whether replacement sites need to be found for existing sites which may be unsuitable or unsustainable.

**3.3.3** For Travelling Showpeople, the future need will arise from the occupants of existing yards and is likely to require additional sites.

### 3.4 Site Location

#### General Approach to Location

**3.4.1** ‘Planning policy for traveller sites’ (CLG, 2012) states that “local planning authorities should ensure that sites are sustainable economically, socially and environmentally” (para 11).

**3.4.2** Local planning authorities should strictly limit the provision of sites in the open countryside away from existing settlements or areas allocated in the development plan but can provide for sites in rural areas subject to further considerations (para 23). Where there is a lack of affordable land to meet the needs of the travelling communities, local planning authorities in rural areas should consider allocating small sites specifically for affordable pitches in small rural communities (para 13).

**3.4.3** Sites should be located so as to provide a settled base that reduces the need for long distance travelling and unauthorised encampment (para 11).

**3.4.4** Local planning authorities should reflect the extent to which Travellers working and living from the same location could contribute to sustainability (para 11) and therefore should consider mixed sites with residential and business uses or separate sites but in close proximity (para 16).

**3.4.5** Local planning authorities should also have regard to the needs of Travelling Showpeople to have mixed use yards containing residential accommodation and space for the storage of equipment (para 17).

**3.4.6** The draft *Adur Local Plan 2012* Policy 23 states that the Council may consider granting permission outside of the Built Up Area Boundary for Gypsies, Travellers and Travelling Showpeople provided that there is evidence of need.

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- 3.4.7** The *draft Arun Local Plan* Policy SP12 states that the Council will consider allocating and releasing sites solely for affordable Traveller sites as part of the rural exceptions site policy approach.

### Access to Services

- 3.4.8** '*Planning policy for traveller sites*' (CLG, 2012) states that local planning authorities should promote access to appropriate health services and ensure that children can attend school on a regular basis but avoid placing undue pressure on local infrastructure and services (para 11).
- 3.4.9** Local planning authorities should ensure adequate play areas for children (para 24).
- 3.4.10** The *draft Adur Local Plan* 2012 Policy 23 states that sites should be within a reasonable distance of local services and community facilities and with good access to public transport.
- 3.4.11** The *draft Arun Local Plan* Policy SP12 states that sites should enable easy and safe access to schools, shops and healthcare facilities either by foot, cycle, public transport as well as by car.
- 3.4.12** The Showmen's Guild of Great Britain has published a *Model Standard Package* (The Showmen's Guild of Great Britain, 2007) which states that sites should have good vehicular access, suitable for the ingress and egress of large vehicles and should be in close proximity to a good road network. The site should be close to schools and other community facilities.

## 3.5 Relationship to Surrounding Land Uses

- 3.5.1** The Government is keen to promote a peaceful and integrated co-existence between a Gypsy or Traveller site and the local settled community. In order to facilitate this, national guidance<sup>3</sup> states that "*where possible, sites should be developed near to housing for the settled community as part of mainstream residential developments*" (para 3.7). However, '*Planning policy for traveller sites*' states that "*local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community*" (para 12).
- 3.5.2** The *draft Adur Local Plan* Policy 23 states that sites should be sympathetic to the local environment and should not have an adverse impact on the amenities of nearby properties.
- 3.5.3** The *draft Arun Local Plan* Policy SP12 states that sites should be of a scale that is appropriate to the scale and form of residential development. In addition, any on-site business should not negatively impact on neighbouring residents and land uses.
- 3.5.4** The Showmen's Guild of Great Britain *Model Standard Package* states that the site should respect amenities of any occupants of residential properties nearby.
- 3.5.5** DCLG guidance on the design of sites for Gypsies and Travellers also emphasises the importance of locating sites away from heavy industry and states that locations adjacent to

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<sup>3</sup> Communities and Local Government (2008) *Designing Gypsy and Traveller Sites Good Practice Guide*

## Gypsy, Traveller and Travelling Showpeople Sites Study

industrial areas are unpopular because of their relative isolation, distance from local facilities and because of safety fears.

- 3.5.6** An important consideration is avoiding noise and disturbance. This can be to the settled community, in terms of the movement of vehicles to and from the site, from the stationing of vehicles on-site and on-site business activities. Given the greater noise transference through walls of caravans than through walls of conventional housing, there can also be noise and disturbance to the gypsies and travellers from adjoining uses, such as from industrial areas, railway lines or from highways.

### 3.6 Site Conditions

- 3.6.1** 'Planning policy for traveller sites' (CLG, 2012) guidance on the design of sites for Gypsies and Travellers identifies that "no sites should be identified for Gypsy and Traveller use that would not be appropriate for ordinary residential dwellings" (para 3.6).

- 3.6.2** Consequently the following are not considered acceptable locations:

- Sites within floodzone 3; and
- Sites located on contaminated land.

- 3.6.3** The guidance states that sites should not be located in areas at high risk of flooding such as functional floodplains given the vulnerability of caravans.

- 3.6.4** Other sites are unlikely to be suitable:

- Sites adjacent to rubbish tips;
- Sites on landfill sites; and
- Sites closer to electricity pylons.

- 3.6.5** The draft Arun Local Plan Policy SP12 states that sites should not be prone to flooding, near refuse sites, industrial sites or on contaminated land, unless appropriately decontaminated.

### 3.7 Essential Services

- 3.7.1** DCLG guidance on the design of sites for Gypsies and Travellers states that sites must have access to water, electricity, drainage and sanitation, with electricity and sewerage for permanent sites normally through mains systems, although in some locations alternative provision may be appropriate.

- 3.7.2** The Showmen's Guild of Great Britain Model Standard Package states that the site should provide amenities normally expected for human occupation.

- 3.7.3** 'Planning policy for traveller sites' states that local planning authorities should avoid placing undue pressure on local infrastructure and services (para 11).

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- 3.7.4** The draft Adur Local Plan Policy 23 states that sites should have adequate mains water and sewerage connections.
- 3.7.5** The draft Arun Local Plan Policy SP12 states that sites should have an adequate water supply and appropriate means of sewage disposal but that in certain circumstances alternative arrangements may be made with the agreement of the local planning authority.

## 4 Site Criteria

4.1.1 'Planning policy for traveller sites' (CLG, 2012) identifies three key criteria for determining appropriate sites for delivery through the planning system. To be deliverable, sites should:

- Be available - the site should be available;
- Be suitable - the site should offer a suitable location for development now; and
- Be achievable - there should be a realistic prospect that pitches will be delivered on the site within five years (footnote 7, page 3, CLG, 2012).

4.1.2 Our approach to identifying appropriate site criteria therefore builds upon the framework.

4.1.3 We have taken account of the various criteria from the following sources including:

- National policy in 'Planning policy for traveller sites';
- Draft Adur and Arun Local Plans;
- DCLG best practice guidance contained within 'Designing Gypsy and Traveller Sites';
- The Showmen's Guild of Great Britain 'Model Standard Package'; and
- The views of the travelling communities identified through the latest needs assessment.

4.1.4 For the purposes of the site assessment process, we have identified the following broad site criteria:

Table 4.1: Broad Site Criteria

<b>Availability</b>		There is evidence that the landowner is willing to sell; and/or There is evidence that a developer is interested in developing. There is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome. The site is public land and is not allocated in a plan or in a strategy for another use, therefore deemed potentially available.
<b>Suitability</b>	Policy Constraints	The site is not within an international environmental designation. The site does not compromise the objectives of nationally recognised designations.
	Physical Constraints	The site is not at high risk of flooding which cannot be mitigated. The site is not located on unstable land. The site is not located on contaminated land which cannot be mitigated. The site has good road access. The site is in reasonable proximity to local services and facilities.
	Potential impacts	Development and use of the site will not have an adverse impact upon the landscape nor biodiversity or the built environment which cannot be mitigated. The site is not subject to unacceptable noise levels nor is it likely to give rise to unacceptable noise levels. The site will have a good residential environment and will not adversely impact upon neighbouring residential amenity.

<b>Achievability</b>	Constraints identified are capable of being overcome. Any abnormal costs do not prejudice the ability of the site to be developed.
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- 4.1.5** These broad site criteria above provide an overview of the criteria used to assess sites. The criteria above have been developed and applied in two stages. The first stage in the assessment process has involved the application of broad suitability criteria, including identifying any absolute constraints, together with an initial investigation of likely availability. **Table 4.2** overleaf sets out how the absolute constraints and broad criteria have been applied at **Stage 1**.
- 4.1.6** All sites which did not receive a “red” at **Stage 1** were considered further at **Stage 2**. **Stage 2** involved a more detailed assessment of suitability issues and an examination of achievability issues. Potential capacity and delivery issues were also investigated. As part of the **Stage 2** assessment, a landscape assessment was carried out on sites which lie adjacent to built-up areas.
- 4.1.7** A desk based accessibility assessment was also undertaken. Using GIS, we mapped accessibility to key settlements identified in the existing and emerging Local Plans containing a range of community facilities.
- 4.1.8** The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) include recommendations regarding the identification of broad locations to guide the search for suitable sites. The assessment identifies broad locations for Gypsy, Traveller and Travelling Showpeople residential sites and for Gypsy and Traveller transit sites. These were identified by choosing locations where patterns of need coincided with sustainable locations for future development. During the **Stage 2** assessment, the location of each site relative to these broad locations was identified. This is identified within each site assessment form.
- 4.1.9** No sites were rejected during **Stage 2** purely because of their relative location to services and facilities or if they were located outside the recommended broad location. The assessment provides a way of measuring the relative sustainability of sites, which may be relevant if there are more suitable sites identified than required and an order of priority for release is required.

## Gypsy, Traveller and Travelling Showpeople Sites Study

Table 4.2: Stage 1 Desk Top Site Assessment Criteria

Criteria	Designation/Issue	Red (Sites do not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
<b>Flood Zone</b>	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is within flood zone 3 and not suitable for Gypsy and Traveller use.	The site is affected by Flood Zones 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
<b>Environmental Designations</b>	Special Protection Area RAMSAR Site Site of Special Scientific Interest Area of Outstanding Natural Beauty Site of Nature Conservation Importance	The site is covered by an international designation and not suitable for Gypsy and Traveller use.	The site is within the buffer of an international designation and could therefore have a negative impact. The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.
<b>South Downs National Park</b>	South Downs National Park	n/a	The site is within the National Park and could therefore have a negative impact requiring further investigation.	The site does not have an impact on the National Park.
<b>Contamination or Unstable Land Issues</b>	Land contamination or unstable land issues	The site is located on or adjacent to a landfill site or the land is unstable, and the land has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.
<b>Noise Issues</b>	Noise issues relating to existing land uses or transport corridors	n/a	The site is located adjacent noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
<b>Residential Amenity</b>	Location of site in relation to existing dwellings	n/a	The site is adjacent existing dwellings and requires further investigation.	There are no adjacent dwellings and therefore no impact on residential amenity.
<b>Utility Provision</b>	Provision of utilities in relation to the location of the site	n/a	The site is located in an isolated location away from existing development with existing utility provision.	The site is located close to development with existing utility provision.
<b>Archaeology and Conservation</b>	Scheduled Ancient Monument Sites of Archaeological Importance Conservation Area Listed building	The site is covered by or is within close proximity of a SAM designation and not suitable for Gypsy and Traveller use.	The site could have a negative impact upon archaeology or the built environment, requiring further investigation.	The site is not within or close to any archaeological or built environment designations.

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Criteria	Designation/Issue	Red (Sites do not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
<b>Availability</b>	Promoted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future.	Site availability is unknown and requires further investigation.	There is evidence that the landowner is willing to sell or develop the site as a Traveller site. Public owned sites deemed potentially available for Gypsy and Traveller use. Existing Gypsy, Traveller or Travelling Showpeople sites deemed potentially available.



## 5 Site Assessment

**5.1.1** Potential sites to assess were established from different sources of sites, as set out in Stage 5 of the methodology, outlined in **Section 2** of this report.

**5.1.2** All sites identified from these sources were mapped onto GIS and put on the sites database.

**5.1.3** This process resulted in a long list of 87 sites. A map of the Coastal West Sussex area is contained in **Appendix 1** showing the distribution of sites subject to assessment.

### 5.2 Stage 1 Suitability and Availability Matrix

**5.2.1** The first stage in the assessment process involved the application of broad suitability criteria, including absolute constraints, together with an initial investigation of likely availability.

**5.2.2** The application of broad suitability criteria was to sieve out immediately sites which were likely to fail on the grounds of contravening major constraints such as being within international environmental designations or within the boundaries of scheduled ancient monuments, etc.

**5.2.3** Availability has been identified through this study as a key criterion. With regard to existing occupied sites we have either discussed the future availability of the sites to accommodate additional pitches/plots or to expand with current owners/occupants or we have had regard to the results of the needs assessment and the detailed interviews held with site occupants. For some sites, at stage 1 desk top assessment, availability/ownership was unclear and required further investigation at the stage 2 full site assessment.

**5.2.4** The initial assessment of site suitability and availability is summarised in a matrix, which is set out in **Appendix 2**. We have used a traffic light approach, identifying where sites do not satisfy criteria in red, where criteria may be capable of being satisfied in yellow and where criteria are satisfied in green.

**5.2.5** Sites identified as red have not gone forward to be assessed at Stage 2. Nine sites were rejected at **Stage 1** and therefore 78 sites were examined further at **Stage 2**.

### 5.3 Stage 2 Suitability, Availability and Achievability Matrix

**5.3.1** **Stage 2** involved a more detailed assessment of suitability, availability and an examination of achievability issues.

**5.3.2** The further examination of availability included:

- Existing Gypsy and Traveller and Travelling Showpeople sites: all existing sites were deemed potentially available for Gypsy, Traveller and Travelling Showpeople, in line with the need identified within the GTAA.
- Public land: all public land was deemed potentially available for Gypsy, Traveller or Travelling Showpeople sites, unless the land is identified as an allocation in a plan or in

## Gypsy, Traveller and Travelling Showpeople Sites Study

a strategy for another use. Some public land is currently leased to a third party, which was investigated further.

- Private land: all landowners were contacted to confirm that the land is available for Gypsy, Traveller or Travelling Showpeople use. If the landowner identified a site as not available, then the site is not considered further for Gypsy, Traveller or Travelling Showpeople use.

**5.3.3** Further investigations of suitability was completed, as set out in section 2, which included:

- Physical constraints including access to the site and accessibility to existing services and facilities; and
- Potential impacts including landscape impact on sites which lie adjacent to the built-up areas.

**5.3.4** An accessibility assessment was undertaken looking at the proximity of the site to key settlements containing local services and facilities, including primary school and General Practice Surgery. The actual distance from each site to the edge of each settlement was measured. No site has been rejected purely because of distance to facilities. It should be for the Authorities to consider the acceptability of sites for allocation in terms of distance to facilities, having regard to the existing and emerging Local Plans.

**5.3.5** All sites, which lie outside of built-up areas, were visited by a landscape architect who assessed the landscape impact of any development having regard to landscape character, sensitivity and visual containment. All sites considered likely to have an unacceptable impact upon the landscape were rejected. Landscape comments are provided within **Appendix 5**.

**5.3.6** All issues of potential achievability identified were subject to investigations where possible, with recommendations on how they can be addressed. We explored the likely economic viability of delivering the site taking into account cost factors, such as site preparation and infrastructure costs. As previously stated, full economic assessments were not carried out, however, we explored the likely economic viability of delivering sites based on PBA's knowledge of working on these studies across the country.

**5.3.7** **Appendix 3** sets out those sites where we consider there is no potential for further provision and the reasons for this decision. **Appendix 4** sets out the detailed site assessment results for those sites considered potentially suitable, available and achievable for future provision.

**5.3.8** A total of 23 sites are identified as potentially suitable sites to contribute additional pitches and plots towards meeting future identified needs for Gypsies, Travellers and Travelling Showpeople.

## Gypsy, Traveller and Travelling Showpeople Sites Study

Table 5.1: Sites with Potential for Further Provision for Gypsies and Travellers in the Coastal West Sussex Area

<b>Adur</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
	NONE	
<b>Arun</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
ARU017	Nova Paddocks	Eastergate
ARU040	The Old Stables, Brook Lane / Penfold Lane, Rustington	Rustington
ARU044	2 Wyndham Acres	Eastergate
ARU045	The Paddocks, Northfields Lane	Eastergate
ARU049	Limmer Pond Stables*	Aldingbourne
ARU051	Dragonfly, Eastergate Lane	Walberton
<b>Chichester</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
CHI007	Vardoes, Bognor Road	Chichester
CHI009	Melita Nursery, Chalk Lane	Sidlesham
CHI011	Land at Bridgefoot Meadow, Glasshouse Lane	Kirdford
CHI014	The Stables, Bracklesham Lane	Bracklesham Bay
CHI030	Little Acre, land on south side of Keynor Lane	Sidlesham
CHI037	Priors Leaze Lane	Hambrook
CHI041	Former Cowdry Nursery, Cherry West Meadow, Sidlesham Lane*	Birdham
CHI051	Marsh Farm Barn	Bracklesham Bay
<b>South Downs National Park</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
SDN005	Crossbush Lane	Crossbush
SDN013	Pitsham Lane	Midhurst
SDN015	Cote Street	Worthing
SDN017	Oak Tree, Linfold Road**	Kirdford
<b>Worthing</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
WOR001	Caravan Site, Titnore Way	Worthing
WOR002	Land west of Fulbeck Avenue	Worthing

\*Full permission gained since the base date of the GTAA Phase 1.

\*\*Personal permission gained since the base date of the GTAA Phase 1.

Table 5.2: Sites with Potential for Further Provision for Travelling Showpeople in the Coastal West Sussex area

<b>Adur</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
	NONE	
<b>Arun</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
ARU046	Nyton Stables, Nyton Road	Aldingbourne
ARU054	The Old Barns, Arundel Road	Fontwell
<b>Chichester</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
CHI001	Coneleys Yard, Jury Lane	Sidlesham
<b>South Downs National Park</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
SDN009	Land north of Water Lane	Angmering
<b>Worthing</b>		
<b>Site No.</b>	<b>Site Name</b>	<b>Settlement</b>
	NONE	

## 6 Capacity

- 6.1.1** In **Section 5** we identify a list of sites which we believe are potentially suitable for additional Gypsy and Traveller pitches and Travelling Showpeople plots.
- 6.1.2** All potentially suitable sites have been subject to an initial broad assessment of the number of pitches which could be provided on site.
- 6.1.3** This has taken account, firstly, of:
- *Designing Gypsy and Traveller Sites: Good Practice Guide* (DCLG, 2008);
  - *Travelling Showpeople's Sites Model Standard Package* (The Showmen's Guild of Great Britain, 2007); and
  - Any relevant planning history and existing unauthorised uses.
- 6.1.4** In addition, Peter Brett Associates has developed templates for various forms of Gypsy and Traveller development, including for residential and transit sites. We have used these to inform the theoretical capacity of sites. Examples of these templates are set out in **Appendix 6**.
- 6.1.5** These have helped to determine the optimum size and configuration of pitches (or plots) on site. On larger sites we may assume a mix of pitch sizes to reflect the needs of different families.
- 6.1.6** Site capacity has also taken account of on-site constraints and the need, where appropriate, for landscaping and other mitigation measures to achieve a suitable development. Providing good quality landscaping and access arrangements have been taken into account. This will result in sufficient access and accommodation space to create a site which Gypsy, Traveller or Travelling Showpeople find attractive. At the same time, sufficient space and landscaping will help to conserve the residential amenity of neighbouring uses.
- 6.1.7** The shortlisted sites have been assessed solely for their capacity to accommodate residential uses. However, national policy states that some sites may be suitable for a mix of residential and business uses. In cases where potential occupants may wish to accommodate business uses, the suggested capacity of the sites to accommodate residential pitches may need to be reviewed.
- 6.1.8** All the shortlisted sites have been assessed for their potential capacity. The results are set out in **Appendix 4**.

## 7 Delivery Options

### 7.1 Pitch and Plot Targets

**7.1.1** 'Planning policy for traveller sites' (CLG, 2012) requires local planning authorities to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, to meet likely permanent and transit site accommodation needs arising in each area.

**7.1.2** The new *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment*, completed in 2013 has estimated the total identified need for new permanent residential Gypsy and Traveller pitches to meet residential needs between 2012 and 2027 is 88 pitches to address the needs of all identifiable households. This is split between 7 pitches in Adur, 18 pitches in Arun, 59 pitches in Chichester, 4 pitches in the South Downs National Park and 0 pitches in Worthing.

Table 7.1: Extra Pitch Provision in Sussex Coastal by Planning Authority by Public and Private Sites (GTAA, 2013)

Planning Authority	2012-2017		2018-2022		2023-2027	
	Public	Private/New Traveller	Public	Private/New Traveller	Public	Private/New Traveller
Adur	5	0	1	0	1	0
Arun	10	2	1	2	1	2
Chichester	17	20	5	6	5	6
South Downs National Park Authority	0	1	0	1	0	2
Worthing	0	0	0	0	0	0
Total	32	23	7	9	7	10

**7.1.3** The assessment identifies a need for a 10 pitch public owned transit site in the study area to help manage unauthorised encampments. This could be delivered as a transit or emergency stopping place.

**7.1.4** The assessment identifies a need for 26 plots to address the needs of Travelling Showpeople. This is split between 1 plot in Adur, 7 plots in Arun, 18 plots in Chichester, 0 plots in South Downs National Park and 0 plots in Worthing.

**7.1.5** The Authorities will therefore need to consider introducing pitch and plot targets into their emerging Core Strategies/Development Plan Documents.

## 7.2 A Supply of Deliverable and Developable Sites

- 7.2.1** In developing their local plans, '*Planning policy for traveller sites*' (CLG, 2012) requires local planning authorities to identify and keep up-to-date a supply of specific deliverable sites sufficient to provide five years' worth of sites against those locally set targets and a supply of specific developable sites or broad locations to meet needs, where possible, for up to 15 years.
- 7.2.2** We would suggest that an initial starting point would be for the Authorities to consider safeguarding existing Gypsy, Traveller and Travelling Showpeople sites, to ensure that existing needs continue to be met in perpetuity. If sites are lost from these uses, then new replacement sites may need to be found to maintain an adequate supply to meet needs in accordance with the identified pitch and plot targets.
- 7.2.3** As part of this study, we have assessed the potential from existing sites to achieve additional pitches/plots either through increasing the capacity within existing boundaries or through site extension onto adjoining land.
- 7.2.4** Our broad conclusions are that there is some potential from existing Gypsy, Traveller and Travelling Showpeople sites to accommodate additional pitches and plots, and the remainder of the identified need will need to be delivered on new sites. As part of the study we have assessed both existing and all potential new sites.
- 7.2.5** We have identified some potential sites which could contribute significantly, in numerical terms; to meet the identified future needs of Gypsies, Travellers and Travelling Showpeople across Coastal West Sussex, although not necessarily within the location where need arises as identified in the GTAA.
- 7.2.6** Even within each Authority area, there is no direct correlation between existing and future needs and sites which may have potential to meet those needs. For example, a family may need further pitches in the future to meet new household formation. However, the current site may not have capacity to meet this need. In this case a new site would be required. Whilst, an existing family may not require pitches in the future but they may have a site with capacity for further pitches.
- 7.2.7** It is important to note that most current provision within the study area is met on private sites. The future availability of existing sites to accommodate needs is therefore dependent on existing site owners being prepared to accommodate future needs on these sites.
- 7.2.8** It is also important to note that different travelling communities have separate traditions and patterns of movement and are unlikely to be prepared to share sites.
- 7.2.9** This study has assessed all potential available and suitable sites. In some local authorities, as identified in relevant following sections, it has not been possible to meet the identified needs for all Authorities. In order to comply with national policy the Authorities must review and maintain a rolling 5 year supply of Gypsy, Traveller and Travelling Showpeople sites.

**7.2.10** The *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* (Phase 1) include recommendations regarding the identification of broad locations to guide the search for suitable sites. Where the Authorities need to identify further sites to meet their longer term targets, or to assess the suitability of sites subject to planning applications, we recommend identifying these broad locations in their Core Strategies/Local Plans.

### 7.3 Site Delivery Options

**7.3.1** As part of this study, we have had regard to the detailed site interviews carried out as part of the 2012 needs assessment work and have additionally attempted to contact and speak to site owners to understand whether there are opportunities to meet current and future needs on existing sites.

**7.3.2** We have identified a number of potential delivery models and applied them to the sites that we have assessed. These include:

- 1** Existing privately owned sites where there is potential for additional pitches to be created within the existing site boundaries to meet future immediate family needs. Under this model, planning permission would be needed. The Authorities should consider encouraging planning applications to meet short and medium term needs through entering into dialogue with site occupants.
- 2** Existing privately owned sites where there is potential for additional pitches to be created by extending site boundaries to meet future immediate family needs. Under this model, planning permission would be needed. The Authorities should consider encouraging planning applications to meet short and medium term needs through entering into dialogue with site occupants. The Authorities should consider allocating sites to meet longer term needs through Local Plans.
- 3** Existing privately owned sites where there is potential for additional pitches to be created by extending site boundaries to meet the wider needs of the travelling communities either through selling or renting pitches to other families. The Authorities should consider encouraging planning applications to meet short and medium term needs through entering into dialogue with site occupants. The Authorities should consider allocating sites to meet longer term needs through Local Plans.
- 4** Sites which are not currently owned by the travelling communities but have been identified as available for these uses. Allocation in future Local Plans would identify these sites to travelling communities and they could be purchased on the open market. Alternatively the Authorities could consider using New Homes Bonus or other monies to buy the site or identify their own public assets and then make them available to organised groups on a non-profit making basis for them to develop and manage. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to provide further sites. There are emerging examples of innovative acquisition and funding arrangements across the country.
- 5** Sites where the Authorities consider that additional affordable pitch provision may be appropriate. In this case, the Authorities should investigate the potential for either

buying sites or developing their public assets using New Homes Bonus or central Government site grant funding or other monies to secure or increase affordable provision. Sites could then either be managed by a Council or a Registered Social Landlord.

- 6** Provision required as part of the planning of large housing urban extension sites. There is the opportunity to require large housing allocations in Core Strategies/Local Plans and/or subsequent allocations DPDs to provide for Gypsy and Traveller pitches or Travelling Showpeople plots. These could then be sold on the open market or affordable pitches brought forward and managed by the Authorities or RSLs. Further details can be found in the site assessment results set out in **Appendix 4**.

**7.3.3** Set out in **Table 7.1** and **Table 7.2** and **7.3** we have attempted to summarise existing and future Gypsy and Traveller and Travelling Showpeople needs and site opportunities, to start to identify how a supply of deliverable and developable sites may come forward in future and how the Authorities may wish to intervene to ensure a supply of deliverable and developable sites can be demonstrated.

**7.3.4** Further details can be found in the site assessment results set out in **Appendix 4**.

**7.3.5** Recommendations on how each Authority could deliver a supply of suitable sites to meet identified needs and targets are set out in **Sections 8, 9, 10, 11** and **12**.



## Gypsy, Traveller and Travelling Showpeople Sites Study

Table 7.2: Capacity of New and Existing Gypsy and Traveller Sites, including Summary of Needs for Existing Sites

<b>Adur</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
ADU001	Withy Patch, Old Shoreham Road	Lancing	Existing needs for more space and additional pitches Future needs from new household formation	No scope for additional supply	0
<b>TOTAL</b>					<b>0</b>
<b>Arun</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
ARU017	Nova Paddocks	Eastergate	New site	New private site for family or wider needs - Delivery model 1 or 2	12
ARU030	Ryebank Caravan Park	Middleton	No identified existing needs Future needs from new household formation	No scope for additional supply	0
ARU040	The Old Stables, Brook Lane / Penfold Lane, Rustington	Rustington	Needs unknown	Site suitable for full permission* Intensification of existing site for family needs - Delivery model 1	2*
ARU044	2 Wyndham Acres, Northfields Lane	Eastergate	No identified existing needs Future needs from new household formation	Intensification of existing site for family needs - Delivery model 1	2
ARU045	The Paddocks, Northfields Lane	Eastergate	No identified existing needs Future needs from new household formation	Intensification of existing site for family needs - Delivery model 1	1
ARU049	Land at Limmer Pond Stables, Church Road	Aldingbourne	Existing site needs No identified future needs	1 pitch gained permission on appeal. Remainder of site is not a suitable site for further pitches	1 (gained permission on appeal)
ARU051	Dragonfly, Eastergate Lane	Walberton	Needs unknown	Site suitable for full permission* No scope for additional supply - Delivery model 1	1*
ARU052	The Cottage Piggeries, Church Lane	Barnham	No identified existing needs Future needs from new household formation	No scope for additional supply	0
<b>TOTAL</b>					<b>19</b>

## Gypsy, Traveller and Travelling Showpeople Sites Study

<b>Chichester</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
CHI003	Longacre, Bracklesham Lane	Bracklesham Bay	No identified existing needs Future needs from new household formation	No scope for additional supply	0
CHI004	Clearwater, Ratham Lane	Bosham	Needs unknown	No scope for additional supply	0
CHI005	The Hawthorns, Clayton Lane	Bracklesham Bay	Existing needs for additional pitches Future needs from new household formation	No scope for additional supply	0
CHI006	The Willows, Clayton Lane	Bracklesham Bay	Needs unknown	No scope for additional supply	0
CHI007	Vardoes, Bognor Road	Chichester	Needs unknown	Intensification of existing site for family needs - Delivery model 1	6
CHI008	Land adjacent to Southbourne Farm Shop	Southbourne	Existing needs for housing Future needs from new household formation	No scope for additional supply	0
CHI009	Melita Nursery, Chalk Lane	Sidlesham	Needs unknown	Intensification of existing site for family needs or wider needs - Delivery model 1 or 2	7
CHI010	Land south of Tower View Nursery, West Ashling/Scant Road East	Hambrook	No identified existing needs Future needs from new household formation	No scope for additional supply	0
CHI011	Land at Bridgefoot Meadow	Kirdford	Needs unknown	Site suitable for full permission* No scope for additional supply - Delivery model 1	2*
CHI012	Lakeside Barn, Hunston Road	Hunston	Existing site needs and additional pitches No identified future needs	Not a suitable site	0
CHI014	The Stables, Bracklesham Lane	Bracklesham Bay	No identified existing needs Future needs from new household formation	Intensification of existing site for family needs - Delivery model 1	1
CHI015	Five Oaks, West Ashling Road	Hambrook	No identified existing needs	No scope for additional supply	0
CHI016	Maytrees adj Priors Leaze Bungalow, Priors Leaze Lane	Hambrook	Needs unknown	No scope for additional supply	0
CHI017	Pond Farm, Newells Lane	Bosham	Future needs from new household formation	Not a suitable site	0

## Gypsy, Traveller and Travelling Showpeople Sites Study

<b>Chichester</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
CHI019	Tommy's Yard, Peckhams Copse Lane	North Mundham	No identified existing needs Future needs from new household formation	No scope for additional supply	0
CHI024	Easthampnett Park, Marsh Lane	East Hampnett	Existing needs for additional pitches Future needs from new household formation	No scope for additional supply	0
CHI025	Westbourne Caravan Park, Cemetery Lane	Westbourne	Existing needs for more space Future needs from new household formation	No scope for additional supply	0
CHI028	The Orchard, Scant Road East	Hambrook	Existing site needs No identified future needs	Site suitable for full permission* No scope for additional supply - Delivery model 1	0
CHI030	Little Acre, Land on South Side of Keynor Lane	Sidlesham	Existing needs for additional pitches Future needs from new household formation	Site suitable for full permission* Intensification of existing site for family needs - Delivery model 1	3 + 1*
CHI032	Land at Pond Farm, Newells Lane	Bosham	Needs unknown	Not a suitable site	0
CHI034	Land at Pond Farm, Newells Lane	Bosham	Future needs from new household formation	Not a suitable site	0
CHI035	Land at Pond Farm, Newells Lane	Bosham	Needs unknown	Not a suitable site	0
CHI036	Land at Pond Farm, Newells Lane	Bosham	Future needs from new household formation	Not a suitable site	0
CHI037	Fairways, Priors Leaze Lane	Hambrook	Existing site needs Future needs from new household formation	Intensification of existing site for family needs - Delivery model 1	2
CHI041	Former Cowdry Nursery, Cherry West Meadow, Sidlesham Lane	Birdham	Existing site needs No identified future needs	Site gained full permission after base date of GTAA phase 1 report - Delivery model 1	1
CHI051	Marsh Farm Barn	Earnley	Existing needs for additional pitches No identified future needs	Intensification of existing site for family needs - Delivery model 1	2
CHI052	Treetops, Bognor Road	Chichester	Needs unknown	No scope for additional supply	0
<b>TOTAL</b>					<b>25</b>

## Gypsy, Traveller and Travelling Showpeople Sites Study

<b>South Downs National Park</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
SDN004	Coventry Plantation	Findon	No identified existing needs Future needs from new household formation	No scope for additional supply	0
SDN005	Crossbush Lane	Crossbush	New site	New private site - Delivery model 4	8
SDN006	The Wood Yard, France Lane	Patching	No identified existing or future needs	No scope for additional supply	0
SDN007	Titnore Lane	Patching	Existing site needs Future needs from new household formation	No scope for additional supply	0
SDN008	Old Timbers, Shellbridge Road	Walberton	Needs unknown	No scope for additional supply	0
SDN010	Wychway Farm, Seldon Lane	Patching	Existing site needs No identified future needs	Not a suitable site	0
SDN012	Three Cornered Piece	Nyewood	Existing site needs Future needs unknown	Not a suitable site	0
SDN013	Pitsham Lane	Midhurst	New site	New public or private site - Delivery model 5 or 4	5
SDN015	Cote Street	Worthing	New site	New private site - Delivery model 4	3
SDN017	Oak Tree, Linfold Road	Kirdford	Needs unknown	Site suitable for full permission - Delivery model 1	1*
<b>TOTAL</b>					<b>17</b>
<b>Worthing</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
WOR001	Caravan site, Titnore Way	Worthing	New site	New public site - Delivery model 5	15
WOR002	Land west of Fulbeck Avenue	Worthing	New site	New public or private site - Delivery model 5 or 4	8
<b>TOTAL</b>					<b>23**</b>

\*\* Sites are located next to each other and therefore there is potential for cumulative negative impact from developing both sites. The maximum indicative additional pitch capacity will be lower than 23 pitches

## Gypsy, Traveller and Travelling Showpeople Sites Study

Table 7.3: Summary of needs and potential for additional supply from existing and new Travelling Showpeople sites

<b>Adur</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
	NONE				
<b>TOTAL</b>					<b>0</b>
<b>Arun</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
ARU022	The Drive, Eastergate Lane	Fontwell	No identified existing needs Future needs unknown	No scope for additional supply	0
ARU023	Fairfield, Eastergate Lane	Fontwell	No identified existing needs Future needs unknown	No scope for additional supply	0
ARU046	Nyton Stables, Nyton Road,	Aldingbourne	Existing site needs Future needs unknown	Intensification of existing site for family needs - Delivery model 1	4
ARU054	The Old Barns, Arundel Road	Fontwell	Existing site needs Future needs unknown	Intensification of existing site for family needs - Delivery model 1	2
<b>TOTAL</b>					<b>6</b>
<b>Chichester</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
CHI001	Coneleys Yard, Jury Lane	Sidlesham	Existing site needs Future needs unknown	Intensification of existing site for family needs - Delivery model 1	6
CHI002	Coles Yard, Bognor Road	Chichester	Existing site needs Future needs unknown	No scope for additional supply	0
CHI031	Land east of Farmfield Nurseries, Selsey Road	Hunston	New site	Not a suitable site	0
CHI038	Fairways, Priors Leaze Lane	Hambrook	Existing site needs Future needs unknown	No scope for additional supply	0
CHI053	Ten Acres, Cemetery Lane	Westbourne	No identified existing needs Future needs unknown	No scope for additional supply	0
<b>TOTAL</b>					<b>6</b>

## Gypsy, Traveller and Travelling Showpeople Sites Study

<b>South Downs National Park</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
SDN009	Land north of Water Lane	Angmering		Site suitable for full permission* No scope for additional supply	1*
<b>TOTAL</b>					<b>1</b>
<b>Worthing</b> (* Sites with personal permission suitable for full permission, but no net increase in supply )					
Site ref	Site name	Settlement	Site needs	Potential for additional supply and delivery model	Indicative additional pitch capacity
	NONE				
<b>TOTAL</b>					<b>0</b>

## 7.4 Model Policy

- 7.4.1** The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) includes recommendations regarding the identification of broad locations to guide the search for suitable sites. We recommend that these broad locations should be shown in the Local Plan. For Adur and Worthing the relevant broad locations cover almost the whole of the local authority area. Therefore we would recommend that the whole of the Authority area is suitable for the relevant type/s of Gypsy and Traveller use in each Authority.
- 7.4.2** We would recommend that it would be prudent for the Authorities to identify safeguarded existing sites and any new sites identified to meet identified needs for Gypsy, Traveller and Travelling Showpeople, through allocations in the Authorities' Local Plans.
- 7.4.3** Any additional applications for Gypsy, Traveller and Travelling Showpeople uses should be assessed against a criteria-based policy.
- 7.4.4** PBA has produced a model policy which can be used by each of the Authorities within their Local Plans. The model policy includes:
- Reference to the broad locations for each type of Gypsy, Traveller and Travelling Showpeople use, identified in **Appendix 7** of this report;
  - Targets for the different types of Gypsy, Traveller and Travelling Showpeople uses; and
  - Criteria for assessing all Gypsy, Traveller and Travelling Showpeople sites.
- 7.4.5** Each Authority can use this model policy as a starting point for producing a Gypsy, Traveller and Travelling Showpeople policy. As each Authority is at a different stage in producing their development plan not all criteria will be relevant to each Authority. However, the model policy criteria can be adapted and used for policies relating to Gypsy, Traveller and Travelling Showpeople uses.

### Model Policy for Gypsies, Travellers and Travelling Showpeople

*The Council's preferred locations for Gypsy and Traveller and Travelling Showpeople provision are in the broad locations as shown on Map x.*

*Existing and new sites will be/are allocated, to safeguard existing sites and to meet the needs set out in the most recent Gypsy and Traveller Accommodation Assessment (GTAA), in the period to x. Current evidence suggests there is a need within the Authority for:*

- *X additional permanent residential pitches for Gypsy and Traveller pitches;*  
*and*
- *X additional plots for Travelling Showpeople.*

*Gypsy, Traveller and Travelling Showpeople uses will be permitted where:*

- *The site is reasonably located for schools, shops and healthcare facilities by foot, cycle, public transport, as well as by car;*
- *There is safe highway access and provision for parking and turning;*
- *The development is located and designed to the recognised best practice standards to ensure good quality living accommodation for residents;*
- *The local environment (noise and air quality) of the site would not have a detrimental impact on the health and well-being of the residents;*
- *The sites are compatible with neighbouring land uses, and minimise impact on adjacent uses and landscape character;*
- *In rural and semi-rural areas sites should not dominate the nearest settled community;*
- *The site can be served by an adequate water supply and sewerage connections;*
- *There is adequate provision for storage and maintenance, where required for Travelling Showpeople plots.*

*The Council will monitor the delivery of sites, and undertake regular reviews of the supply of sites and the GTAA, to ensure an adequate provision of sites is being delivered.*

**7.4.6** The policy does not include the target for transit need of 10 pitches for across the Coastal Authorities, as it is beyond the geographical area of any one Authority area. Therefore the transit target should not appear in any one policy, and instead could appear within supporting text to this policy.

## **7.5 Phasing, Monitoring and Review**

**7.5.1** As with other forms of development, the release of Gypsy, Traveller and Travelling Showpeople sites should be managed to ensure a good fit with identified need.

**7.5.2** We would suggest that it would be prudent for the Authorities to identify a potential reserve of land which could be brought forward in the future if required, rather than wait for the need to be established and then start a review of the development plan at that time. Where this study has not found enough sites, it will be necessary to identify sites as outlined within section 13 of this report. This could include ranking sites which have previously been rejected on other grounds, such as landscape impact or identifying land within strategic urban extensions.

**7.5.3** Some of the existing sites where we have identified potential for meeting future needs, together with other potential sites, could be considered for future release if required.

**7.5.4** Any release of land to meet future needs would require active monitoring of supply against need, at least on an annual basis. It would also require the Authorities to undertake periodic reviews of their needs evidence base.



### 7.6 Funding Sources

- 7.6.1** The Government has identified that it is focusing on incentivising councils to deliver new housing, including Traveller sites. The '*Planning for traveller sites*' (CLG, 2012) identified three potential sources of funding for local authorities:
- 7.6.2** Firstly, the New Homes Bonus scheme operates in the same way for Traveller sites as for other forms of housing. Namely, for every new pitch, a local planning authority will get six years of matched Council Tax funding, with an extra supplement for affordable pitches (such as sites owned or managed by local authorities).
- 7.6.3** Secondly, the Homes and Communities Agency (HCA) has allocated, as part of its National Affordable Housing Programme for 2011-15 £60m to fund the provision of Traveller sites. Local authorities are required to bid for this funding.
- 7.6.4** The HCA has now confirmed allocations for £47m of future funding which will support 71 projects around the country for the provision of new Gypsy and Traveller sites and new pitches on existing sites, as well as the improvement of existing pitches. As of January 2012 a further £12.1m of funding was available for schemes outside of London and has been allocated.
- 7.6.5** Further HCA funding may become available as a result of slippage over the course of the programme. Providers interested in developing Traveller provision are advised to contact their local HCA area office to discuss their proposals.
- 7.6.6** Thirdly, the introduction of the Community Infrastructure Levy provides a further potential funding source for enabling works required to deliver Council priorities.
- 7.6.7** There are also emerging examples within the country of local planning authorities planning for the future provision of sites for travelling communities by allocating urban extension sites for housing and Traveller pitches, requiring developers to design and layout serviced pitches/plots for private sale to Gypsies, Travellers or Travelling Showpeople. Where there is a demonstrable need for affordable provision, some local planning authorities are identifying a need for developers to provide pitches/plots or commuted sums as part of the overall affordable housing contribution required for new housing sites.
- 7.6.8** There are also innovative delivery models being developed in other parts of the country which could provide for funding of initial sites to be recycled to provide for further sites, in the same way as affordable housing and shared equity schemes have been delivered by housing bodies for some years. For example, the Authorities or County Council could consider using Homes Bonus or other monies to buy a site or identify their own public assets and then make them available to organised Gypsy and Traveller groups on a non-profit making basis for them to develop and manage. Such groups could also be offered the opportunity to buy stakes in the site, allowing the income from such sales to be recycled to provide further sites.

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- 7.6.9** The Authorities should investigate these sources of funding further, in partnership with the County Council, Registered Social Landlords and other delivery partners.

## 8 Recommendations for Adur District Council

### 8.1 Safeguarding Existing Sites

8.1.1 There is one existing Gypsy and Traveller site with full permission within Adur District.

Table 8.1: Existing Authorised Gypsy and Traveller Site in Adur

Site ref	Site name	Settlement
ADU001	Withy Patch, Old Shoreham Road	Lancing

8.1.2 There are no Travelling Showpeople sites within Adur District.

8.1.3 From site survey it is clear that this site is currently in use and is occupied. There appear to be no reasons on the grounds of need why this site should not be safeguarded in the Adur Local Plan or a subsequent Development Plan Document (DPD). Safeguarding this site will prevent its loss to other uses and therefore ensure that new site provision is only required to meet future needs.

### 8.2 Sites with Potential to Meet Future Needs

8.2.1 The assessment of the existing site, the search for sites and a survey of the local area has not identified any additional capacity to meet the future needs of Gypsies and Travellers in Adur. Adur has particular constraints due to flooding and as an urban area with high land values.

8.2.2 No sites have been identified as potentially suitable sites for Travelling Showpeople to meet any identified current or future plot needs.

8.2.3 No sites have been identified as potentially suitable for Transit to meet any identified future needs.

### 8.3 Policy and Delivery

8.3.1 The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) identifies a need for 7 net additional Gypsy and Traveller residential pitches to be developed by 2027, all to be provided on public sites.

8.3.2 The needs assessment highlights a clear gap in provision for at least one transit site of 10 pitches in the Coastal West Sussex area to help to manage unauthorised encampments.

8.3.3 The needs assessment identifies a need for 1 additional Travelling Showpeople plot in Adur by 2027.

8.3.4 The Council should consider identifying local targets in its emerging Local Plan to meet these identified needs.

8.3.5 There remains, therefore, a need to identify a small future supply. Such provision may be delivered either through encouraging the submission of planning applications or by allocating

land through the proposed Local Plan or a subsequent DPD. The current Draft Policy 23 states that a site or sites will be allocated in a Gypsy and Traveller DPD to meet any identified need for permanent and/or transit accommodation. The assessment has not identified any additional capacity and therefore further work would be required beyond this study to identify future capacity for sites, as identified in **Section 13** of this report.

- 8.3.6** The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) include recommendations regarding the identification of broad locations to guide the search for suitable sites. These are shown in **Appendix 7**. For Adur the relevant broad locations cover almost the whole of the local authority area. Therefore we would suggest that the whole of the Authority is suitable for the types of traveller uses relevant to Adur.
- 8.3.7** The Council should investigate with neighbouring authorities the potential to meet its needs on sites outside its administrative boundaries but reasonably close to where need arises. For example, the Council should investigate with potentially South Downs National Park Authority (once the whole National Park has been assessed) and Worthing, where a potential surplus number of potential sites have been identified.
- 8.3.8** The Council should also consider including Gypsy and Traveller site provision within any proposed future large housing allocation. A number of authorities around the country are now planning for future Gypsy and Traveller provision through this delivery option.
- 8.3.9** Adur District Council should work with its neighbouring authorities and the County Council to identify and deliver a suitable transit site.
- 8.3.10** To meet any other unidentified need through the plan period and to provide a base for considering planning applications, the Local Plan should include a criteria policy. The current Draft Policy 23 includes criteria for assessing any future planning application including consideration of sites outside of the Built Up Area Boundary provided that there is evidence of need. We recommend that this criteria policy is expanded to incorporate additional criteria as set out in this study.
- 8.3.11** As with other forms of development, the release of additional pitches for Gypsies, Travellers and Travelling Showpeople sites should be managed to ensure a good fit with identified need.
- 8.3.12** We would suggest that it would be prudent for the Council to identify a potential reserve of sites which could be brought forward in the future if required to ensure a continuous supply of deliverable and developable sites. There are particular constraints in Adur to identifying a potential reserve from this site study because of the urban nature of the district and high land values. Recommendations for finding further sites, beyond the scope of this study, are outlined within **Section 13**.

## 9 Recommendations for Arun District Council

### 9.1 Safeguarding Existing Sites

- 9.1.1 There are 6 existing Gypsy and Traveller sites with full permission within Arun District and 2 sites with personal permission (ARU040 and ARU051).

Table 9.1: Existing Authorised Gypsy and Traveller Sites in Arun

Site ref	Site name	Settlement
ARU030	Ryebank Caravan Park	Middleton
ARU031	Fieldview, Junction Commonmead Lane/Pagham Road	Pagham
ARU040	The Old Stables, Brook Lane / Penfold Lane, Rustington	Rustington
ARU044	2 Wyndham Acres, Northfields Lane	Eastergate
ARU045	The Paddocks, Northfields Lane	Eastergate
ARU049	Land at Limmer Pond Stables, Church Road	Aldingbourne
ARU051	Dragonfly, Eastergate Lane	Walberton
ARU052	The Cottage Piggeries, Church Lane	Barnham

- 9.1.2 There are 3 existing Travelling Showpeople sites with full permission within Arun District and 1 with temporary planning (ARU046).

Table 9.2: Existing Authorised Travelling Showpeople Sites in Arun

Site ref	Site name	Settlement
ARU022	The Drive, Eastergate Lane	Nr Walberton
ARU023	Fairfield, Eastergate Lane	Nr Walberton
ARU046	Nyton Stables, Nyton Road	Aldingbourne
ARU054	The Old Barns, Arundel Road	Nr Walberton

- 9.1.3 From site survey it is clear that these sites are currently in use and are occupied. There appear to be no reasons on the grounds of need why these sites should not be safeguarded in the Arun Local Plan or a subsequent DPD for Gypsy and Traveller use. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.

### 9.2 Sites with Potential to Meet Future Needs

- 9.2.1 A total of 5 sites are identified as potentially suitable sites for Gypsies and Travellers to meet identified current and future residential pitch needs in the short to medium term period. Site ARU049 gained planning permission on appeal for 1 pitch after the base date of the GTAA. Details of the shortlisted sites are set out in **Appendix 4**.

Table 9.3: Sites with Potential to Meet Future Need for Gypsy and Traveller Pitches in Arun

Site Ref	Site Name	Settlement	No. of additional pitches
ARU017	Nova Paddocks	Eastergate	12
ARU040	The Old Stables, Brook Lane / Penfold Lane, Rustington	Rustington	2
ARU044	2 Wyndham Acres, Northfields Lane	Eastergate	2
ARU045	The Paddocks, Northfields Lane	Eastergate	1
ARU049	Land at Limmer Pond Stables	Aldingbourne	1
ARU051	Dragonfly, Eastergate Lane	Walberton	1
<b>TOTAL</b>			<b>19</b>

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- 9.2.2** Two sites have been identified as potentially suitable for Travelling Showpeople to meet identified future needs in the short to medium term period. Details of this site are set out in **Appendix 4**.

Table 9.4: Sites with Potential to Meet Future Need for Travelling Showpeople Plots in Arun

Site Ref	Site Name	Settlement	No. of plots
ARU046	Nyton Stables, Nyton Road	Aldingbourne	4
ARU054	The Old Barns, Arundel Road	Fontwell	2

- 9.2.3** No sites have been identified as potentially suitable for Transit to meet any identified future needs.

### 9.3 Policy and Delivery

- 9.3.1** The *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* (Phase 1) identifies a need for 18 net additional Gypsy and Traveller residential pitches to be developed by 2027, including 12 pitches on public sites.

- 9.3.2** The needs assessment highlights a clear gap in provision for at least one transit site of 10 pitches in the Coastal West Sussex area to help to manage unauthorised encampments.

- 9.3.3** The needs assessment identifies a need for 7 additional plots for Travelling Showpeople in Arun by 2027.

- 9.3.4** The Council should consider identifying local targets in its emerging Local Plan to meet these identified needs.

- 9.3.5** We consider that 5 sites may be suitable for up to 18 Gypsy and Traveller pitches for full planning permission. 1 site gained permission on appeal for 1 pitch since the base date of the GTAA. A total of 3 pitches (on 2 sites) have personal permissions and are suitable for full permission. These sites provide no net increase to meet identified need in the GTAA. Therefore there are 16 net additional pitches to meet existing and future needs. To ensure a fit with identified needs, the Council should examine the potential for securing public provision on site ARU017 at Eastergate.

- 9.3.6** We have identified that there is potential to meet future needs for Travelling Showpeople at a site near Walberton and another site at Aldingbourne, providing 6 plots in total.

- 9.3.7** These sites should be allocated and safeguarded through the proposed Local Plan or a subsequent DPD. The current Draft Policy SP12 states that sites will be allocated to meet needs on completion of the Coastal West Sussex GTAA.

- 9.3.8** The *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* (Phase 1) include recommendations regarding the identification of broad locations to guide the search for suitable sites. In the case of Arun, we recommend identifying these broad locations in its Local Plan to help with the future determination of planning applications.

- 9.3.9** Arun District Council should work with its neighbouring authorities and the County Council to identify and deliver a suitable transit site. This is explored more in section 13.

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- 9.3.10** To meet any other unidentified need through the plan period and to provide a base for considering planning applications, the Local Plan should include a criteria policy. The current Draft Policy SP12 includes criteria for assessing planning applications. We recommend that this criteria policy is expanded to incorporate additional criteria as set out in this study.
- 9.3.11** As with other forms of development, the release of additional pitches for Gypsies, Travellers and Travelling Showpeople sites should be managed to ensure a good fit with identified need.
- 9.3.12** We would suggest that it would be prudent for the Council to identify a potential reserve of sites which could be brought forward in the future if required to ensure a continuous supply of deliverable and developable sites. Recommendations for finding further sites, beyond the scope of this study, are outlined within **Section 13**.

## 10 Recommendations for Chichester District Council

### 10.1 Safeguarding Existing Sites

10.1.1 There are 18 existing Gypsy and Traveller sites with full permission within Chichester District and 4 sites with personal permission (CHI011, CHI017 (part), CHI028 and CHI030).

Table 10.1: Existing Authorised Gypsy and Traveller Sites in Chichester

Site ref	Site name	Settlement
CHI003	Longacre, Bracklesham lane	Bracklesham Bay
CHI004	Clearwater, Ratham Lane	Bosham
CHI005	The Hawthorns, Clayton Lane	Bracklesham Bay
CHI006	The Willows, Clayton Lane	Bracklesham Bay
CHI007	Vardoos, Bognor Road	Chichester
CHI008	Land adjacent to Southbourne Farm Shop	Southbourne
CHI009	Melita Nursery, Chalk Lane	Sidlesham
CHI010	Land south of Tower View Nursery, West Ashling/Scant Road East	Hambrook
CHI011	Land at Bridgefoot Meadow	Kirdford
CHI014	The Stables, Bracklesham Lane	Bracklesham Bay
CHI015	Five Oaks, West Ashline Road	Hambrook
CHI016	Maytrees adj Priors Leaze Bungalow, Priors Leaze Lane	Hambrook
CHI017	Pond Farm (Plots A and B), Newells Lane	Bosham
CHI019	Tommy's Yard, Peckhams Copse Lane	North Mundham
CHI024	Easthampnett Park, Marsh Lane	East Hampnett
CHI025	Westbourne Caravan Park, Cemetery Lane	Westbourne
CHI028	The Orchard, Scant Road East	Hambrook
CHI030	Little Acre, Land on South Side of Keynor Lane	Sidlesham
CHI037	Fairways, Priors Leaze Lane	Hambrook
CHI041	Cowdry Nursery, Sidlesham Lane	Birdham
CHI051	Marsh Farm Barn	Earnley
CHI052	Treetops, Bognor Road	Chichester

10.1.2 Site CHI041 gained planning permission for 1 pitch after the base date of the *Gypsy and Traveller Accommodation Assessment* Phase 1 report, and therefore, this counts towards the need within Chichester.

10.1.3 There are 5 existing Travelling Showpeople sites with full permission within Chichester District.

Table 10.2: Existing Authorised Travelling Showpeople Sites in Chichester

Site ref	Site name	Settlement
CHI001	Coneleys Yard, Jury Lane	Sidlesham
CHI002	Coles Yard, Bognor Road	Chichester
CHI038	Fairways, Priors Leaze Lane	Hambrook
CHI050	Land east of Skiff Farm	Wisborough Green
CHI053	Ten Acres, Cemetery Lane	Westbourne

10.1.4 From the site survey it is clear that these sites are currently in use and are occupied. We have assessed site CHI017 as not being suitable for full permission due to unacceptable impact on landscape character. However, there appear to be no reasons on the grounds of need why the rest of these sites should not be safeguarded in the Chichester Local Plan or a subsequent DPD. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.



## 10.2 Sites with Potential to Meet Future Needs

**10.2.1** A total of 8 sites are identified as potentially suitable sites for Gypsies and Travellers to meet identified current and future residential pitch needs in the short to medium period. Details of the shortlisted sites are set out in **Appendix 4**.

Table 10.3: Sites with Potential to Meet Future Need for Gypsy and Traveller Pitches in Chichester

Site Ref	Site Name	Settlement	No. of additional pitches
CHI007	Vardoes, Bognor Road	Chichester	6
CHI009	Melita Nursery, Chalk Lane	Sidlesham	7
CHI011	Land at Bridgefoot Meadow	Kirdford	2
CHI014	The Stables, Bracklesham Lane	Bracklesham Bay	1
CHI030	Little Acre, land on south side of Keynor Lane	Sidlesham	3 + 1
CHI037	Fairways, Priors Leaze Lane	Hambrook	2
CHI041	Former Cowdry Nursery, Cherry West Meadow, Sidlesham Lane	Birdham	1*
CHI051	Marsh Farm Barn	Bracklesham Bay	2
<b>TOTAL</b>			<b>25</b>

\*Full permission gained since the base date of the GTAA Phase 1.

**10.2.2** One site has been identified as potentially suitable for Travelling Showpeople to meet identified future needs in the short to medium term period. Details of this site are set out in **Appendix 4**.

Table 10.4: Sites with Potential to Meet Future Need for Travelling Showpeople Plots in Chichester

Site Ref	Site Name	Settlement	No. of plots
CHI001	Coneleys Yard, Jury Lane	Sidlesham	6

**10.2.3** No sites have been identified as potentially suitable for Transit to meet any identified future needs.

## 10.3 Policy and Delivery

**10.3.1** The *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* (Phase 1) identifies a need for 59 net additional Gypsy and Traveller residential pitches to be developed by 2027, including 13 pitches on public sites.

**10.3.2** The needs assessment highlights a clear gap in provision for at least one transit site of 10 pitches in the Coastal West Sussex area to help to manage unauthorised encampments.

**10.3.3** The needs assessment identifies a need for 18 additional plots for Travelling Showpeople in Chichester by 2027.

**10.3.4** The Council should consider identifying local targets in its emerging Local Plan Core Strategy to meet these identified needs.

**10.3.5** We consider that 8 sites may be suitable for up to 25 Gypsy and Traveller pitches for full planning permission. One of these sites has gained full planning permission for 1 pitch,

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since the base date of the *Gypsy and Traveller Accommodation Assessment* (Phase 1) report. A total of 3 pitches have personal permissions and are suitable for full permission. These sites provide no net increase to meet identified need in the GTAA. Therefore there are 22 net additional pitches to meet existing and future needs.

- 10.3.6** We have identified that there is potential to meet 6 additional Travelling Showpeople plots at one site at Sidlesham.
- 10.3.7** Even assuming that these sites do come forward, there remains a need to identify a significant additional future supply of Gypsy and Traveller pitches and an additional future supply of Travelling Showpeople plots. Such provision may be delivered either through encouraging the submission of planning applications or by allocating land through the proposed Local Plan Core Strategy or a subsequent DPD.
- 10.3.8** The *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* (Phase 1) include recommendations regarding the identification of broad locations to guide the search for suitable sites. In the case of Chichester, we recommend identifying these broad locations in its Local Plan Core Strategy to help the identification of future provision.
- 10.3.9** The Council should monitor and keep under review the availability of otherwise suitable sites that may offer future potential but which currently are not available.
- 10.3.10** The Council should also consider including Gypsy and Traveller site provision within any proposed future large housing allocation. A number of authorities around the country are now planning for future Gypsy and Traveller provision through this delivery option. This is further explored within Section 13.
- 10.3.11** Chichester District Council should work with its neighbouring authorities and the County Council to identify and deliver a suitable transit site.
- 10.3.12** To meet any other unidentified need through the plan period and to provide a base for considering planning applications, the Local Plan Core Strategy should include a criteria policy. We recommend that this criteria policy should incorporate site criteria as set out in this study.
- 10.3.13** As with other forms of development, the release of additional pitches for Gypsies, Travellers and Travelling Showpeople sites should be managed to ensure a good fit with identified need.
- 10.3.14** We would suggest that it would be prudent for the Council to identify a potential reserve of sites which could be brought forward in the future if required to ensure a continuous supply of deliverable and developable sites. Recommendations for finding further sites, beyond the scope of this study, are outlined within **Section 13**.

## 11 Recommendations for the South Downs National Park Authority

### 11.1 Safeguarding Existing Sites

11.1.1 There are 3 existing Gypsy and Traveller sites with full permission in the study area within the South Downs National Park.

Table 11.1: Existing Authorised Gypsy and Traveller Sites in South Down Nations Park

Site ref	Site name	Settlement
SDN004	Coventry Plantation	Findon
SDN006	The Wood Yard, Frances Lane	Patching
SDN008	Old Timbers, Shellbridge Road	Walberton

11.1.2 There are no existing Travelling Showpeople sites with full permission in the study area within the South Downs National Park.

11.1.3 From the site survey it is clear that these sites are currently in use and are occupied. There appear to be no reasons on the grounds of need why these sites should not be safeguarded in the South Downs National Park Authority Local Plan or a subsequent Development Plan Document. Safeguarding these sites will prevent their loss to other uses and therefore ensure that new site provision is only required to meet future needs.

### 11.2 Sites with Potential to Meet Future Needs

11.2.1 A total of 4 sites are identified as potentially suitable sites for Gypsies and Travellers to meet identified current and future residential pitch needs in the short to medium period. Details of the shortlisted sites are set out in **Appendix 4**.

Table 11.2: Sites with Potential to Meet Future Need for Gypsy and Traveller Pitches in South Downs National Park

Site Ref	Site Name	Settlement	No. of additional pitches
SDN005	Crossbush Lane	Crossbush	8
SDN013	Pitsham Lane	Midhurst	5
SDN015	Cote Street	Worthing	3
SDN017	Oak Tree, Linfold Road	Kirdford	1
<b>TOTAL</b>			<b>17</b>

11.2.2 Oak Tree site (SDN017) gained personal planning permission for 1 mobile on 26 June 2013. The permission was gained after the publication of the *Gypsy and Travellers Accommodation Assessment* phase 1 report, and therefore will count towards meeting need within South Downs National Park Authority.

11.2.3 One site has been identified as potentially suitable for Travelling Showpeople full permission. Although this site has a temporary planning permission and therefore would not contribute towards meeting future needs identified in the GTAA. Details of this site are set out in **Appendix 4**.

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Table 11.3: Sites with Potential to Meet Future Need for Travelling Showpeople Plots in South Downs National Park

Site Ref	Site Name	Settlement	No. of plots
SDN009	Land north of Water Lane	Angmering	1
<b>TOTAL</b>			<b>1</b>

**11.2.4** No sites have been identified as potentially suitable for Transit to meet any identified future needs.

### 11.3 Policy and Delivery

**11.3.1** The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) identifies a need for 4 net additional Gypsy and Traveller residential pitches to be developed by 2027, all on private sites.

**11.3.2** The needs assessment highlights a clear gap in provision for at least one transit site of 10 pitches in the Coastal West Sussex area to help to manage unauthorised encampments.

**11.3.3** The needs assessment identifies no need for additional plots for Travelling Showpeople in the study area of the South Downs National Park to 2027.

**11.3.4** The Authority have to consider identifying local targets in its emerging Local Plan to meet these identified needs.

**11.3.5** We consider that 4 sites may be suitable for up to 17 additional Gypsy and Traveller pitches to meet future needs. One of these sites gained personal permission for 1 mobile home after the publication of the *Gypsy and Travellers Accommodation Assessment* phase 1 report.

**11.3.6** We have identified that there is potential for 1 additional Travelling Showpeople plot at Angmering, for an existing site with temporary planning permission.

**11.3.7** This study has therefore identified more than sufficient sites to meet current and future needs, for the part of the National Park assessed as part of this study. The remaining parts of the National Park's need and site capacity need to be assessed, to highlight if there is a surplus or lack of sites within the Authority area to meet the total identified need for the National Park.

**11.3.8** Provision may be delivered either through encouraging the submission of planning applications and/or by allocating land through the proposed Local Plan or a subsequent DPD.

**11.3.9** The *Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment* (Phase 1) include recommendations regarding the identification of broad locations to guide the search for suitable sites. In the case of the South Downs National Park, we recommend identifying these broad locations in its Local Plan to help with the future determination of planning applications.

**11.3.10** The Authority should continue to work with its neighbouring authorities and the County Council to identify and deliver a suitable transit site.

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- 11.3.11** To meet any other unidentified need through the plan period and to provide a base for considering planning applications, the Local Plan should include a criteria policy. We recommend that this criteria policy should incorporate site criteria as set out in this study.
- 11.3.12** As with other forms of development, the release of additional pitches for Gypsies, Travellers and Travelling Showpeople sites should be managed to ensure a good fit with identified need.
- 11.3.13** We would suggest that it would be prudent for the Authority to identify a potential reserve of sites which could be brought forward in the future if required to ensure a continuous supply of deliverable and developable sites.

## 12 Recommendations for Worthing Borough Council

### 12.1 Safeguarding Existing Sites

12.1.1 There are no existing Gypsy, Traveller or Travelling Showpeople sites within Worthing Borough.

12.1.2 There are therefore no existing sites to be safeguarded within the Worthing Core Strategy or subsequent DPDs.

### 12.2 Sites with Potential to Meet Future Needs

12.2.1 Notwithstanding that there is no need within Worthing, 2 sites are identified as potentially suitable sites for Gypsies and Travellers to meet identified current and future residential pitch needs in the short to medium period. Details of the shortlisted sites are set out in **Appendix 4**. Current work is being undertaken by the Council to address future housing needs and this could impact on the availability of these 2 sites.

Table 12.1: Sites with Potential to Meet Future Need for Gypsy and Traveller Pitches in Worthing

Site Ref	Site Name	Settlement	No. of additional pitches
WOR001	Caravan Site, Titnore Way	Worthing	15
WOR002	Land west of Fulbeck Avenue	Worthing	8
<b>TOTAL</b>			<b>23</b>

12.2.2 The two sites are located adjacent each other. Therefore if both sites were considered for Gypsy and Traveller development, any potential cumulative negative impact on the local area would need to be considered. This would potentially reduce the additional number of pitches identified for Worthing to below 23 pitches.

12.2.3 No sites have been identified as potentially suitable for Travelling Showpeople to meet any identified future needs.

12.2.4 No sites have been identified as potentially suitable for Transit to meet any identified future needs.

### 12.3 Policy and Delivery

12.3.1 The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) identifies no need for additional Gypsy and Traveller residential pitches up to 2027.

12.3.2 The needs assessment highlights a clear gap in provision for at least one transit site of 10 pitches in the Coastal West Sussex area to help to manage unauthorised encampments.

12.3.3 The needs assessment identifies no need for additional Travelling Showpeople plots in Worthing by 2027.

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- 12.3.4** This study has identified there is no need within Worthing, but has identified sites which are suitable and potentially available for Gypsy and Traveller use. However, in the adjoining districts of Adur and Chichester we have not identified sufficient sites to meet all identified needs. The Council should therefore investigate with neighbouring authorities the potential to meet some of their needs on sites within Worthing, but reasonably close to where need arises.
- 12.3.5** Such provision may be delivered either through encouraging the submission of planning applications or by allocating land through a review of the Core Strategy or a subsequent DPD.
- 12.3.6** The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (Phase 1) include recommendations regarding the identification of broad locations to guide the search for suitable sites. In the case of Worthing, we recommend identifying these broad locations in a DPD to help with the future determination of planning applications. For Worthing the relevant broad locations cover almost the whole of the local authority area. Therefore we would suggest that the whole of the Authority is suitable for the type of traveller use relevant to Worthing.
- 12.3.7** The Council should monitor and keep under review the availability of otherwise suitable sites that may offer future potential but which currently are not available.
- 12.3.8** Worthing Borough Council should work with its neighbouring authorities and the County Council to identify and deliver a suitable transit site.
- 12.3.9** To provide a base for considering planning applications, revisions of the Core Strategy should include a criteria policy. We recommend that this criteria policy should incorporate site criteria as set out in this study.

## 13 Options for Identifying Further Sites

- 13.1.1** Despite researching all potential sites, the study was unable to identify enough available and suitable sites within Adur, Arun and Chichester, to meet the Gypsy and Traveller needs of these Authority areas.
- 13.1.2** Worthing Borough has a surplus of potential sites that are suitable and potentially available for Gypsy and Traveller use.
- 13.1.3** Only part of the South Downs National Park was assessed within this study. The study identified more than sufficient sites to meet current and future needs in that part of the South Downs National Park. The remaining parts of the National Park's need and site capacity need to be assessed, to highlight if there is a surplus or lack of sites within the Authority area to meet the total identified need for the National Park.
- 13.1.4** The site assessment study has been unable to find a suitable transit site to meet the identified need across the West Sussex Coastal area for 10 pitches.
- 13.1.5** All available sources of sites have been fully investigated as part of this study and there are, at this point in time, no further available and suitable sites. There are a number of reasons the study has not identified enough sites, including the policy and physical constraints in some locations, sites not being made available for Gypsy and Traveller use, and sites being allocated for other uses.
- 13.1.6** The Authorities will need to identify further sites in order to meet the need for the local travelling community and to maintain a 5 year supply. The Authorities will also need to reassess the supply of sites over time with regular reviews of this study.
- 13.1.7** The section below outlines options for identifying further sites. These options can also be used when future revisions of need are identified.

## 13.2 Urban Extensions / Strategic Allocations

- 13.2.1** There is the potential to deliver sites within urban extensions and strategic sites for Gypsy, Traveller and / or Travelling Showpeople uses. All strategic allocations should be explored for their potential to provide Gypsy and Traveller provision, especially if the allocations are located within the broad locations identified in **Appendix 7**.
- 13.2.2** Gypsy and Traveller sites should be required to be provided within these strategic sites, and this requirement set out as policy within the development plan.
- 13.2.3** A number of authorities around the country are now planning for future Gypsy and Traveller provision through this delivery option.



### **13.3 Landscape Constrained Sites**

**13.3.1** Sites on the edge of settlements or in the countryside have been assessed for its impact on the landscape. Some sites are constrained by landscape impact by according to this assessment.

**13.3.2** Landscape impact is not an absolute constraint in planning terms, compared to sites located within flood zone 3 or international ecological designations, for example. Therefore further work could be completed to rank sites in terms of their impact on landscape character. The Council could then make a decision to whether the need for Gypsy, Traveller and/or Travelling Showpeople sites outweighs the landscape impact of any of the sites.

### **13.4 Sites Allocated for Other Uses**

**13.4.1** In the urban areas land is allocated for other uses, such as open space for example. These sites have not been assessed as part of this study due to their allocated status. However, Councils may wish to undertake audits of other allocated uses to see if there is any surplus land which could provide a further supply of potential Gypsy, Traveller and/or Travelling Showpeople sites. This may be particularly useful for Travelling Showpeople sites which are more suited to urban areas due to equipment being stored on these types of sites.

### **13.5 Public Owned Land**

**13.5.1** This study has considered public owned land that is potentially available for Gypsy, Traveller and/or Travelling Showpeople uses. The study has deemed all public land as potentially available unless identified as an allocation or within a strategy for another land use.

**13.5.2** In future, Authorities should monitor public owned sites that becomes surplus to requirement and consider them for Gypsy, Traveller and/or Travelling Showpeople uses within future reviews of this study.

### **13.6 Delivering Transit Site/s and/or Emergency Stopping Places**

**13.6.1** The needs assessment highlights a clear gap in provision for at least one transit site of 10 pitches in the Coastal West Sussex area to help to manage unauthorised encampments. This can be provided in either transit or emergency/temporary stopping places.

**13.6.2** The GTAA suggests there is no clear case why a site should be situated in any one local authority and that providing transit sites and emergency stopping places is an area where cross boundary working would be of great benefit. The needs of Gypsies and Travellers visiting West Sussex is an issue that needs to be considered at a strategic level.

**13.6.3** The site assessment study has not identified a site suitable for transit use. Therefore, using the recommendations listed above in this section, there needs to be closer working by the Authorities with the County Council and Sussex Police, to identify a transit and/or emergency/temporary stopping site or network of sites in the study area.

**13.6.4** The GTAA has provided broad location for the most suitable locations for transit and emergency stopping places, which reflect the historic locations for encampments. New sites should be located in the broad locations identified in the GTAA and set out again in **Appendix 7**.

### **13.7 Delivering Residential Sites Across Local Authorities**

**13.7.1** Where there are not enough sites available in a local authority, for either residential Gypsy and Traveller sites or Travelling Showpeople sites, there is a need to consider co-operation with other local authorities.

**13.7.2** Councils should therefore investigate with neighbouring authorities the potential to meet some of their needs on sites within Worthing and potentially South Downs National Park (once the whole of the National Park has been fully assessed), but reasonably close to where need arises.

**13.7.3** This study has identified a pool of available and suitable sites, but does not match up need with supply. Therefore the study cannot identify which sites in one local authority can meet the needs of another local authority. This would involve further consultation with Gypsy and Traveller families where need is unmet in relevant local authorities. This should involve understanding whether they would be willing to move to another local authority area, bearing in mind that Gypsies and Travellers do not think in terms of local authority boundaries. The delivery of the site, in particular whether the site would be publicly run and sold off privately, would also impact on whether Gypsy and Traveller families would want to move to another location.

### **13.8 Planning Applications on Non-Allocated Sites**

**13.8.1** The Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA) (Phase 1) includes recommendations regarding the identification of broad locations to guide the search for suitable sites. These broad locations were explored in a stakeholder workshop and defined in the GTAA. **Appendix 7** shows the broad locations identified in the GTAA for residential Gypsy and Traveller sites and transit/emergency stopping place sites.

**13.8.2** These broad locations should be identified within each local authorities' development plan to help with the future determination of planning applications. As previously stated, for Adur and Worthing the relevant broad locations cover almost the whole of the local authority area. Therefore we would recommend that the whole of the Authority area is suitable for the relevant type/s of Gypsy and Traveller use in each Authority.

## **13.9 Consultation on Potential Sites**

**13.9.1** This is a technical evidence base study. Consultation on the sites within this report should be undertaken when the Authorities' consult upon emerging policies or proposals as part of the consultation on relevant development plan documents. This should take the same form as consultation on all other allocations, such as for housing, employment etc.

**Appendix 1: Sites Location Map**

Gypsy, Traveller and Travelling Showpeople Sites Study



**Appendix 2: Desktop Assessment Matrix at Stage 1**

Gypsy, Traveller and Travelling Showpeople Sites Study



Criteria	Designation/Issue	Red (Sites do not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
<b>Flood Zone</b>	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	The site is within flood zone 3 and not suitable for Gypsy and Traveller use.	The site is affected by Flood Zones 2 requiring further investigation (and application of policy tests).	The site is not affected by identified areas of indicative flood mapping or is located in Flood Zone 1.
<b>Environmental Designations</b>	Special Protection Area RAMSAR Site Site of Special Scientific Interest Area of Outstanding Natural Beauty Site of Nature Conservation Importance	The site is covered by an international designation.	The site is within the buffer of an international designation and could therefore have a negative impact. The site is covered by a national or local designation or is within close proximity and could therefore have a negative impact.	The site is not within an international, national or local environmental designation or within its buffer.
<b>South Downs National Park</b>	South Downs National Park	n/a	The site is within the National Park and could therefore have a negative impact requiring further investigation.	The site does not have an impact on the National Park.
<b>Contamination or Unstable Land Issues</b>	Land contamination or unstable land issues	The site is located on or adjacent to a landfill site or the land is unstable, and the land has been identified as unsuitable for residential use.	The site is potentially contaminated or unstable and requires further investigation.	There are no known contamination or unstable land issues.
<b>Noise Issues</b>	Noise issues relating to existing land uses or transport corridors	n/a	The site is located adjacent noisy land uses, which requires further investigation.	There are no noisy adjacent land uses and therefore no noise impact on the site.
<b>Residential Amenity</b>	Location of site in relation to existing dwellings	n/a	The site is adjacent existing dwellings and requires further investigation.	There are no adjacent dwellings and therefore no impact on residential amenity.
<b>Utility Provision</b>	Provision of utilities in relation to the location of the site	n/a	The site is located in an isolated location away from existing development with existing utility provision.	The site is located close to development with existing utility provision.
<b>Archaeology and Conservation</b>	Scheduled Ancient Monument (SAM) Sites of Archaeological Importance Conservation Area Listed building	The site is covered by or is within close proximity of a SAM designation.	The site could have a negative impact upon archaeology or the built environment, requiring further investigation.	The site is not within or close to any archaeological or built environment designations.
<b>Availability</b>	Promoted sites, public land ownership, etc.	The owner has confirmed that the site is not available, nor is it likely to be available in the future.	Site availability is unknown and requires further investigation.	There is evidence that the landowner is willing to sell or develop the site as a Traveller site .  Public owned sites deemed potentially available for Gypsy and Traveller use. Site owned by Gypsy, Traveller or Travelling Showpeople, deemed potentially available.

Site details				Suitability								Availability	Conclusion
Site ref	Site name and address	Site area (ha)	Source	Flood Zone	Environmental Designations	South Downs National Park	Contamination or unstable Land Issues	Noise Issues	Residential Amenity	Utility Provision	Archaeology and Conservation	Availability for G+T Use	Should the site be considered further?
ADU001	Withy Patch, Old Shoreham Road	0.38	Public Site			n/a							NO
ARU013	Angels Nursery, Yapton Road, Barnham	3.49	West Sussex County Council owned			n/a							YES
ARU017	Nova Paddocks, Eastergate Lane	1.15	Private promoted			n/a							YES
ARU022	The Drive, Eastergate Lane, Fontwell	1.80	Travelling Showpeople			n/a							YES
ARU023	Fairfield, Eastergate Lane, Fontwell	0.27	Travelling Showpeople			n/a							YES
ARU030	Ryebank Caravan Park, Middleton	0.74	Public Site			n/a							YES
ARU031	Fieldview, Junction Commonmead Lane/Pagham Road, Pagham	0.06	Private authorised			n/a							YES
ARU040	The Old Stables, Brook Lane / Penfold Lane, Rustington	0.42	Private authorised			n/a							YES
ARU044	2 Wyndham Acres, Northfields Lane, Eastergate	0.24	Private authorised			n/a							YES
ARU045	The Paddocks, Northfields Lane, Eastergate	0.40	Private authorised			n/a							YES
ARU046	Nyton Stables, Nyton Road, Aldingbourne	2.64	Travelling Showpeople			n/a							YES
ARU049	Land at Limmer Pond Stables, Church Road, Aldingbourne	0.72	Call for sites & private authorised			n/a							YES
ARU051	Dragonfly, Eastergate Lane, Walberton	0.39	Private authorised			n/a							YES
ARU052	The Cottage Piggeries, Church Lane, Barnham	0.30	Private authorised			n/a							YES
ARU054	The Old Barns, Arundel Road, Fontwell	1.61	Travelling Showpeople			n/a							YES
ARU055	Land north of Norway Lane	1.82	Call for sites			n/a							NO
ARU056	The Old Piggery, Hook Lane, Aldingbourne	0.57	Call for sites & unauthorised			n/a							YES
ARU057	Land north of Rowan Way, Bognor Regis	18.99	Arun District Council owned			n/a							YES
ARU058	Land south of Barnham Lane, Barnham	0.85	West Sussex County Council owned			n/a							YES
ARU059	Farmland, north of Barnham	60.73	West Sussex County Council owned			n/a							YES
CHI001	Coneleys Yard, Jury Lane	0.33	Travelling Showpeople			n/a							YES
CHI002	Coles Yard, Bognor Road	0.95	Travelling Showpeople			n/a							YES
CHI003	Longacre, Bracklesham Lane, Longacre	0.22	Private authorised			n/a							YES
CHI004	Clearwater, Ratham Lane	0.63	Private authorised			n/a							YES
CHI005	The Hawthorns, Clayton Lane	0.11	Private authorised			n/a							YES
CHI006	The Willows	0.10	Private authorised			n/a							YES
CHI007	Vardoes, Bognor Road	0.41	Private authorised			n/a							YES
CHI008	Land adjacent to Southbourne Farm Shop,	0.06	Private authorised			n/a							YES
CHI009	Melita Nursery, Chalk Lane	1.47	Private authorised			n/a							YES

Site details				Suitability								Availability	Conclusion
Site ref	Site name and address	Site area (ha)	Source	Flood Zone	Environmental Designations	South Downs National Park	Contamination or unstable Land Issues	Noise Issues	Residential Amenity	Utility Provision	Archaeology and Conservation	Availability for G+T Use	Should the site be considered further?
CHI010	Land south of Tower View Nursery, West Ashling/Scant Road East	0.69	Private authorised			n/a							YES
CHI011	Land at Bridgefoot Meadow, Kirdford	0.04	Private authorised			n/a							YES
CHI012	Lakeside Barn, Hunston Road	1.27	Private authorised			n/a							YES
CHI014	The Stables, Bracklesham Lane	0.19	Private authorised			n/a							YES
CHI015	Five Oaks, West Ashling Road	0.14	Private authorised			n/a							YES
CHI016	Maytrees adj Priors Leaze Bungalow, Priors Leaze Lane, Hambrook	0.03	Private authorised			n/a							YES
CHI017	Pond Farm (plots A and B), Newells Lane	0.08	Private authorised			n/a							YES
CHI019	Tommy's Yard, Peckhams Copse Lane	0.04	Private authorised			n/a							YES
CHI020a	Land at Barnfield Drive, Chichester	2.78	Chichester District Council owned			n/a							NO
CHI020b	Land at Barnfield Drive, Chichester	0.42	Chichester District Council owned			n/a							NO
CHI020c	Land at Barnfield Drive, Chichester	5.57	Chichester District Council owned			n/a							YES
CHI021	Plot 12, Terminus Road Industrial Estate, Chichester	1.09	Chichester District Council owned			n/a							YES
CHI022a	Land West of Plot 12, Terminus Road Industrial Estate, Chichester	0.43	Chichester District Council owned			n/a							YES
CHI022b	Land West of Plot 12, Terminus Road Industrial Estate, Chichester	0.75	Chichester District Council owned			n/a							YES
CHI023	Land off Manor Road, Selsey,	0.81	Chichester District Council owned			n/a							YES
CHI024	Easthampnett Park, Marsh Lane	0.98	Public Site			n/a							YES
CHI025	Westbourne Caravan Park, Cemetery Lane	0.81	Public Site			n/a							YES
CHI028	The Orchard, Scant Road East	0.61	Unauthorised			n/a							YES
CHI030	Little Acre, Land on South Side of Keynor Lane	0.17	Private authorised			n/a							YES
CHI031	Land east of Farmfield Nurseries, Selsey Road	0.65	Travelling Showpeople			n/a							NO
CHI032	Pond Farm (Plot H)	0.23	Unauthorised			n/a							YES
CHI034	Pond Farm (Plot C)	0.29	Unauthorised			n/a							YES
CHI035	Pond Farm (Plot F)	0.95	Unauthorised			n/a							YES
CHI036	Pond Farm (Plot J)	1.24	Unauthorised			n/a							YES
CHI037	Fairways, Priors Leaze Lane	0.29	Unauthorised			n/a							YES
CHI038	Fairways, Priors Leaze Lane	1.92	Travelling Showpeople			n/a							YES
CHI039	Five Paddocks Farm, Bracklesham Lane	0.9	Call for sites			n/a							YES
CHI040	Land to the rear of Fairways, Priors Leaze Lane	1.38	Travelling Showpeople			n/a							YES

Site details				Suitability								Availability	Conclusion
Site ref	Site name and address	Site area (ha)	Source	Flood Zone	Environmental Designations	South Downs National Park	Contamination or unstable Land Issues	Noise Issues	Residential Amenity	Utility Provision	Archaeology and Conservation	Availability for G+T Use	Should the site be considered further?
CHI041	Cherry West Meadow, Sidlesham Lane	0.23	Call for sites & unauthorised			n/a							YES
CHI042	North Street, Westbourne	0.28	Call for sites			n/a							NO
CHI046	Depot adjoining Chichester bypass	0.35	West Sussex County Council owned			n/a							YES
CHI047	Land east of B2145 Chichester	5.89	West Sussex County Council owned			n/a							YES
CHI049	Newells Lane, West Ashling	8.05	Call for sites			n/a							YES
CHI051	Marsh Farm Barn, Earnley	0.35	Private authorised			n/a							YES
CHI052	Treetops, Bognor Road	0.15	Private authorised			n/a							YES
CHI053	Ten Acres, Cemetary Lane	0.30	Travelling Showpeople			n/a							YES
CHI054	Land east of Skiff Farm, Wisborough Green	0.59	Travelling Showpeople			n/a							YES
SDN001	Halewick Farm, Steepdown Road, Sompting	3.10	Rejected SHLAA site										YES
SDN002	Cement Works, Shoreham-by-Sea	2.12	Strategic site										NO
SDN003	Refuse Destructor Site, land north of Halewick Lane, Sompting	1.53	West Sussex County Council owned										YES
SDN004	Coventry Plantation, Findon	0.86	Current authorised										YES
SDN005	Crossbush Lane, Crossbush	0.59	Private promoted										YES
SDN006	The Wood Yard, Frances Lane, Patching	0.05	Private authorised										YES
SDN007	Titnore Lane, Patcham, Titnore Lane, Patcham	0.15	Unauthorised										YES
SDN008	Old Timbers, Shellbridge Road, Walberton	0.12	Private authorised										YES
SDN009	Land north of Water Lane, Water Lane, Angmering	0.02	Travelling Showpeople										YES
SDN010	Wychway Farm, Seldon Lane, Patching	0.13	Private authorised										YES
SDN011	Halewick Lane, Sompting	0.46	Adur District Council owned										YES
SDN012	Three Cornered Piece, Nyewood	1.88	Unauthorised										YES
SDN013	Pitsham Lane, Midhurst	0.18	Chichester District Council owned										YES
SDN014	Causennae and land adjoining, Northchapel	0.3	West Sussex County Council owned										YES
SDN015	Cote Street, Worthing	0.4	Worthing Borough Council owned										YES
SDN016	Happy Valley Riding School, Shoreham	4.2	Private promoted										NO
SDN017	Oak Tree, Linfold Road, Kirdford	0.03	Private authorised										YES
WOR001	Caravan Site, Titnore Way, Worthing	5.68	SHLAA site - Worthing Borough Council owned			n/a							YES
WOR002	Land west of Fulbeck Avenue, Worthing	0.87	SHLAA site - Worthing Borough Council owned			n/a							YES

WOR004	Car park, Brighton Road, Worthing	0.2	Worthing Borough Council owned			n/a							YES
WOR005	Decoy Farm, Worthing	8.33	SHLAA site - Worthing Borough Council owned			n/a							NO

**Appendix 3: Sites with No Potential at Stage 2**

Gypsy, Traveller and Travelling Showpeople Sites Study



Site ref	Site name	Settlement	Local Authority	Reason for rejection
ARU013	Angels Nursery	Barnham	Arun District Council	The site has planning permission for residential development.
ARU022	The Drive	Nr Walberton	Arun District Council	This is an existing Travelling Showpeople site which needs to be safeguarded. There is no room for intensifying the site to provide further plots. Land to the south is suitable for expansion, but ownership details and availability of the site is unknown. Therefore there is no capacity, at present, to intensify or expand the existing site for further plots.
ARU023	Fairfield	Nr Walberton	Arun District Council	This is an existing Travelling Showpeople site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
ARU030	Ryebank Caravan Park	Middleton	Arun District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify the existing site for further pitches. There is also no capacity to expand the site, as this land is within the flood plain.
ARU031	Fieldview	Pagham	Arun District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site.
ARU052	The Cottage Piggeries	Barnham	Arun District Council	This is an existing Gypsy and Traveller site containing 1 pitch, which needs to be safeguarded. Intensification of the site is restricted by highway constraints.
ARU056	The Old Piggery	Aldingbourne	Arun District Council	Development on this site would have an unacceptable landscape impact.
ARU057	Land north of Rowan Way	Bognor Regis	Arun District Council	The area to the west is open space and not suitable or available for development. The existing caravan site is Council owned but allocated in the draft Local Plan as part of a strategic employment site. Therefore the site is not available for Gypsy, Traveller or Travelling Showpeople use. However, the site is potentially suitable and if this site does not come forward for employment then the Council should revisit the potential for this part of the site for Gypsy, Traveller or Travelling Showpeople use.
ARU058	Land south of Barnham Lane	Barnham	Arun District Council	This site is not suitable for Gypsy and Traveller use, as it is in residential/employment use.
ARU059	Farmland	Barnham	Arun District Council	Development on this site would have an unacceptable landscape impact.



Site ref	Site name	Settlement	Local Authority	Reason for rejection
CHI002	Coles Yard	Chichester	Chichester District Council	This is an existing Travelling Showpeople site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
CHI003	Longacre, Bracklesham Lane	Bracklesham Bay	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
CHI004	Clearwater	West Ashling	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. The majority of the site is within flood zone 3 and there is no capacity to intensify or expand the existing site for further pitches.
CHI005	The Hawthorns	Bracklesham Bay	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
CHI006	The Willows	Bracklesham Bay	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
CHI008	Land adjacent to Southbourne Farm Shop	Southbourne	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
CHI010	Land south of Tower View Nursery	Hambrook	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches, as further development would have an unacceptable cumulative landscape impact.
CHI012	Lakeside Barn	Hunston	Chichester District Council	The site is not suitable as it has an unacceptable impact on the landscape.
CHI015	Five Oaks	Hambrook	Chichester District Council	This is an existing Gypsy and Traveller site that needs to be safeguarded. Further development eastwards would lead to considerable adverse cumulative impacts on the landscape and visual amenity.
CHI016	Maytrees adj Priors Leaze Bungalow	Hambrook	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
CHI017	Pond Farm (Plots A and B)	Bosham	Chichester District Council	Development on this site would have an unacceptable landscape impact.

Site ref	Site name	Settlement	Local Authority	Reason for rejection
CHI019	Tommy's Yard	North Mundham	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
CHI020c	Land at Barnfield Drive	Chichester	Chichester District Council	The site is allocated in the adopted Local Plan for Park and Ride (policy TR4). Since then the Chichester City North development brief allocates the site for retail. Therefore the site is not available for Gypsy, Traveller or Travelling Showpeople use. However, the site is potentially suitable, and if this site does not come forward for employment then the Council should revisit the potential for the site for Gypsy, Traveller or Travelling Showpeople use.
CHI021	Plot 12, Terminus Road Industrial Estate	Chichester	Chichester District Council	The site is not available as it is in employment use and reserved for an Enterprise Gateway. Therefore the site is not available for Gypsy, Traveller or Travelling Showpeople use. However, the site is potentially suitable for Travelling Showpeople use, so if this site does not come forward for employment then the Council should revisit the potential for the site for Travelling Showpeople use.
CHI022a	Land West of Plot 12, Terminus Road Industrial Estate	Chichester	Chichester District Council	The site is not available for Gypsy and Traveller use as it has been identified with the Employment Land Review for employment use. Therefore the site is not available for Gypsy, Traveller or Travelling Showpeople use. However, the site is potentially suitable for Travelling Showpeople use, so if this site does not come forward for employment then the Council should revisit the potential for the site for Travelling Showpeople use.
CHI022b	Land West of Plot 12, Terminus Road Industrial Estate	Chichester	Chichester District Council	The site is not available for Gypsy and Traveller use as it has been identified with the Employment Land Review for employment use. Therefore the site is not available for Gypsy, Traveller or Travelling Showpeople use. However, the site is potentially suitable for Travelling Showpeople use, so if this site does not come forward for employment then the Council should revisit the potential for the site for Travelling Showpeople use.
CHI023	Land off Manor Road	Chichester	Chichester District Council	The site is allocated in the Local Plan for employment (B1).
CHI024	Easthampnett Park	Chichester	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches. Land to north of the site is owned by the Council, but development of this land would have an unacceptable impact on the landscape.
CHI025	Westbourne Caravan Park	Westbourne	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. The site is at the maximum recommended capacity therefore the site is not suitable for intensification or expansion.

Site ref	Site name	Settlement	Local Authority	Reason for rejection
CHI028	The Orchard	Hambrook	Chichester District Council	This is an existing tolerated Gypsy and Traveller site which needs to be safeguarded. The site is not suitable for expansion or intensification of the existing use as it would have an unacceptable impact on the landscape.
CHI032	Pond Farm (Plot H)	Bosham	Chichester District Council	Development on this site would have an unacceptable landscape impact.
CHI034	Pond Farm (Plot C)	Bosham	Chichester District Council	Development on this site would have an unacceptable landscape impact.
CHI035	Pond Farm (Plot F)	Bosham	Chichester District Council	Development on this site would have an unacceptable landscape impact.
CHI036	Pond Farm (Plot J)	Bosham	Chichester District Council	The site has temporary planning permission. However the site is not suitable for permanent Gypsy and Traveller use as development on this site would have an unacceptable landscape impact.
CHI038	Priors Leaze Lane	Hambrook	Chichester District Council	This is an existing Travelling Showpeople site which needs to be safeguarded. There is no capacity to intensify the existing site for further pitches. There is room for expansion and land to the west is within the same ownership. This land is covered by site CHI040.
CHI039	Five Paddocks Farm	Bracklesham Bay	Chichester District Council	The site is not suitable as it has an unacceptable impact on the landscape.
CHI040	Land to the rear of Fairways	Hambrook	Chichester District Council	The site is not suitable as it has an unacceptable impact on the landscape.
CHI046	Land adjoining Chichester bypass	Chichester	Chichester District Council	The site is identified by the County Council for improvements to the A27, which will be implemented after 2015. The design of the improvement scheme is still subject to consultation and detailed design. However, the site is potentially suitable for transit provision. Therefore if the road improvements do not happen, or if there is surplus land after the road improvements have been implemented, then the Council should review this site in future reviews of the Gypsy and Traveller study.
CHI047	Land east of B2145	Chichester	Chichester District Council	The site is not suitable as it has an unacceptable impact on the landscape.

Site ref	Site name	Settlement	Local Authority	Reason for rejection
CHI049	Newells Lane	West Ashling	Chichester District Council	The site is not suitable as it has an unacceptable impact on the landscape.
CHI052	Treetops	Chichester	Chichester District Council	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
CHI053	Ten Acres	Westbourne	Chichester District Council	This is an existing Travelling Showpeople site which needs to be safeguarded. There is no capacity to intensify the site as it would have an unacceptable impact on the landscape.
CHI054	Skiff Farm	Wisborough Green	Chichester District Council	This is an existing Travelling Showpeople site which needs to be safeguarded.
SDN001	Halewick Farm	Sompting	South Downs National Park Authority	The site has poor access and would have an unacceptable impact on the landscape and historic environment.
SDN003	Refuse Destructor Site	Sompting	South Downs National Park Authority	The site is not suitable for Gypsy and Traveller use due to contamination issues relating to the adjacent ex landfill site.
SDN004	Coventry Plantation	Findon	South Downs National Park Authority	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
SDN006	The Wood Yard	Patching	South Downs National Park Authority	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
SDN007	Titnore Lane	Patching	South Downs National Park Authority	The lane is a suitable site for Gypsy and Traveller use, although the adjacent wooded areas are not suitable due to visual impact and impact on the woodland. However, the ownership details are unclear and therefore availability is not confirmed.
SDN008	Old Timbers	Walberton	South Downs National Park Authority	This is an existing Gypsy and Traveller site which needs to be safeguarded. There is no capacity to intensify or expand the existing site for further pitches.
SDN010	Wychway Farm	Patching	South Downs National Park Authority	The site is not suitable as it has an unacceptable impact on the landscape.

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	<b>Local Authority</b>	<b>Reason for rejection</b>
SDN011	Halewick Lane	Sompting	South Downs National Park Authority	The site is not suitable for Gypsy and Traveller use due to contamination issues relating to the adjacent ex landfill site.
SDN012	Three Cornered Piece	Nyewood	South Downs National Park Authority	The site is not suitable as it has an unacceptable impact on the landscape.
SDN014	Causennae and land adjoining	Northchapel	South Downs National Park Authority	The site is not suitable as it has an unacceptable impact on the landscape.
WOR004	Land at Brighton Road	Worthing	Worthing Borough Council	The site is not available as it is currently used as a car park.

**Appendix 4: Sites with Potential at Stage 2**

Gypsy, Traveller and Travelling Showpeople Sites Study



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
ARU017	Nova Paddocks	Eastergate	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Eastergate Lane		Arun District Council	1.15
<b>Description of site</b>			
The site comprises an L shaped area of land, the southern and central parts of which appears to have been subject to former nursery or agricultural use. A field shelter lies on the western edge. Adjacent uses include residential properties and gardens.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input checked="" type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
EG/54/08 application for use of land for gypsy caravan site for single family occupation refused. Site referred to in appeal decision ref: APP/Y3615/A/06/2028874 regarding proposed development at Spinney Stables, Outdowns, Effinham Surrey. There was an enforcement notice on the site from 1994 and 2011 with injunction preventing importation of mobile homes.			
<b>AVAILABILITY</b>			
The site is privately owned and available for Gypsy and Traveller use.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is outside the development boundary. The western side of the site is within flood zone 2. Local Plan policies GEN3 Protection of the Countryside. Draft Core Strategy policy SP12 Traveller Accommodation. A previous Inspector considered the site as having a more benign policy position than an alternative Green Belt site elsewhere.			
<b>Physical constraints</b>			
No comments provided by Highways. Site access is via Eastergate Lane, careful design of this access is required due to reasonable proximity to junction with Fontwell Avenue.			
<input type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site has reasonable access (within 1 mile) to a GP surgery, a primary school, a pharmacy, secondary school, petrol station and a food store, located in Eastergate and Westergate. This site is 1km from a primary school, 0.9 kms from a GP, 0.2 kms from a bus route/stop and 7.4 kms from a local shopping area.			
<b>Landscape Impacts</b>			
The site has a Low/Medium landscape quality within fragmented landscape Locally. Visual containment is moderate, but High within wider context due to containment provided by vegetation and small scale pattern of land uses. Apart from a small section of Eastergate Lane, and overlooked directly by one residential property, the site is generally discreet. Boundary vegetation is important and would need to be safeguarded, which is likely to reduce the capacity of the site slightly. The northern boundary is not defined by a landscape feature and new planting should be provided to create an appropriate edge. However, development within the site would have no effect on the wider landscape or views.			



## Other Potential Impacts

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

## ACHIEVABILITY

A previous appeal decision on another site highlighted a potential right of access issue but there was considered to be a sufficient legal remedy. The site has no other significant achievability issues.

## Conclusion

The landscape assessment has confirmed that development would have no effect on the wider landscape. Apart from the principle of development outside built up area boundaries, there were no other matters raised by the local planning authority regarding the suitability of the site in the previous planning application on this site. The site is suitable for up to 12 Gypsy and Traveller pitches, subject to careful design of the highway access.



## DELIVERY

### Potential Yield

2012 - 2017	6
2018 - 2022	6
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>
ARU040	The Old Stables	Rustington
<b>Site address</b>	<b>Local authority</b>	<b>Size (ha)</b>
Brook Lane / Penfold Lane	Arun District Council	0.42
<b>Description of site</b>		
The site is an existing Gypsy and Traveller site, which consists of two chalets, some storage sheds and hard standings, and is located along a section of narrow cul de sac lane. It is within an area of urban fringe landscape including railway, road and the northern edge of Rustington.		
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>		
<b>Planning history</b>		
Personal permission (A/101/96) for 1 caravan.		
Personal permission (A/37/04) for stationing of one mobile home.		
<b>AVAILABILITY</b>		
The site has 2 existing Gypsy and Traveller caravans with personal permissions. The land is therefore available for Gypsy and Traveller uses.		
<b>SUITABILITY</b>		
<b>Policy constraints</b>		
The site is outside the development boundary. The north part of the site is within flood zone 3 and the remaining parts of the site is within flood zone 2. Local Plan policies GEN3 Protection of the Countryside. Draft Core Strategy policies SP12 Traveller Accommodation; Biodiversity Opportunity Area.		
<b>Physical constraints</b>		
The site has some noise issues, related to its proximity to the A259. Highway comments - Accessed off of the A280 from the north only. Visibility in that direction is very good. The north of the site is located within flood zone 3, where residential caravans should not be located.		
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>		
<b>Accessibility to services:</b>		
The site is almost adjacent the edge of Rustington. Rustington is a large service centre and part of the main coastal urban area. It provides a good range of shops and commercial services such as banks, but provides limited employment, leisure and community facilities. This site is 0.9kms from a primary school, 1.7 kms from a GP, 1.2 kms from a bus route/stop and 1.7 kms from a local shopping area.		
<b>Landscape Impacts</b>		
Landscape quality is Low. The site is already developed and within an area of urban fringe landscape including railway, road and the northern edge of Rustington which detracts from the character of the area. There is no affinity with the wider landscape. Visual containment is High. The site is contained by a reasonable pattern of hedgerows and scrub. Glimpses into the site from the A259. The current uses on the site have a local landscape and visual impact but the effects are well contained from the wider area. If the land is allocated/current uses confirmed this should be on the basis that the hedgeline is reinstated along the site frontage to provide an element of softening adjacent to the footpath.		

## Other Potential Impacts

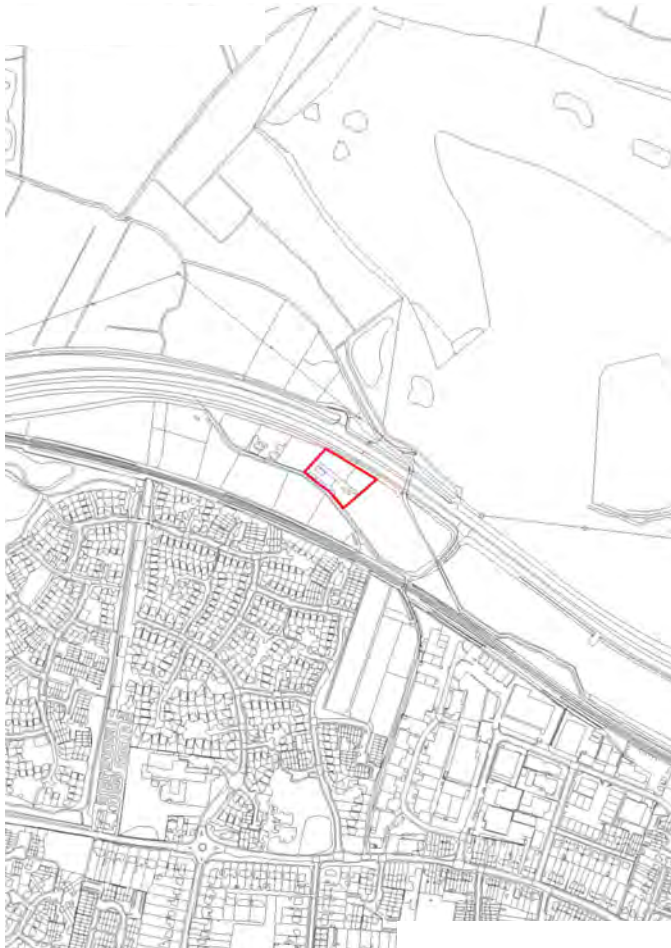
The site is adjacent existing residential properties, therefore any development could impact on the residential amenity of existing properties.

## ACHIEVABILITY

There are currently 2 existing caravans with permission on this site. The site has flood and noise issues which are constraints to any future intensification or extension of uses on site.

## Conclusion

The site is currently occupied and has personal permission for 2 caravans, which are suitable for full planning permission. There may be an opportunity for limited intensification of uses on site, subject to layout and mitigation measures being able to overcome flooding and noise constraints. This would be subject to the Environment Agency being satisfied with any future proposals. The site is recommended as a shortlist site, for future Gypsy and Traveller use.



## DELIVERY

### Potential Yield

2012 - 2017	2
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>
ARU044	2 Wyndham Acres	Aldingbourne
<b>Site address</b>	<b>Local authority</b>	<b>Size (ha)</b>
Northfields Lane	Arun District Council	0.24
<b>Description of site</b>		
Existing Gypsy and Traveller site containing 1 unit and residential property. It lies between a house to the south, a property to the north and a stables and grass paddock adjoining the site further to the north and east.		
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>		
<b>Planning history</b>		
Permission for 1 mobile home, granted on appeal 2002 (CON/AL/1/02).		
Certificate of lawfulness for an existing use - conversion of stables to dwelling (AL/24/09/CLE)		
Permission for retention of domestic additions (AL/97/09).		
<b>AVAILABILITY</b>		
This is an existing Gypsy and Traveller site and therefore potentially available for further pitches.		
<b>SUITABILITY</b>		
<b>Policy constraints</b>		
Outside the development boundary and in the open countryside. Local Plan policies GEN3 Protection of the Countryside Draft Core Strategy policy SP12 Traveller Accommodation		
<b>Physical constraints</b>		
The site is accessed via Northfields Lane which is an unmade narrow lane. However, traffic levels are low and a previous Inspector considered it adequate. Highway comments - Visibility ok in both directions, the access would benefit from surface improvements however.		
<input type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>		
<b>Accessibility to services:</b>		
This site is 2.2kms from a primary school, 2.2 kms from a GP, 0.6 kms from a bus route/stop and 8.7 kms from a local shopping area.		
<b>Landscape Impacts</b>		
The site is already developed. The area to the north, comprises small paddocks and scattered properties and is of Low quality with some areas of Moderate quality where it has not been affected by sporadic development and urban fringe uses. Landscape structure is generally poor. Visual containment is Moderate. The site is reasonably well contained from the wider landscape being located between existing development. Conifer hedge conceals site from Northfields Lane. In landscape terms the site is suitable for its location, but this should be on the basis of native tree and hedge planting to be provided on the boundaries and the safeguarding of existing trees to the south (i.e. protection of root zones if the trees lie beyond the southern boundary).		

### Other Potential Impacts

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

### ACHIEVABILITY

The site is an existing Gypsy and Traveller site and therefore there appears to be no constraints to the site coming forward for further pitches.

### Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded. There is further capacity to intensify the existing site for a further 2 pitches.



### DELIVERY

#### Potential Yield

2012 - 2017	2
2018 - 2022	0
2023 - 2027	0

#### Potential occupants

Romany Gypsies only

#### Type of use

Residential

#### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
ARU045	The Paddocks	Aldingbourne	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Northfields Lane		Arun District Council	0.40
<b>Description of site</b>			
The site is an existing Gypsy and Traveller site, which comprises park home style buildings and gardens, a paddock and outbuildings. It lies within an area characterised by dispersed houses, small holdings, and sheds. Adjacent uses include other residential properties to the north and south and agricultural land to the east and west.			
<input checked="" type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Temporary permission until June 2010 for use of land as a private gypsy caravan site for a single family group (AL/23/08).			
Permanent permission for 4 pitches (4 mobile homes and 4 touring caravans and ancillary buildings (non-residential) (AL/94/11).			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and therefore potentially available for further pitches.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
Outside the development boundary and in the open countryside. Local Plan policies GEN3 Protection of the Countryside Draft Core Strategy policy SP12 Traveller Accommodation			
<b>Physical constraints</b>			
The site is accessed via Northfields Lane which is an unmade narrow lane. However, traffic levels are low and a previous Inspector considered it adequate. Highway comments - Visibility ok in both directions, the access would benefit from surface improvements however.			
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
This site is 2kms from a primary school, 1.9 kms from a GP, 0.9 kms from a bus route/stop and 8.9 kms from a local shopping area.			
<b>Landscape Impacts</b>			
The site is already developed and is adjacent to other development (stable building/ménage). The wider area to the north, east, and south is fragmented and of Low quality with some areas of Moderate quality where it has not been affected by sporadic development and urban fringe uses. Visual containment is High. The site is well contained from the wider landscape by existing buildings, sporadic vegetation, and recent hedge planting. Locally apparent from the lane and likely to be visible from adjoining houses to the east, which have long rear gardens. The existing developed southern and central part of the site appears suitable for development and this would have little discernible impact on the local landscape. Consideration should be given to retaining the northern part of the northern paddock for woodland planting to retain a gap between the house to the east, and minimise local impact on the lane and footpath that follows the lane. Buffer planting is also likely to be appropriate along the eastern site boundary, and a native hedgerow should be provided on the western boundary.			

### Other Potential Impacts

The site is adjacent existing residential properties, therefore any development could impact on the residential amenity of existing properties. The small triangle of land to the north of the site should not be developed to protect adjacent residential properties.

### ACHIEVABILITY

The site is an existing Gypsy and Traveller site and therefore there appears to be no constraints to the site coming forward for further pitches.

### Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded. There is further capacity to intensify the existing site for a further 1 pitch.



### DELIVERY

#### Potential Yield

2012 - 2017	1
2018 - 2022	0
2023 - 2027	0

#### Potential occupants

Gypsies and Travellers

#### Type of use

Residential

#### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
ARU046	Nyton Stables	Aldingbourne	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Nyton Road		Arun District Council	5.51
<b>Description of site</b>			
This is an existing Travelling Showperson site and adjacent field to the east. It is accessed off a main road to the north and surrounded by agricultural land. Bunding lines the site along the main road, which screens the site from the highway.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
The western part of the site has temporary permission (2 years) for change of use of land from agricultural land to provide 3 permanent plots for travelling showpeople & pony paddock (AL/119/10). To include no more than 6 mobile homes for 2 households. Reserved matters approved (AL/74/11).			
<b>AVAILABILITY</b>			
The western part of the site currently has a temporary permission and is occupied by Travelling Showpeople. The eastern part is in the same ownership and both parts are being promoted for full permission.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
Outside the development boundary and in the open countryside. Local Plan policies GEN3 Protection of the Countryside. Draft Core Strategy policy SP12 Traveller Accommodation			
<b>Physical constraints</b>			
Highway comments - Visibility to the right acceptable, not so good to the left. Any development would require suitable highway access.			
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
This site is 2.6kms from a primary school, 2.6 kms from a GP, 0.5 kms from a bus route/stop and 8.6 kms from a local shopping area.			
<b>Landscape Impacts</b>			
The Council landscape officer states: The site identified for the purposes of Gypsy and Traveller accommodation also relates, in part, to the site of application AL/74/11/DOC. The application was seeking to provide permanent plots for travelling show people and a pony paddock and was approved. A condition of approval was the submission of a landscape plan for the creation of an earth bund and planting buffer to screen the site. The landscape works on the external boundary with Nyton Road have been carried out. Further planting within the site is not yet complete but will provide additional screening from neighbouring land. Prior to the mitigation measures implemented the site was clearly visible from the Nyton Road, however the bund with planting provides a solid screen and the site cannot be seen. The site proposed for Travelling Showpeople accommodation extends beyond the boundary of the above application and additional mitigation would be required to screen views from adjacent public rights of way.			



## Other Potential Impacts

There are potential impacts on a Public Rights of Way which would require landscape mitigation measures.

## ACHIEVABILITY

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

## Conclusion

This is an existing Travelling Showpeople site which needs to be safeguarded and provided full planning permission. The adjacent land to the east is in the same ownership and would be suitable for an extension of the existing site, subject to suitable landscape mitigation measures to protect the public rights of way and reduce the visual impact from the site on the countryside and neighbouring uses.



## DELIVERY

### Potential Yield

2012 - 2017	4
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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Site ref	Site name	Settlement
ARU049	Land at Limmer Pond Stables	Aldingbourne
Site address	Local authority	Size (ha)
Church Road	Arun District Council	0.72
Description of site		
<p>This is an existing Gypsy and Traveller site with 1 mobile home and tourer located at the end of a long drive. Th site is set back off Church Road in north western corner of an area of level paddocks (under same ownership). A dense conifer belt, with a right of way just beyond, forms the northern boundary with a large nursery complex. The eastern side of the site is bordered by what appears to be a storage compound with a container and other structures.</p>		
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: privately promote <input type="checkbox"/> Source: SHLA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites/ <input type="checkbox"/> Source: other		
Planning history		
<p>The site gained planning permission (AL/29/12) on appeal (since the base date of this study) for change of use from agricultural/equestrian to provide a pitch and a mobile home for a permanent Gypsy and Traveller Use.</p>		
AVAILABILITY		
<p>The site is Council owned land therefore potentially available for Gypsy, Traveller or Travelling Showperson site.</p>		
SUITABILITY		
Policy constraints		
<p>Outside the development boundary and in the open countryside.            Local Plan policies GEN3 Protection of the Countryside            Draft Core Strategy policy SP12 Traveller Accommodation</p>		
Physical constraints		
<p>No comments provided by Highways.</p>		
<input type="checkbox"/> Within transit broad location <input checked="" type="checkbox"/> Within residential broad location		
Accessibility to services:		
<p>This site is 2.2kms from a primary school, 2.2 kms from a GP, 0.2 kms from a bus route/stop and 11.1 kms from a local shopping area.</p>		
Landscape Impacts		
<p>The site of the development is quite well contained by virtue of the adjoining storage area the area has a predominantly albeit rather unremarkable, agricultural character and the unauthorised activities and fencing are further detractors. The tree belt along the southern edge of the nursery provides a well defined edge to the nursery and new development beyond this boundary would extend into another landscape compartment. Once that has occurred it would make incremental expansion difficult to resist. It is therefore considered that the site is not an appropriate location for development as it is likely to have an adverse effect on landscape character and be perceived as an encroachment into open countryside.</p>		

## Other Potential Impacts

There are no known potential impacts.

## ACHIEVABILITY

The site has recently gained permission for 1 pitch since the basedate of this study.

## Conclusion

The site has recently gained permission for 1 pitch since the basedate of this study. However, further intensification or expansion of the site is deemed unsuitable, as this would have an unacceptable landscape impact.



## DELIVERY

### Potential Yield

<b>2012 - 2017</b>	1
<b>2018 - 2022</b>	0
<b>2023 - 2027</b>	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>
ARU051	Dragonfly	Walberton
<b>Site address</b>	<b>Local authority</b>	<b>Size (ha)</b>
Eastergate Lane	Arun District Council	0.39
<b>Description of site</b>		
This is an existing Gypsy and Traveller site comprising a mobile home and associated land with good access onto Eastergate Lane. There are hedgerows along the site boundary with the road and there appear to be recently planted conifers on the northern boundary.		
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>		
<b>Planning history</b>		
Personal permission (WA/70/11) for 1 mobile home.		
<b>AVAILABILITY</b>		
The site has personal permission and therefore is available for full planning permission.		
<b>SUITABILITY</b>		
<b>Policy constraints</b>		
The site is outside the development boundary. Local Plan policies GEN3 Protection of the Countryside; Special Consultation Area - Barnham Para. 1.56. Draft Core Strategy policy SP12 Traveller Accommodation.		
<b>Physical constraints</b>		
Highway comments - New access in construction at time of site visit, the existing access offers very poor visibility in both directions.		
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>		
<b>Accessibility to services:</b>		
The site is 0.5kms from the edge of Walberton. Walberton is a village with a limited range of local shops and services, including shops, post office, pub and church. This site is 1.2kms from a primary school, 1.4 kms from a GP, 0.7 kms from a bus route/stop and 6.7 kms from a local shopping area.		
<b>Landscape Impacts</b>		
A reasonably well contained existing site within a fragmented landscape area of small plots and nurseries. Existing roadside vegetation including number of maturing trees are important feature providing containment and these should be retained - development appears very close. Recently planted conifer hedge on northern boundary where a native hedge would be more suitable.		

## Other Potential Impacts

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

## ACHIEVABILITY

There appear to be no reasons why the site could not be intensified by the existing occupants. Policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site has a personal permission for 1 mobile which is suitable for full planning permission, subject to satisfactory landscaping and highway access. The site is not suitable for intensification or expansion due to landscape constraints.



## DELIVERY

### Potential Yield

2012 - 2017	1
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
ARU054	The Old Barns	Nr Walberton	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Arundel Road		Arun District Council	1.61
<b>Description of site</b>			
The site is an existing Travelling Showperson site with 1 mobile home, large sheds, area of hardstanding and a grassed area. It is located to the north of the A27 which provides access to the site. It is also well screened from the surrounding area, with trees and hedges on its boundary.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
AL/1/99 for the siting of a single mobile home.  AL/117/12 currently awaiting decision for 1 mobile home and storage of 2 caravans for Travelling Showpeople.			
<b>AVAILABILITY</b>			
The site has permission for Travelling Showperson site for 1 mobile home and there is a current application for another mobile home, therefore the site is deemed available for further plots.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is outside the development boundary. Local Plan policies GEN3 Protection of the Countryside; site is opposite Sites of Local Importance for Nature Conservation Policy Area 15. Draft Core Strategy policies SP12 Traveller Accommodation; site is opposite Site of Nature Conservation. Importance (SNCl)			
<b>Physical constraints</b>			
This current site has access directly from the A27. The Highways Agency confirm that they 'would not object to the principle of an additional 2 plots subject to improvements to the access in accordance with Layout 6 of TD41/95 and with a diverge taper in accordance with Layout 9.'			
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is 0.4kms from the edge of Fontwell. Fontwell is a village with a limited range of local shops and services. This site is 2.4kms from a primary school, 2.5 kms from a GP, 0.3 kms from a bus route/stop and 7.5 kms from a local shopping area.			
<b>Landscape Impacts</b>			
All but southern parcel of site screened from view. Site lies within a triangular area defined by roads, containing loose cluster of dwellings, interspersed with small paddocks/undeveloped areas, with a high level of vegetation. As such its falls within the visual envelope of this settled area. The north western part of the site contains a grass area and the permitted caravan. This area appears very well enclosed on all sides and screened in the open view across the southern part of the site from the A27. There appears to be scope to accommodate an additional two units in this area without significant visual impact or impact on the character of the locality, although the impact on the amenity of adjoining properties will be a consideration. Measures should be taken to ensure that the important trees and other boundary vegetation are retained and properly managed. The southern grass area is not suitable for development, and screening should be maintained/reinforced. An ecological assessment should also be required as the site forms an open wedge of land, linked to other undeveloped areas, and there is the potential for the site to be of importance for bats.			

## Other Potential Impacts

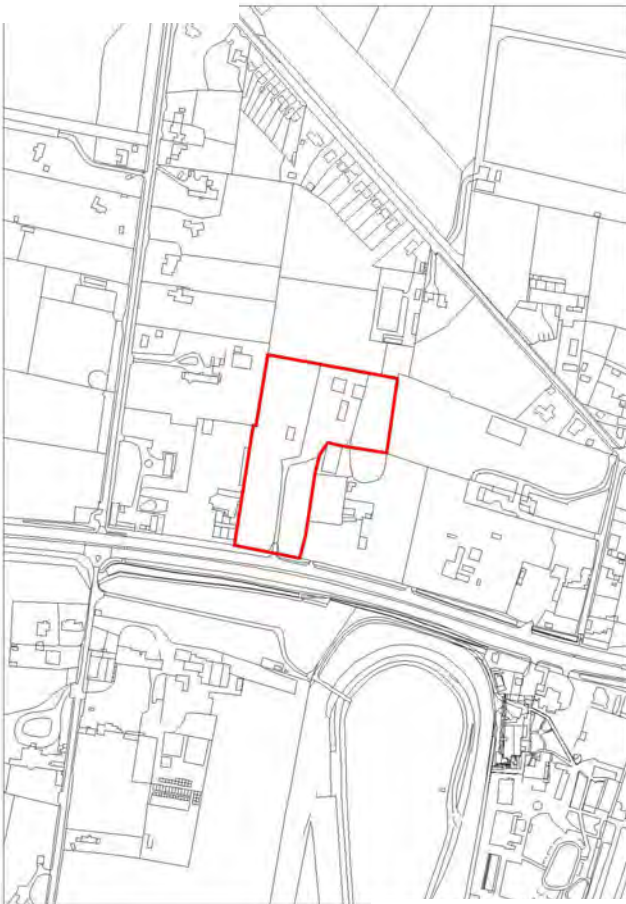
There are no known potential impacts.

## ACHIEVABILITY

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

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded. There is a current application for a further mobile home and the site is suitable for a total of 2 new caravans. Landscape assessment restricts development within the southern part of the site. The site is suitable for a further 2 caravans subject to further ecological and highway access assessment.



## DELIVERY

Potential Yield	
2012 - 2017	2
2018 - 2022	0
2023 - 2027	0

Potential occupants
Travelling Showpeople

Type of use
Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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Site ref	Site name	Settlement
CHI001	Coneleys Yard	Sidlesham
Site address	Local authority	Size (ha)
Jury Lane	Chichester District Council	1.22
Description of site		
The site is an existing Travelling Showpeople site located along a narrow semi-rural lane. It is a large site comprising 3 residential properties, a large number of caravans and area for equipment.		
<input checked="" type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: privately promote <input type="checkbox"/> Source: SHLA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites/ <input type="checkbox"/> Source: other		
Planning history		
There are 3 areas at this site: 08/02183/FUL - permission for 6 no. residential caravans, 6 no. touring caravans for showmen and staff, together with an area for storage. 08/00389/COU - permission for 6 no. residential caravans, 6 no. touring vans for showmen and staff with area for showman's storage, maintenance and scrap metal store. 11/04587/FUL - withdrawn for 6 caravans, but looking to resubmit soon. 13/00529/FUL - pending application for 6 no. residential static caravans each with an associated non residential touring caravan for show people and staff. Associated equipment maintenance and storage area.		
AVAILABILITY		
There is a pending application for 6 plots, therefore the site is available for further Traveller Showpeople use.		
SUITABILITY		
Policy constraints		
The site is outside the built up area. Safeguarded by Saved Local Plan policy RE21. Saved Local Plan policy RE7 and Interim Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours. Site within the Chichester and Langstone Harbours SPA/SAC site zone of influence where development will be assessed for its likely effect upon these wildlife sites.		
Physical constraints		
Highway comments - Access road is in a very poor state of repair. The site does offer good visibility in both directions however.		
<input type="checkbox"/> Within transit broad location <input type="checkbox"/> Within residential broad location		
Accessibility to services:		
The site is 0.6kms from the edge of Sidlesham. Sidlesham comprises a group of five scattered hamlets, and about 1.5kms to the south east lies the smaller settlement of Sidlesham Quay. There are 2 public houses, petrol filling station with kiosk/shop and football club/pitch/clubhouse, primary school and church. The site is 4.1kms from a primary school, 5.4kms from a GP, and 0.9kms from a bus route/stop.		
Landscape Impacts		
Scope for further units along north western boundary without material harm (area is effectively, in visual terms, part of the existing approved site) although consideration should be given to relationship to, and amenity of, the right of way that runs along this boundary (precise location unclear), and protection of vegetation and related tree root zones (notably one oak tree)		



## Other Potential Impacts

There is a right of way and trees on the northern boundary which could be impacted upon by development within the northern part of the site.

The site is not within 1km of Chichester Harbour Habitat Regulation Assessment (HRA) Special Protection Area (SPA)/Special Area of Conservation (SAC), but is within the HRA buffer. The development of the site may require an Appropriate Assessment to be undertaken to assess whether it may have a significant effect upon nearby wildlife sites of international importance.

## ACHIEVABILITY

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

## Conclusion

This is an existing Travelling Showpeople site which needs to be safeguarded. There is a current pending planning application for 6 caravans and limited intensification of the existing site is appropriate, subject to protection of the right of way and trees on the northern boundary. Any development would require suitable and improved highway access and a development of 6 plots may require an Appropriate Assessment.



## DELIVERY

### Potential Yield

<b>2012 - 2017</b>	6
<b>2018 - 2022</b>	0
<b>2023 - 2027</b>	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
CHI007	Vardoos	Chichester	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Bognor Road		Chichester District Council	0.59
<b>Description of site</b>			
This is an existing Gypsy and Traveller site with existing mobile homes, caravans, gardens and hardstanding. It is located adjacent to another Gypsy and Traveller site, other residential properties and a farm. It has good access onto Bognor Road.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Personal planning permission (03/01199/FUL) to increase from 4 (CON1768 1992 permission) to 8 mobile homes permitted in 2003. Removal of personal occupancy conditions set out in 02/01634/FUL condition 1, 03/735/FUL condition 1 and 03/1199/FUL to allow occupation of caravans by Gypsies and Travellers. Application (10/05397/FUL) was refused to increase from 5 to 9 pitches - vary 03/1199/FUL.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and discussions with occupiers indicated that there is a desire for further pitches on site.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is outside the built up area. Saved Local Plan policies RE6 Strategic Gap. The site is covered by Saved Local Plan policy RE11A Horticulture Development Areas, which permits horticulture development in the location, but does not restrict other development in this location. Saved Local Plan policy RE7 and Interim Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours. Site within the Chichester and Langstone Harbours SPA/SAC site zone of influence where development will be assessed for its likely effect upon these wildlife sites.			
<b>Physical constraints</b>			
Highway comments - Access road is a bridleway, which is a no through road. Access onto the A259 is only north west bound and is acceptable.			
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is 1 km from the edge of Chichester. Chichester City is the largest and most sustainable settlement in the Plan area. Chichester is a city with a significant range of services and facilities, including employment, with administration, education, leisure, the arts and retailing. The city also has secondary and primary schools, doctors surgeries, supermarkets and local shops. Public transport services in the city are considered to be good. There is a railway station in the city. The site is 1.9kms from a primary school, 3.2 kms from a GP, 0.1 kms from a bus route/stop.			
<b>Landscape Impacts</b>			
No landscape or visual constraints. Appears to be scope to accommodate further plots within existing development without harm; boundary vegetation on western side should be retained.			

## Other Potential Impacts

The site is not within 1km of Chichester Harbour Habitat Regulation Assessment (HRA) Special Protection Area (SPA)/Special Area of Conservation (SAC), but is within the HRA buffer. The development of the site may require an Appropriate Assessment to be undertaken to assess whether it may have a significant effect upon nearby wildlife sites of international importance. The site is covered by Saved Local Plan policy RE11A Horticulture Development Areas, which permits horticulture development in the location, but does not restrict other development in this location.

## ACHIEVABILITY

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

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded. There is room on the site for a further 6 caravans, which include the existing unauthorised caravans already on site. A development of 6 caravans would potentially require an Appropriate Assessment.



## DELIVERY

### Potential Yield

2012 - 2017	6
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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Site ref	Site name	Settlement
CHI009	Melita Nursery	Sidlesham
Site address	Local authority	Size (ha)
Chalk Lane	Chichester District Council	1.46
Description of site		
The site is an existing Gypsy and Traveller site, comprising 4 caravans, situated within an old nursery site. It is located on a narrow lane to the south of Keynor Lane. The surrounding area is generally used as nurseries..		
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: privately promote <input type="checkbox"/> Source: SHLA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites/ <input type="checkbox"/> Source: other		
Planning history		
Planning permission (05/00563/FUL) for 4 mobile homes was allowed on appeal.		
AVAILABILITY		
This is an existing Gypsy and Traveller site and therefore potentially available for further pitches.		
SUITABILITY		
Policy constraints		
<p>The site is outside the built up area.</p> <p>The site is covered by Saved Local Plan policy RE11A Horticulture Development Areas, which permits horticulture development in the location, but does not restrict other development in this location.</p> <p>Saved Local Plan policy RE7 and Interim Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours. Site within the Chichester and Langstone Harbours SPA/SAC site zone of influence where development will be assessed for its likely effect upon these wildlife sites.</p>		
Physical constraints		
Highway comments - Access onto Chalk Lane substandard with regards to visibility and construction. Onto Keynor Lane acceptable although traffic speeds are likely to be low.		
<input type="checkbox"/> Within transit broad location <input type="checkbox"/> Within residential broad location		
Accessibility to services:		
<p>The site is 1.6kms from the edge of Sidlesham. Sidlesham comprises a group of five scattered hamlets, and about 1.5kms to the south east lies the smaller settlement of Sidlesham Quay. There are 2 public houses, petrol filling station with kiosk/shop and football club/pitch/clubhouse, primary school and church.</p> <p>The site is 0.8kms from a primary school, 4.8kms from a GP, 0.5kms from a bus route/stop.</p>		
Landscape Impacts		
Area of low landscape quality and character due to extensive nursery development. Site difficult to see but appears to be potential for further expansion within a discreet location with no impact on amenity of adjoining right of way. Part of site occupied by apparently derelict glasshouses.		

## Other Potential Impacts

The site is not within 1km of Chichester Harbour Habitat Regulation Assessment (HRA) Special Protection Area (SPA)/Special Area of Conservation (SAC), but is within the HRA buffer. The development of the site may require an Appropriate Assessment to be undertaken to assess whether it may have a significant effect upon nearby wildlife sites of international importance. The site is covered by Saved Local Plan policy RE11A Horticulture Development Areas, which permits horticulture development in the location, but does not restrict other development in this location.

## ACHIEVABILITY

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

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded. There is room on the site for intensification of the existing site, for a further 7 pitches. Any development may require an Appropriate Assessment relating to Chichester Harbour SPA/SAC.



## DELIVERY

### Potential Yield

2012 - 2017	7
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
CHI011	Land at Bridgefoot Meadow	Kirdford	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Glasshouse Lane		Chichester District Council	0.04
<b>Description of site</b>			
The site is an existing Gypsy and Traveller site situated to the south of Kirdford. It is adjacent to a house to the north, a nursery with associated nursery tunnels and agricultural land on all other boundaries, with good access onto Glasshouse Lane. There are a number of mature trees and hedges on the boundaries, as well as a public footpath adjacent the site.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Personal permission (06/05584/COU) for 2 caravans allowed on appeal.  The owners have not occupied the site in accordance with the planning permission (06/05584/COU) and so a Breach of Condition Notice has been issued to require the use to cease in accordance with the terms of the permission granted at appeal.			
<b>AVAILABILITY</b>			
The site has been granted a personal permission previously and therefore deemed available for Gypsy and Traveller uses.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is outside the built up area. Saved Local Plan policies RE1 Development in the Rural Area generally; RE5: North-Eastern part of District.			
<b>Physical constraints</b>			
No comments were provided by Highways.			
<input type="checkbox"/> <b>Within transit broad location</b> <input type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is 0.5kms from the edge of Kirdford. Kirdford is a compact village located to the north west of Wisborough Green, close to the boundary with Surrey with a reasonable range of everyday facilities including a community village store with post office facilities and café, village hall, 2 pubs, outdoor recreation areas and mobile library. The site is 1km from a primary school, 8.2 kms from a GP, 0.6 kms from a bus route/stop.			
<b>Landscape Impacts</b>			
Site adjoining large complex of nursery tunnels discreet from road but overlooked by adjoining house and from right of way. Acceptable, subject to appropriate boundary treatment of the adjoining right of way.			

## Other Potential Impacts

The site is adjacent an existing residential property and adjoining right of way, therefore any development could impact on the residential amenity of existing properties and the right of way.

## ACHIEVABILITY

There appear to be no reasons why the site could not be achievable, as this is an existing site available for Gypsy and Traveller use, although it is currently subject to a Breach of Condition Notice which may remove the current personal permission.

## Conclusion

The existing 2 caravans are suitable for full planning permission if appropriate boundary treatment was secured to protect the visual amenity of the adjacent residential property and adjoining right of way. However, there is no scope for intensification or expansion of this small existing site.



## DELIVERY

### Potential Yield

<b>2012 - 2017</b>	2
<b>2018 - 2022</b>	0
<b>2023 - 2027</b>	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
CHI014	The Stables	Bracklesham	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Bracklesham Lane		Chichester District Council	0.19
<b>Description of site</b>			
This is an existing Gypsy and Traveller site comprising 1 mobile home and 1 tourer, with good access onto Bracklesham Lane. To the south and south west of the site are other Gypsy and Traveller sites, and there are a number of residential properties in close proximity. The site is located just north of Bracklesham Lane.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Planning permission allowed on appeal (EWB/09/07501/FUL) for 1 mobile home.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and therefore available in principle for further Gypsy and Traveller use.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is outside the built up area. Saved Local Plan policy RE7 and Interim Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours. Site within the Chichester and Langstone Harbours SPA/SAC site zone of influence where development will be assessed for its likely effect upon these wildlife sites.			
<b>Physical constraints</b>			
No comments were provided by Highways. The site is small and there is only room for 1 extra caravan if required by the existing occupants. There is no potential for expansion of the site.			
<input type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is 0.5kms from the edge of East Wittering and Bracklesham. East Wittering and Bracklesham is a settlement hub with a good range of everyday services and facilities, based around housing, shopping, businesses and facilities. The site is 2.1kms from a primary school, 2.1 kms from a GP, and adjacent a bus route/stop.			
<b>Landscape Impacts</b>			
The site is already occupied by one mobile home. The addition of a further unit is unlikely to give rise to any significant adverse landscape or visual impact, although the opportunity should be taken to secure an appropriate landscape scheme that ensures the retention and strengthening of the boundary vegetation including enhancing containment of the site from the road.			



## Other Potential Impacts

The site is not within 1km of Chichester Harbour Habitat Regulation Assessment (HRA) Special Protection Area (SPA)/Special Area of Conservation (SAC), but is within the HRA buffer. The site is unlikely to have a significant effect upon wildlife sites but there may be a need for mitigation measures.

## ACHIEVABILITY

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

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded. The site is suitable for a further 1 caravan. Any development would require suitable highway access and may need mitigation measures relating to SPA/SAC and require appropriate landscaping scheme.



## DELIVERY

### Potential Yield

<b>2012 - 2017</b>	1
<b>2018 - 2022</b>	0
<b>2023 - 2027</b>	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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Site ref	Site name	Settlement
CHI030	Little Acre	Sidlesham
Site address	Local authority	Size (ha)
Land on South Side of Keynor Lane	Chichester District Council	0.17
Description of site		
This is an existing Gypsy and Traveller site situated south west of Sidlesham, just off of Keynor Lane. The land is flat and the area has a large number of nurseries within this rural location which surround the site.		
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: privately promote <input type="checkbox"/> Source: SHLA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites/ <input type="checkbox"/> Source: other		
Planning history		
Personal planning permission (CON91/01884) allowed on appeal.		
AVAILABILITY		
This is an existing Gypsy and Traveller site and therefore it is deemed potentially available for further Gypsy and Traveller development.		
SUITABILITY		
Policy constraints		
<p>The site is outside the built up area.</p> <p>The site is covered by Saved Local Plan policy RE11A Horticulture Development Areas, which permits horticulture development in the location, but does not restrict other development in this location.</p> <p>Saved Local Plan policy RE7 and Interim Statement. Site within the Chichester and Langstone Harbours SPA/SAC site zone of influence where development will be assessed for its likely effect upon these wildlife sites.</p>		
Physical constraints		
No comments provided by Highways.		
<input type="checkbox"/> Within transit broad location <input type="checkbox"/> Within residential broad location		
Accessibility to services:		
<p>The site is 1.2kms from the edge of Sidlesham. Sidlesham comprises a group of five scattered hamlets, and about 1.5kms to the south east lies the smaller settlement of Sidlesham Quay. There are 2 public houses, petrol filling station with kiosk/shop and football club/pitch/clubhouse, primary school and church.</p> <p>The site is 0.4kms from a primary school, 5.6 kms from a GP, 0.1 kms from a bus route/stop.</p>		
Landscape Impacts		
<p>Due to the containment of the site there is scope to accommodate further pitches within the site without significant adverse effects and as long as existing boundary vegetation is retained. Planting along the southern boundary should be secured through any future consent and planting (possibly set back into the site to avoid sightlines) should be used to reduce views into the site at the site entrance (inappropriate conifers being replaced). Further expansion beyond site should be resisted due to cumulative impact on area of sporadic development.</p>		

## Other Potential Impacts

The site is not within 1km of Chichester Harbour Habitat Regulation Assessment (HRA) Special Protection Area (SPA)/Special Area of Conservation (SAC), but is within the HRA buffer. The site is unlikely to have a significant effect upon wildlife sites but there may be a need for mitigation measures.

The site is covered by Saved Local Plan policy RE11A Horticulture Development Areas, which permits horticulture development in the location, but does not restrict other development in this location.

## ACHIEVABILITY

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

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded. The existing 1 pitch is a personal permission and the site is suitable for full planning permission. The site is also suitable for intensification to include a further 3 pitches, subject to satisfactory highway access and appropriate landscape mitigation. Expansion of the site is restricted by landscape constraints.



## DELIVERY

### Potential Yield

2012 - 2017	4
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
CHI037	Fairways	Hambrook	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Priors Leaze Lane		Chichester District Council	0.29
<b>Description of site</b>			
The site is an existing Gypsy and Traveller site, comprising 1 caravan, located within a Travelling Showpeople site.			
<input checked="" type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Tolerated site - single caravan occupied since 1995. Site within an approved site for Travelling Showpeople.			
<b>AVAILABILITY</b>			
The site is occupied by Gypsies and Travellers and therefore deemed available for Gypsy and Traveller use.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
<p>The site is outside the built up area and in the open countryside.</p> <p>Saved Local Plan Policies RE1 Development in the Rural Area generally; RE6: Strategic Gaps</p> <p>Saved Local Plan policy RE7 and Interim Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours.</p> <p>Site within the Chichester and Langstone Harbours SPA/SAC site zone of influence where development will be assessed for its likely effect upon these wildlife sites.</p>			
<b>Physical constraints</b>			
Highway comments - Access constructed in a bound material. Visibility acceptable though.			
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
<p>Railway station and village shop close by on Broad Road.</p> <p>The site is 2kms from a primary school, 1.8 kms from a GP, 0.7 kms from a bus route/stop. The nearest railway station Nutbourne is less than 1km. Hambrook is a small relatively compact settlement located north of Nutbourne and to the south of the A27, with a range of everyday facilities including a convenience store and post office.</p>			
<b>Landscape Impacts</b>			
The site is within an existing authorised Travelling Showpeople site and therefore has no landscape impact.			

## Other Potential Impacts

The site is not within 1km of Chichester Harbour Habitat Regulation Assessment (HRA) Special Protection Area (SPA)/Special Area of Conservation (SAC), but is within the HRA buffer. The site is unlikely to have a significant effect upon wildlife sites but there may be a need for mitigation measures.

## ACHIEVABILITY

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

## Conclusion

This is a tolerated Gypsy and Traveller site which needs to be safeguarded. The site is within, and surrounded, by an existing Travelling Showpeople site therefore would have no further impact on the landscape. It is suitable for a further 2 pitches.



## DELIVERY

### Potential Yield

2012 - 2017	2
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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Site ref	Site name	Settlement
CHI041	Formally Cowdry Nursery	Birdham
Site address	Local authority	Size (ha)
Cherry West Meadow	Chichester District Council	0.23
Description of site		
<p>This is an existing Gypsy and Traveller site, which comprises a mobile home, outbuildings and 2 areas of paddock land. It is a former nursery located to the east of Birdham, and the majority of the land has been cleared, with fencing and paddocks being developed. It is adjacent to existing residential properties, although the mobile home is set back from the houses, with trees being planted to screen the mobile home. The access is shared with what appears to be the old nursery dwelling.</p>		
<input checked="" type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input checked="" type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>		
Planning history		
<p>Planning permission (BI/11/05313/FUL) was allowed on appeal for no more than two caravans, for Gypsy and Traveller use.</p>		
AVAILABILITY		
<p>The site is privately owned and occupied land and promoted for Gypsy and Traveller use.</p>		
SUITABILITY		
Policy constraints		
<p>The site is outside the built up area.  Saved Local Plan policy RE7 and Interim Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours.  Site within the Chichester and Langstone Harbours SPA/SAC site zone of influence where development will be assessed for its likely effect upon these wildlife sites.</p>		
Physical constraints		
<p>Highway comments - Access constructed in a bound material. Visibility acceptable in both directions.</p>		
<input type="checkbox"/> <b>Within transit broad location</b> <input type="checkbox"/> <b>Within residential broad location</b>		
Accessibility to services:		
<p>The site is in Birdham. Birdham is divided into two broad areas – the historic village core and the northern end - with a reasonable range of everyday facilities including a convenience store, post office, primary school, village hall, pub and outdoor recreational facilities.  The site is 1km from a primary school, 6 kms from a GP, 0.3 kms from a bus route/stop.</p>		
Landscape Impacts		
<p>Park home located in north west corner of site where it is well contained with paddocks between unit and road. Partial winter views through roadside hedge but unit is very discreet being located west of the curtilage of the adjoining house. Ribbon of residential to south contains site from that aspect; vegetation and other development contains views from other aspects. Site considered suitable in landscape and visual terms provided paddocks (outside site) retained as open land.</p>		

## Other Potential Impacts

The site is not within 1km of Chichester Harbour Habitat Regulation Assessment (HRA) Special Protection Area (SPA)/Special Area of Conservation (SAC), but is within the HRA buffer. The site is unlikely to have a significant effect upon wildlife sites but there may be a need for mitigation measures.

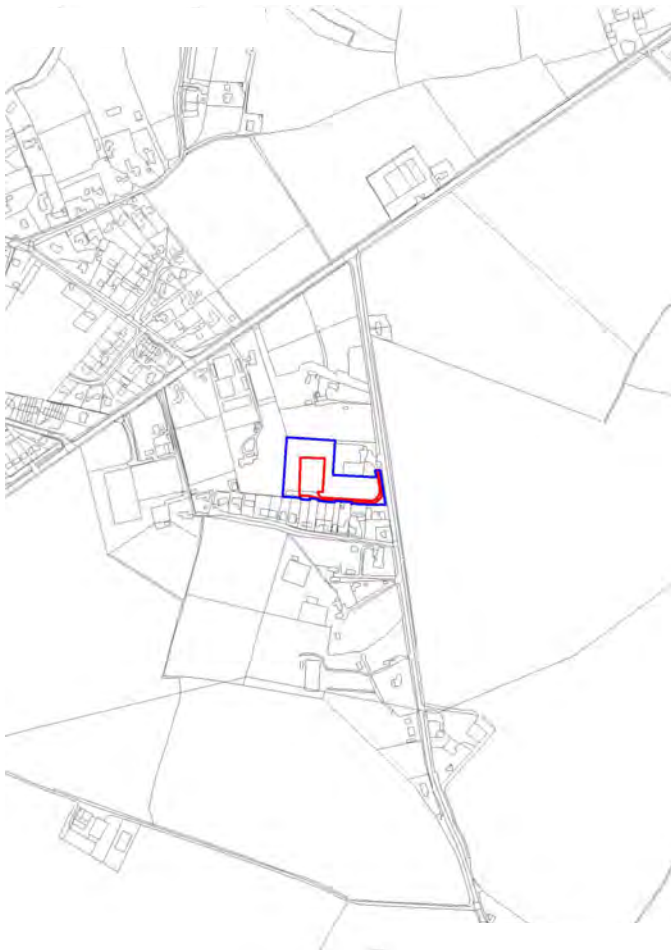
The site is adjacent to existing residential properties, therefore any development could impact on the residential amenity of existing properties.

## ACHIEVABILITY

The site is an existing Gypsy and Traveller site which has gained permission on appeal, therefore the site is achievable.

## Conclusion

The site is an existing Gypsy and Traveller site which has gained planning permission on appeal since the base date of the Gypsy and Traveller Accommodation Assessment Phase 1 report.



## DELIVERY

### Potential Yield

2012 - 2017	1
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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Site ref	Site name	Settlement
CHI051	Marsh Farm Barn	Earnley
Site address	Local authority	Size (ha)
Drove Lane	Chichester District Council	0.35
Description of site		
The site contains a residential property and 2 caravans situated to the south of Earnley, accessed via a private road. It is surrounded by open countryside and large open fields.		
<input type="checkbox"/> Source: current unauthorised <input checked="" type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: privately promote <input type="checkbox"/> Source: SHLA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: call for sites/ <input type="checkbox"/> Source: other		
Planning history		
The site has lawful use for 2 caravans.		
AVAILABILITY		
This is an existing Gypsy and Traveller site and therefore potentially available for further pitches.		
SUITABILITY		
Policy constraints		
<p>The site is outside the built up area.            Saved Local Plan policy RE6: Strategic Gaps.            Flood zones 2 and 3.            Saved Local Plan policy RE7 and Interim Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours.            Site within the Chichester and Langstone Harbours SPA/SAC site zone of influence where development will be assessed for its likely effect upon these wildlife sites.</p>		
Physical constraints		
<p>No comments received from Highways.            The site is entirely within flood zones 2 and 3 and therefore any caravans would be vulnerable to flooding. The existing 2 caravans are within flood zones 3, therefore any new pitches would only be suitable within flood zone 2 subject to satisfying flood policy and flood mitigation measures.</p>		
<input checked="" type="checkbox"/> Within transit broad location <input checked="" type="checkbox"/> Within residential broad location		
Accessibility to services:		
<p>The site is 0.6kms from the edge of East Wittering and Bracklesham. East Wittering and Bracklesham is a settlement hub with a good range of everyday services and facilities, based around housing, shopping, businesses and community facilities.            The site is 3.7kms from a primary school, 3.8 kms from a GP, 1.3 kms from a bus route/stop.</p>		
Landscape Impacts		
Site lies within open flat coastal plain landscape and appears discreet from public viewpoints. There appears to be scope for intensification of use on the site although appropriate boundary treatment and screening should be secured through any related consent, notably along the south eastern side, to assist with it's integration within the landscape.		



## Other Potential Impacts

The site potentially could have an impact on the Strategic Gap, although the landscape assessment has suggested this is a suitable location for further pitches.

The site is not within 1km of Chichester Harbour Habitat Regulation Assessment (HRA) Special Protection Area (SPA)/Special Area of Conservation (SAC), but is within the HRA buffer. The site is unlikely to have a significant effect upon wildlife sites but there may be a need for mitigation measures.

## ACHIEVABILITY

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

## Conclusion

This is an existing Gypsy and Traveller site which needs to be safeguarded. There is the potential for 2 more caravans, subject to these being located outside flood zone 3 and subject to satisfying flood policy and suitable flood mitigation measures. There is also the need to consider the potential to provide mitigation measures relating to the Chichester Harbour SPA/SAC.



## DELIVERY

### Potential Yield

2012 - 2017	2
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
SDN005	Land at Crossbush Lane	Crossbush	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Adjacent the A27		South Downs National Park Authority	0.59
<b>Description of site</b>			
<p>The site is a previously used piece of land with hard standing where buildings have been demolished. It is located just outside Arundel, backing onto the eastbound A27 at Crossbush, and the A27 lies on the southern boundary but does not provide access to the site. Access is good from the north on Crossbush Lane. There are residential properties adjacent the site to the west.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: current authorised</b> <input checked="" type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Pending application for 10 Gypsy and Traveller pitches (12/01594/FUL).			
<b>AVAILABILITY</b>			
The site has a pending application for Gypsy and Traveller use, and therefore available.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
<p>Outside the development boundary and in the open countryside.  The site is within South Downs National Park.</p>			
<b>Physical constraints</b>			
<p>Highway comments - Access ok.  The site is accessed via Crossbush Lane. Access could be made using previous access points. The site is a former petrol station which could mean the site is contaminated. The site is adjacent the A27 which would present noise issues to future residents. Japanese Knotweed covers part of the site which may impact on development in some locations. There is a landfill close to the site which could provide contamination issues.</p>			
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
<p>The site has limited access to services and only a petrol station is located at Crossbush within 1 mile. Railway station is 1.2 miles. Arundel is approximately 1.7 miles. This site is 0.4 kms from a bus route/stop.</p>			
<b>Landscape Impacts</b>			
<p>The site is of Low quality (derelict site) but higher locally (High quality in National Park to north). The visual containment is Locally moderate, but High within wider context due to containment provided by large woodlands. The site is discreet within the wider landscape. There appear to be no particular landscape or visual constraints to its allocation although existing trees should be retained (subject to inspection) and their retention would have an impact on the capacity of the site. Planting should be used to strengthen boundaries to enhance local screening and integrate the site. It is likely that there would be an impact on views and the amenity of the adjoining residential properties. There is the potential for trespass to occur within the adjoining woodland which is of local nature conservation importance.</p>			

## Other Potential Impacts

The site is adjacent a residential property and residential amenity needs to be protected within any proposal.

## ACHIEVABILITY

Potential site contamination, noise issues, lack of services, Japanese Knotweed and the residential amenity of adjacent residents are achievability concerns for this site which could impact on the viability of the site. These issues are being worked through with the applicant and it appears that solutions are being provided.

## Conclusion

The site is available for Gypsy and Traveller use. There are a number of issues which could impact on the viability of the site. The current applicant is working to solve these issues. Once these issues are resolved the site is suitable for up to 8 pitches. Residential amenity of adjacent property needs to be protected through careful design.



## DELIVERY

### Potential Yield

<b>2012 - 2017</b>	8
<b>2018 - 2022</b>	0
<b>2023 - 2027</b>	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
SDN009	Land north of Water Lane	Angmering	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Water Lane		South Downs National Park Authority	0.02
<b>Description of site</b>			
Old unused part of tarmac road immediately to the north of the A280 Water Lane, containing one showmans mobile home. Agricultural and other uses in the immediate area, including motor sports.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Temporary planning permission (PA/32/10) for stationing one showmans mobile home for one showman and family.			
<b>AVAILABILITY</b>			
The site has temporary planning permission for 1 caravan and is available for full planning permission for Travelling Showpeople use.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
Outside the development boundary. The site is within South Downs National Park.			
<b>Physical constraints</b>			
Highway comments - Visibility onto Water Lane acceptable, in both directions.			
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is 1.4kms from the edge of Angmering. Angmering is a large village with a good range of local shops and services, including education, health facilities and mainline rail station. This site is 0.8 kms from a bus route/stop.			
<b>Landscape Impacts</b>			
The site is well screened from the wider landscape.			

## Other Potential Impacts

Potential for high noise levels from nearby roads which may adversely affect residential amenity of occupants.

## ACHIEVABILITY

There appear to be no reasons why the site could not be granted full planning permission as the site already has temporary permission for 1 caravan. The development appears to be viable.

## Conclusion

The site has temporary permission at present and is available and suitable for full planning permission for 1 caravan, for Travelling Showpeople use, subject to noise levels being considered acceptable.



## DELIVERY

### Potential Yield

<b>2012 - 2017</b>	1
<b>2018 - 2022</b>	0
<b>2023 - 2027</b>	0

### Potential occupants

Travelling Showpeople

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
SDN013	Pitsham Lane	Midhurst	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
		South Downs National Park Authority	0.18
<b>Description of site</b>			
<p>The site is currently being used to park coaches and is well used. It is on the edge of the built up area of Midhurst, adjacent to an existing housing estate to the north and east, and agricultural land to the south and west. Access is via a narrow, rough surfaced lane which currently provides access to the coaches and a few residential properties.</p>			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
<p>The site (as part of a larger site) was identified for Business Use B1 within Chichester Local Plan. However, the remaining part of this larger site has subsequently been developed for housing.</p>			
<b>AVAILABILITY</b>			
<p>The site is owned by Chichester District Council and subject to a protected business tenancy under the landlord and Tenant Act 1954 and therefore available, in principle, for Gypsy and Traveller use. There is a current lease which expires in 2024 and therefore would not be available before 2024. This would be subject to agreement with the current leaseholder or to the Council being able to oppose renewal of the existing business tenancy in accordance with the grounds available under the Landlord and Tenant Act 1954. The Council does not, at present, have any similar land holdings in that area, however this would need to be reviewed at a later date. A suitable alternative location would need to be found for the existing use, if the site was to be developed for Gypsy and Traveller use.</p>			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
<p>The site is inside the built up area and within South Downs National Park.</p>			
<b>Physical constraints</b>			
<p>The access is via a narrow lane, however it currently provides access for coaches.  Highway comments - Access constructed in a bound material. Lane is narrow, with poor visibility in both directions. The lane did appear lightly trafficked though.  The existing use could mean that the land is contaminated and this would require further investigation.</p>			
<input type="checkbox"/> <b>Within transit broad location</b> <input type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
<p>The site is in Midhurst. Midhurst is a town with a local range of services and facilities, including employment, secondary school, primary schools, doctors surgery, supermarket and local shops. Public transport services are considered to be relatively good. This site is 0.4 kms from a bus route/stop.</p>			
<b>Landscape Impacts</b>			
<p>No landscape or visual constraints although notable vegetation should be protected and appropriate boundary provided to adjoining right of way.</p>			

## Other Potential Impacts

The site is adjacent to existing residential properties to the north and east of the site. However, the existing use currently has an impact on the surrounding properties. Removing the existing uses would improve residential amenity.

## ACHIEVABILITY

This site could be achievable if a suitable site was found for relocating the existing use. There may be contamination on site from the existing use but constraints are probably capable of being overcome and mitigation measures are feasible subject to the ability of the public body to finance the development or sell the site to Gypsies and Travellers.

## Conclusion

Although the site is currently in use, there is potential for the site to be redeveloped for Gypsy and Traveller residential use, subject to changes in current lease agreement or the Council identifies the site for redevelopment. This would be subject to agreement with the current leaseholder or to the Council being able to oppose renewal of the existing business tenancy in accordance with the grounds available under the Landlord and Tenant Act 1954. An alternative location would need to be found for the existing use. Residential amenity would also need protecting. The existing use could mean that the land is contaminated and this would require further investigation.



## DELIVERY

### Potential Yield

2012 - 2017	0
2018 - 2022	0
2023 - 2027	5

### Potential occupants

Gypsy and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
SDN015	Cote Street	Worthing	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
		South Downs National Park Authority	0.40
<b>Description of site</b>			
Paddock land adjacent existing residential properties just north of the built up area to the north of Worthing.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
There is no known relevant planning history.			
<b>AVAILABILITY</b>			
The site is owned by Worthing Borough Council therefore potentially available in principle for Gypsy, Traveller or Travelling Showperson uses. The land forms part of a larger agricultural holding and is subject to a continuing agricultural tenancy to a third party. The site is potentially available subject to the Council being able to terminate the existing agricultural tenancy in accordance with the provisions of the Agricultural Holdings Act 1986.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is outside the built up area and within South Downs National Park.			
<b>Physical constraints</b>			
County Highways - There was a hedge to the left of the access which if in the applicants control could be trimmed back slightly to improve visibility. Generally the amount of vehicle traffic using the lane would likely be light as there only appear to be other residential sites up the lane. Highways Agency - do not think this will cause Highways Agency any problems at this location.			
<input checked="" type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is 150m to the edge of Worthing urban area. Worthing has a significant range of services and facilities, including local employment, secondary and primary schools, doctors surgeries, supermarkets and local shops. Public transport services in the town are considered to be relatively good. There are five railway stations in the borough. Worthing station is the central station and offers a good service to the sub-region and beyond to London. Rail and bus links along an east - west corridor are particularly good. This site is 0.1 kms from a bus route/stop.			
<b>Landscape Impacts</b>			
Area of heavily used open agricultural land (part of larger field) forming break/separation within cluster of properties along Cote Street. Character affected by storage areas and nursery uses. May be some limited potential to accommodate small development subject to access but would need to be carefully controlled and with suitable mitigation. Mitigation should focus upon retention and reinforcement of the lane-side hedgerow; planting to strengthen the hedgerow along the eastern boundary; and planting to contain the site from the properties to the north and south. Planting should be of native species. A detailed landscape scheme and a landscape management plan should be a requirement of any permission.			



## Other Potential Impacts

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

## ACHIEVABILITY

The site is Council owned but probably too small to bring forward as a public site. The site is leased as part of a larger agricultural holding and is subject to a agricultural holding, which could limit when the site is potentially available for Gypsy and Traveller use. The land is potentially available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of Gypsies and Travellers able to finance the development. The development appears to be viable.

## Conclusion

The site is Council owned and potentially available in principle for Gypsy and Traveller use. The yield is reduced to protect residential amenity and minimise the impact on the landscape. Any development would require suitable highway access and landscape mitigation.



## DELIVERY

### Potential Yield

2012 - 2017	3
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
SDN017	Oak Tree	Kirdford	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Linfold Road		South Downs National Park Authority	0.03
<b>Description of site</b>			
The site is an existing Gypsy and Traveller site comprising a mobile home and associated equestrian buildings within a rural location. It has good access off a country lane and there are large mature trees around the boundary of the site.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input type="checkbox"/> <b>Source: SHLA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Temporary planning permission for 1 mobile home (not Gypsy application) for 3 years, allowed on appeal (KD/07/00474/CONMHC). Personal planning permission for 1 mobile home (SDNP/13/01451/FUL) was granted since the base date of the GTAA Phase 1.			
<b>AVAILABILITY</b>			
This is an existing Gypsy and Traveller site and therefore available for Gypsy and Traveller uses.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is outside the built up area and within South Downs National Park.			
<b>Physical constraints</b>			
Highway comments - Access is unmade, and near a junction. Visibility considered acceptable.			
<input type="checkbox"/> <b>Within transit broad location</b> <input type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is 1.4kms from the edge of Kirdford. Kirdford is a compact village located to the north west of Wisborough Green, close to the boundary with Surrey with a reasonable range of everyday facilities including a community village store with post office facilities and café, village hall, 2 pubs, outdoor recreation areas and mobile library. The site is 1.8kms from a primary school, 7.5 kms from a GP, 0.3 kms from a bus route/stop.			
<b>Landscape Impacts</b>			
Park home located between stable block and metal-clad barn, within small holding containing ménage and horse paddocks generally well contained by trees, within wider area of strong rural character. Unit has little perceptible landscape or visual impact, although uses are changing character of this area. Out of character treatment of entrance.			

## Other Potential Impacts

There are no known potential impacts.

## ACHIEVABILITY

There appear to be no reasons why the site could not achieve full planning permission, as the site is already developed for 1 pitch. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

## Conclusion

The site is an existing Gypsy and Traveller site which gained a personal planning permission since the base date of the GTAA Phase 1. It is suitable for full planning permission, subject to highway and landscape mitigation measures. However, the site is not suitable for further pitches in this location due to landscape constraints.



## DELIVERY

### Potential Yield

2012 - 2017	1
2018 - 2022	0
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
WOR001	Caravan Site	Worthing	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
Titnore Way		Worthing Borough Council	5.68
<b>Description of site</b>			
This is a caravan site situated to the north west of Worthing, outside, but adjacent, the built up area boundary and residential area of Worthing. To the south east lies a pub and associated car park.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input checked="" type="checkbox"/> <b>Source: SHLA</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
The site was identified in the SHLAA (WB08138) as suitable for housing. The Council will be in a position to consider options for housing delivery towards the end of this year when an up to date evidence base is in place (much will depend on the outcomes of the SHLAA review). Amongst a variety of options this could include the consideration of sites outside the built up area (which could include the consideration of this site).			
<b>AVAILABILITY</b>			
This is a large caravan park which is owned by Worthing Borough Council and subject to a protected business tenancy under the landlord and Tenant Act 1954 and therefore available, in principle, for Gypsy and Traveller uses. There is a current lease which expires in 2015 and therefore would not be available before 2015. All, or part, of the current site could be made available for Gypsy and Traveller use. Part of the site could potentially be made available, while retaining the larger remainder of the site in its present (or another) use. This would be subject to agreement with the current leaseholder or to the Council being able to oppose renewal of the existing business tenancy in accordance with the grounds available under the Landlord and Tenant Act 1954. Work currently being undertaken by the Council on the housing need of the borough could potentially impact on availability of this site. The availability of the site should be considered again within future reviews of this study.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is outside and adjacent the built-up area boundary. Core Strategy Policy 13 The Natural Environment and Landscape Character. Identified in the Core Strategy as 'countryside area' and south of the West Durrington strategic allocation.			
<b>Physical constraints</b>			
Highway comments - Access offers reasonable visibility. There would appear to be no constraints to taking access from Titnore Way or possibly from the existing Titnore Way/Fulbeck Avenue roundabout. Traffic conditions will change in the local area given the West Durrington development and access to that development via Fulbeck Avenue. Consideration would need to be taken of this and a right turn lane may be required as part of any access from Titnore Way. There is no footway along the northern side of Titnore Way, consequently any development would need to provide a footway connection from the site to the existing footway to satisfy pedestrian requirements. There are significant natural features on site, including strong belts of woodland/trees, which would need to be conserved.			
<input type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is adjacent the edge of Worthing. Worthing is an urban area with a significant range of services and facilities, including local employment, secondary and primary schools, doctors surgeries, supermarkets and local shops. Public transport services in the town are considered to be relatively good. There are five railway stations in the borough. Worthing station is the central station and offers a good service to the sub-region and beyond to London. Rail and bus links along an east - west corridor are particularly good. The site is within 1100m from a primary school and 1600m from a District Shopping Centre in West Durrington which has a large Tesco superstore, a parade of shops and a community centre.			
<b>Landscape Impacts</b>			
Existing caravan site which is reasonably well contained and would be suitable for accommodating some Gypsy and Traveller development as long as mature trees within site and vegetation along boundaries is safeguarded managed and reinforced for screening purposes.			

## Other Potential Impacts

The site is adjacent to existing residential properties, therefore any development could impact on the residential amenity of existing properties. It is also part of a caravan park and could impact on the amenity of the caravan park users, if part of the site would be retained for this use.

There is a listed building on the junction on Titnore Lane and Titnore way. The setting for this site is protected by an existing tree screen and the open land belonging to the tennis club.

## ACHIEVABILITY

This site is dependant on the lease with the current caravan club, which could impact on the achievability of the site. The site is also identified within the SHLAA and the Council are currently assessing potential new housing sites to meet the Borough's future housing needs which could impact on this site's availability. There appear to be no other reasons why the site could not be developed by public bodies. The land is theoretically available, subject to the lease, policy and physical constraints being overcome and mitigation measures are feasible subject to the ability of the public body to finance the development, either through grant monies or utilising existing assets. The site has been allocated to the medium term and requires monitoring in future reviews of this study.

## Conclusion

Although the site is currently in use as a caravan park, there is potential for part of the site to be redeveloped for Gypsy and Traveller residential uses, as this is a large site. It would either be subject to agreement with leaseholder or the Council being able to oppose renewal of the lease in 2015. Mature trees and vegetation along the boundaries would need to be retained, as well as good boundary treatments between the Gypsy and Traveller site and remaining part of the site. Residential amenity would also need protecting. The site is adjacent WOR002 which is also potentially suitable and available for Gypsy and Traveller use, which together could have a cumulative negative impact on the local area if both sites were brought forward for Gypsy and Traveller development. The Council is currently assessing potential new housing sites to meet future housing requirements of the Borough which may impact on the site availability.



## DELIVERY

### Potential Yield

2012 - 2017	0
2018 - 2022	15
2023 - 2027	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
WOR002	Land west of Fulbeck Avenue	Worthing	
<b>Site address</b>		<b>Local authority</b>	<b>Size (ha)</b>
		Worthing Borough Council	0.87
<b>Description of site</b>			
This is a triangular piece of Council owned land situated to the east of a caravan park. It is located to the north west of Worthing, within the built up area boundary and residential area of Worthing.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: privately promote</b> <input checked="" type="checkbox"/> <b>Source: SHLA</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: call for sites/</b> <input type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
The site was identified in the SHLAA (WB08183) as suitable for housing. The Council will be in a position to consider options for housing delivery towards the end of this year when an up to date evidence base is in place (much will depend on the outcomes of the SHLAA review).			
<b>AVAILABILITY</b>			
The site is owned by Worthing Borough Council and therefore deemed potentially available in principle for Gypsy and Traveller use. Work currently being undertaken by the Council on the housing need of the borough could potentially impact on availability of this site. The availability of the site should be considered again within future reviews of this study.			
<b>SUITABILITY</b>			
<b>Policy constraints</b>			
The site is inside the built-up area boundary. Core Strategy Policy 13 The Natural Environment and Landscape Character. Identified in the Core Strategy as 'countryside area' and south of the West Durrington strategic allocation. Tree Preservation Order on site. Site of Nature Conservation Interest is close to the site.			
<b>Physical constraints</b>			
Highway comments - No access in place. Fulbeck Avenue is lightly trafficked semi residential road. Road speeds around 30 mph.			
<input type="checkbox"/> <b>Within transit broad location</b> <input checked="" type="checkbox"/> <b>Within residential broad location</b>			
<b>Accessibility to services:</b>			
The site is adjacent the edge of Worthing. Worthing is an urban area with a significant range of services and facilities, including local employment, secondary and primary schools, doctors surgeries, supermarkets and local shops. Public transport services in the town are considered to be relatively good. There are five railway stations in the borough. Worthing station is the central station and offers a good service to the sub-region and beyond to London. Rail and bus links along an east - west corridor are particularly good. The site is within 800m from primary school and within 1300m to a District Shopping Centre in West Durrington which has a large Tesco superstore, a parade of shops and a community centre.			
<b>Landscape Impacts</b>			
Given the site's relationship to the existing urban area and area of planned growth the site is suitable for development in principle. However, any development in this location will inevitably impact upon this green edge and is likely to be out of character with 'conventional' residential estate development. To retain the integrity of this green edge the most appropriate location for development would therefore be at the southern end where it would relate to the existing pub and associated car park; significant mitigation in the form of mounding and planting is likely to be required to integrate any development successfully. The adjoining mature trees are also likely restrict development along the western boundary.			

## Other Potential Impacts

This area of land is adjacent to the Trout Public House, which is considered to be an historic asset. The setting of the building needs to be protected, although the site is at the back of the pub and behind the car park. TPO on site and is adjacent to SNCI where development must not have an unacceptable adverse effect directly or indirectly. The site is adjacent to existing residential properties, therefore any development could impact on the residential amenity of existing properties.

## ACHIEVABILITY

There appear to be no reasons why in theory the site could not be developed for Gypsy and Traveller use. However, the Council is currently assessing potential new housing sites to meet future housing requirements of the Borough which may impact on its availability. However, the yield is reduced due to landscape constraints restricting development to the south of the site. This restriction in yield may impact on the achievability of financing the land as a public site, as it may not be viable to manage a public site with only 8 pitches. This would require further investigation.

## Conclusion

The site is Council owned land and potentially available for Gypsy and Traveller use. The yield is reduced due to landscape constraints restricting development to the south of the site. This restriction in yield may impact on the viability of managing a smaller public site, but this would require further investigation. Otherwise, the site could be developed as a private site. Any development would be subject to adequate highway access and potential ecological mitigation measures. Residential amenity of existing properties would also need to be considered. The site is adjacent WOR001 which is also potentially suitable and available for Gypsy and Traveller use, which together could have a cumulative negative impact on the local area if both sites were brought forward for Gypsy and Traveller development. The Council is currently assessing potential new housing sites to meet future housing requirements of the Borough which may impact on the site availability.



## DELIVERY

### Potential Yield

<b>2012 - 2017</b>	8
<b>2018 - 2022</b>	0
<b>2023 - 2027</b>	0

### Potential occupants

Gypsies and Travellers

### Type of use

Residential

### Delivery model

- Privately owned traveller site requiring planning permission. (1,2,3)
- Site available to be purchased and occupied by traveller family. (4)
- Use of public grants to allow site to be purchased and managed by travellers. (4)
- Existing public owned site to be developed for publicly managed traveller provision (5)
- Purchase of site by public bodies for publicly managed traveller provision. (5)
- Part of urban extension (6)

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**Appendix 5: Landscape Comments**



Gypsy, Traveller and Travelling Showpeople Sites Study

Site ref	Site name	Site address	Landscape assessment
ARU013	Angels Nursery	Yapton Road	The site is of Low quality (previously used land), within an area of generally Low to Moderate quality. Visual containment is generally high, except along road frontage. The site is previously developed and within an area that is fragmented by nursery and other uses. These other uses contain the site from undeveloped countryside beyond and the site is generally well contained from the wider area, and possesses a reasonable landscape structure. If the site is to be allocated care should be taken to retain and safeguard the principal vegetation pattern of hedgerows and trees, with further reinforcement as appropriate (such as along the boundary with Murrell's Field). It would be beneficial to enhance screening with new hedgerow planting along the currently open sections of the Yapton Road frontage.
ARU017	Nova Paddocks	Eastergate Lane	The site has a Low/Medium landscape quality within fragmented landscape Locally. Visual containment is moderate, but High within wider context due to containment provided by vegetation and small scale pattern of land uses. Apart from a small section of Eastergate Lane, and overlooked directly by one residential property, the site is generally discreet. Boundary vegetation is important and would need to be safeguarded, which is likely to reduce the capacity of the site slightly. The northern boundary is not defined by a landscape feature and new planting should be provided to create an appropriate edge. However, development within the site would have no effect on the wider landscape or views.
ARU040	The Old Stables	Brook Lane / Penfold Lane	Landscape quality is Low. The site is already developed and within an area of urban fringe landscape including railway, road and the northern edge of Rustington which detracts from the character of the area. There is no affinity with the wider landscape. Visual containment is High. The site is contained by a reasonable pattern of hedgerows and scrub. Glimpses into the site from the A259. The current uses on the site have a local landscape and visual impact but the effects are well contained from the wider area. If the land is allocated/current uses confirmed this should be on the basis that the hedgeline is reinstated along the site frontage to provide an element of softening adjacent to the footpath.
ARU044	2 Wyndham Acres	Northfields Lane	The site is already developed. The area to the north, comprises small paddocks and scattered properties and is of Low quality with some areas of Moderate quality where it has not been affected by sporadic development and urban fringe uses. Landscape structure is generally poor. Visual containment is Moderate. The site is reasonably well contained from the wider landscape being located between existing development. Conifer hedge conceals site from Northfields Lane. In landscape terms the site is suitable for its location, but this should be on the basis of native tree and hedge planting to be provided on the boundaries and the safeguarding of existing trees to the south (i.e. protection of root zones if the trees lie beyond the southern boundary).
ARU045	The Paddocks	Northfields Lane	The site is already developed and is adjacent to other development (stable building/ménage). The wider area to the north, east, and south is fragmented and of Low quality with some areas of Moderate quality where it has not been affected by sporadic development and urban fringe uses. Visual containment is High. The site is well contained from the wider landscape by existing buildings, sporadic vegetation, and recent hedge planting. Locally apparent from the Lane and likely to be visible from adjoining houses to the east, which have long rear gardens. The existing developed southern and central part of the site appears suitable for development and this would have little discernible impact on the local landscape. Consideration should be given to retaining the northern part of the northern paddock for woodland planting to retain a gap between the house to the east, and minimise local impact on the lane and footpath that follows the lane. Buffer planting is also likely to be appropriate along the eastern site boundary, and a native hedgerow should be provided on the western boundary.
ARU046	Nyton Stables	Nyton Road	The Council landscape officer states: The site identified for the purposes of Gypsy and Traveller accommodation also relates, in part, to the site of application AL/74/11/DOC. The application was seeking to provide permanent plots for travelling show people and a pony paddock and was approved. A condition of approval was the submission of a landscape plan for the creation of an earth bund and planting buffer to screen the site. The landscape works on the external boundary with Nyton Road have been carried out. Further planting within the site is not yet complete but will provide additional screening from neighbouring land. Prior to the mitigation measures implemented the site was clearly visible from the Nyton Road, however the bund with planting provides a solid screen and the site cannot be seen. The site proposed for Travelling Showpeople accommodation extends beyond the boundary of the above application and additional mitigation would be required to screen views from adjacent public rights of way.
ARU049	Land at Limmer Pond Stables	Church Road	Whilst the site of the unauthorised development is quite well contained by virtue of the adjoining storage area the area has a predominantly albeit rather unremarkable, agricultural character and the unauthorised activities and fencing are further detractors. The tree belt along the southern edge of the nursery provides a well defined edge to the nursery and new development beyond this boundary would extend into another landscape compartment. Once that has occurred it would make incremental expansion difficult to resist. It is therefore considered that the site is not an appropriate location for development as it is likely to have an adverse effect on landscape character and be perceived as an encroachment into open countryside.
ARU051	Dragonfly	Eastergate Lane	A reasonably well contained existing site within a fragmented landscape area of small plots and nurseries. Existing roadside vegetation including number of maturing trees are important feature providing containment and these should be retained - development appears very close. Recently planted conifer hedge on northern boundary where a native hedge would be more suitable.
ARU052	The Cottage Piggeries	Church Lane	The site is inaccessible but appears to be well contained comprising a strip of grassland with the access serving the existing unit (which is in the north west corner) along the north eastern side. The boundaries appear to be well defined by vegetation, with some notable and distinctive mature trees along the southern boundary. The site lies within the visual envelope of the development area on the southern side of the village, within an area that has a strong green residential character. The access is set back from Church Lane, although immediately adjacent to an old cottage which restricts the access off the road. Subject to the protection of the important trees and other boundary vegetation it appears that the site has the potential to accommodate perhaps up to two additional units without significant landscape or visual effects, although the potential impact on the amenity and enjoyment of the adjoining properties should be assessed.

Site ref	Site name	Site address	Landscape assessment
ARU054	The Old Barns	Arundel Road	All but southern parcel of site screened from view. Site lies within a triangular area defined by roads, containing loose cluster of dwellings, interspersed with small paddocks/undeveloped areas, with a high level of vegetation. As such its falls within the visual envelope of this settled area. The north western part of the site contains a grass area and the permitted caravan. This area appears very well enclosed on all sides and screened in the open view across the southern part of the site from the A27. There appears to be scope to accommodate an additional two units in this area without significant visual impact or impact on the character of the locality, although the impact on the amenity of adjoining properties will be a consideration. Measures should be taken to ensure that the important trees and other boundary vegetation are retained and properly managed. The southern grass area is not suitable for development, and screening should be maintained/reinforced. An ecological assessment should also be required as the site forms an open wedge of land, linked to other undeveloped areas, and there is the potential for the site to be of importance for bats.
ARU056	The Old Piggery	Hook Lane	Site not accessible. Appears to comprise narrow strip of land running along southern edge of railway line (which is more or less at grade) with southern boundary defined by hedgerow containing some trees. There is evidence of some buildings/structures at the eastern end beyond which is an area of woodland that separates the site from a large nursery complex. The site appears to lie on the edge of an expansive, open, farmland landscape with a strong rural character and also appears to be visually separated from Woodgate by vegetation cover including an area of woodland to the east. This, coupled with the poor nature of access, including crossing of railway, indicates that the site is unlikely to be a suitable location for Gypsy and Traveller development.
ARU059	Farmland	North of Barnham	Large tract of open level farmland with few field boundaries. There appear to be no readily accessible suitable locations where Gypsy and Traveller development could be accommodated satisfactorily without an apparent encroachment into open countryside and erosion of the separation that this land provides within an area already affected by significant and sporadic development, and where the land contributes to the separation of such development.
CHI001	Coneleys Yard	Jury Lane	Scope for further units along north western boundary without material harm (area is effectively, in visual terms, part of the existing approved site) although consideration should be given to relationship to, and amenity of, the right of way that runs along this boundary (precise location unclear), and protection of vegetation and related tree root zones (notably one oak tree)
CHI002	Coles Yard	Bognor Road	Existing site within urban area. No landscape or visual constraints
CHI003	Longacre, Bracklesham Lane	Longacre	There appears to be no scope to expand the site given its limited extent and current level of use. It would be inappropriate to provide pitches along the narrow access strip (even if space allowed) as this would increase the prominence of the site which is currently discreet.
CHI007	Vardoos	Bognor Road	No landscape or visual constraints. Appears to be scope to accommodate further plots within existing development without harm; boundary vegetation on western side should be retained.
CHI009	Melita Nursery	Chalk Lane	Area of low landscape quality and character due to extensive nursery development. Site difficult to see but appears to be potential for further expansion within a discreet location with no impact on amenity of adjoining right of way. Part of site occupied by apparently derelict glasshouses.
CHI010	Land south of Tower View Nursery	West Ashling/Scant Road East	Extensive Gypsy and Traveller development adjoining which has had a substantial adverse impact on landscape and visual amenity within this area. Further intensification and expansion to north west should be resisted to avoid cumulative impact.
CHI011	Land at Bridgefoot Meadow	Glasshouse Lane	Site adjoining large complex of nursery tunnels discreet from road but overlooked by adjoining house and from right of way. Acceptable, subject to appropriate boundary treatment of the adjoining right of way.
CHI012	Lakeside Barn	Hunston Road	A poor site in visual terms being very prominent locally from B2145; development openly apparent although seen in conjunction with sub station. Site appears inconsistent with Gap status. Site considered unsuitable due to prominence and incursion into countryside within the Strategic Gap.
CHI014	The Stables	Bracklesham Lane	The site is already occupied by one mobile home. The addition of a further unit is unlikely to give rise to any significant adverse landscape or visual impact, although the opportunity should be taken to secure an appropriate landscape scheme that ensures the retention and strengthening of the boundary vegetation including enhancing containment of the site from the road.
CHI015	Five Oaks	West Ashling Road	The existing caravan is acceptable although use should be restricted to existing location, i.e. not extend eastwards beyond bungalow and subject to landscape condition. Development further east would lead to considerable adverse cumulative impacts on the landscape and visual amenity.
CHI017	Pond Farm (Plots A and B)	Newells Lane	The site is not considered to be a suitable location for development. It lies within a generally open landscape compartment, close to a right of way, and appears imposed upon the landscape to the detriment the character of the whole compartment.
CHI020c	Land at Barnfield Drive		A potentially suitable site of unmanaged land adjoining sensitive land use of crematorium and associated memorial gardens). No obvious landscape or visual constraints other than footpath/cycleway crossing part of site.
CHI023	Land off Manor Road	Selsey	Area of open grassland with footpath along north side. Within visual envelope of settlement on land identified for development. No landscape or visual constraints other than relationship to adjoining residential properties.
CHI024	Easthampnett Park	Marsh Lane	Discreet well-contained existing site. Land to north of site comprises woodland and trees and provides valuable buffer/screen to A27 and is not considered suitable for expansion (even if land ownership permits).
CHI025	Westbourne Caravan Park	Cemetery Lane	Appears to be potential for expansion into small grass area at southern end of site (if is still remains undeveloped), subject to protection/management of existing trees/vegetation along adjoining boundaries.
CHI028	The Orchard	Scant Road East	Discreet site contained by tall conifer belts and roadside hedge. Site appears to contain barns and a bungalow with 2 mobile homes in north west corner which, given their containment (except from the entrance) have little material affect on the character or visual amenity of the area. Further expansion should be resisted due to the cumulative impact that could arise owing to the other Gypsy and Traveller development in the immediate locality.

Site ref	Site name	Site address	Landscape assessment
CHI030	Little Acre	Land on South Side of Keynor Lane	Due to the containment of the site there is scope to accommodate further pitches within the site without significant adverse effects and as long as existing boundary vegetation is retained. Planting along the southern boundary should be secured through any future consent and planting (possibly set back into the site to avoid sightlines) should be used to reduce views into the site at the site entrance (inappropriate conifers being replaced). Further expansion beyond site should be resisted due to cumulative impact on area of sporadic development.
CHI032	Pond Farm (Plot H)	Newells Lane	Part of group of unauthorised sites lying within low lying, flat level area of farmland generally contained by trees and the A27 to the north. Site lies on southern side of group. The site, together with the adjoining sites (CHI017-18; CHI026, CHI 032-36) are incongruous and have a significant adverse impact on the prevailing rural character of this part of the AONB and also impact on views from two adjoining rights of way. On this basis the location is not considered suitable for Gypsy and Traveller site development.
CHI034	Pond Farm (Plot C)	Newells Lane	Part of group of unauthorised sites lying within low lying, flat level area of farmland generally contained by trees and the A27 to the north. Site lies on southern side of group. The site, together with the adjoining sites (CHI017-18; CHI026, CHI 032-36) are incongruous and have a significant adverse impact on the prevailing rural character of this part of the national park and also impact on views from two adjoining rights of way. On this basis the location is not considered suitable for Gypsy and Traveller site development.
CHI035	Pond Farm (Plot F)	Newells Lane	Part of group of unauthorised sites lying within low lying, flat level area of farmland generally contained by trees and the A27 to the north. Site lies on southern side of group. The site, together with the adjoining sites (CHI017-18; CHI026, CHI 032-36) are incongruous and have a significant adverse impact on the prevailing rural character of this part of the AONB and also impact on views from two adjoining rights of way. On this basis the location is not considered suitable for Gypsy and Traveller site development.
CHI036	Pond Farm (Plot J)	Newells Lane	Part of group of unauthorised sites lying within low lying, flat level area of farmland generally contained by trees and the A27 to the north. Site lies on southern side of group. The site, together with the adjoining sites (CHI017-18; CHI026, CHI 032-36) are incongruous and have a significant adverse impact on the prevailing rural character of this part of the AONB and also impact on views from two adjoining rights of way. On this basis the location is not considered suitable for Gypsy and Traveller site development.
CHI037	Fairways	Priors Leaze Lane	The site is within an existing Gypsy and Travellers site, located within a Travelling Showpeople site, and therefore has no landscape impact.
CHI038	Priors Leaze Lane		The site is within an existing authorised Travelling Showpeople site and therefore has no landscape impact.
CHI039	Five Paddocks Farm	Bracklesham Lane	The site is not suitable for development as a travelling show peoples site, being wholly open to views from the road and properties opposite; such development and would also consolidate the informal pattern of the small settlement potentially giving rise to pressure for further infilling (notably the field to the south).
CHI040	Land to the rear of Fairways	Priors Leaze Lane	The site represents a considerable westward extension to the existing site. The nature of its proposed use would extend large vehicles and equipment into this open area leading to a significant cumulative impact on prevailing landscape character and some local views. The amenity of the adjoining right of way has already been reduced substantially by the erection of sheet metal fencing and there are also views of the existing site from adjoining parts of the route. This visual amenity will be reduced further by the proposed uses. Essentially the extended site will be out of scale and become even more locally dominant and will be a significant further incursion into the countryside and Strategic Gap. The site is therefore considered to be unsuitable in landscape and visual terms.
CHI041	Formally Cowdry Nursery	Cherry West Meadow	Park home located in north west corner of site where it is well contained with paddocks between unit and road. Partial winter views through roadside hedge but unit is very discreet being located west of the curtilage of the adjoining house. Ribbon of residential to south contains site from that aspect; vegetation and other development contains views from other aspects. Site considered suitable in landscape and visual terms provided paddocks (outside site) retained as open land.
CHI046	Land adjoining Chichester bypass	Vinnetrow Lane	Limited potential to accommodate small Gypsy and Traveller development as long as boundary vegetation protected, managed and reinforced to maintain/enhance containment in a location that is highly visible from adjoining roads.
CHI047	Land east of B2145		Extensive area of level farmland with strong rural character. Unsuitable for development in landscape and visual terms.
CHI049	Newells Lane		Large site of sloping pasture land within an area that is steadily and adversely being changed from an agricultural to urban fringe landscape due to successive applications for piecemeal development, with related changes (entrances, fencing, etc.). Large Gypsy and Traveller site to west (site CHI010) which already has had a significant adverse affect on landscape character and views. Site is considered wholly unsuitable for Gypsy and Traveller development which would lead to considerable adverse cumulative impacts on the landscape and visual amenity.
CHI051	Marsh Farm Barn	Drove Lane	Site lies within open flat coastal plain landscape and appears discreet from public viewpoints. There appears to be scope for intensification of use on the site although appropriate boundary treatment and screening should be secured through any related consent, notably along the south eastern side, to assist with it's integration within the landscape.
CHI053	Ten Acres	Cemetery Lane	The site is large and could potentially have significant landscape and visual effects if allowed to be developed entirely given the large equipment that could be stored here. This is a fragmented area and development will effectively extend the ribbon of development along the lane, which should be resisted; the countryside to the north appears relatively open. The existing site is small and relatively discreet.
SDN001	Halewick Farm	Steepdown Road	Potential to locate small Gypsy and Traveller development in north east corner (remnant orchard) which is discreet due to existing adjoining development. Ideally access should be via the driveway (Dovecote Mews) serving the property (although this may be in separate ownership) to avoid removing roadside vegetation which helps to screen this part of the site (there is also a bus shelter in this location).

Site ref	Site name	Site address	Landscape assessment
SDN002	Cement Works	Steining Road	This appears to be an entirely suitable site for transit use (and perhaps also for travelling showpeople given its high quality access and the shortage of such suitable sites). The site is brownfield and appears to be very well contained. Any mitigation measures may need to be focused upon the containment of the site from the rights of way along the river and the dismantled railway.
SDN003	Refuse Destructor Site	Land north of Halewick Lane	A generally well-contained site being partly cut in to rising downland and benefiting from significant tree screening. Open to views from well used right of way on western boundary with some possible views from higher ground at Lancing Ring; existing buildings locally intrusive and out of place in open downland setting. Potential to accommodate Gypsy and Traveller development, which is likely to be less intrusive than the existing large buildings, subject to retention/management of existing vegetation and comprehensive screening (planting/mounding) on west boundary. Potential for conflict between associated traffic and users of right of way.
SDN004	Coventry Plantation	Coventry Plantation	The site is within high quality surroundings consistent with national park designation. Visual containment is also High as the site is enclosed by woodland and benefits from local topography; imperceptible from beyond in summer. Not apparent from A280. The main concern with this site is its impact to a landscape of national importance and the potential for the site to change and become a significant detracting and intrusive element within this particularly sensitive environment. However, the current encampment is very well concealed within the woodland and has no wider landscape or visual impact. The glimpses that exist from the drive could be reduced by underplanting.
SDN006	The Wood Yard	Frances Lane	Landscape quality of the site is Low. High quality surrounding indicated by national park designation, although observation suggests locally Moderate landscape quality in more immediate surroundings with pattern of arable and pasture fields and significant large woodlands. Patching is a particularly attractive village to the north. The site represents an extension into agricultural land within the national park, in an area that is readily visible from a number of locations. It is recommended that use of the land should be limited to the existing brownfield site, with a suitable boundary landscape scheme being a condition of any forthcoming allocation/consent.
SDN007	Titnore Lane	Patcham	Although the area has been subject to disruption by the construction of the A27 dual carriageway and realignment of the local roads the landscape quality of the locality is of Moderate landscape quality, particularly due to the prevailing structure of woodland which provides screening, scale and containment. Visual Containment is High. The site is discreet being contained from public view by woodland and developing planting along the realigned section of Titnore Lane. Woodland to the north and east contains the site from the wider landscape and views are limited to glimpses of roofs when approaching the site from a short section of the road from the south. The site is most discreet and the existing use demonstrates that there is little impact on landscape character and views that arise from it.
SDN007	Crossbush Lane		The site is of Low quality (derelict site) but higher locally (High quality in national park to north). The visual containment is Locally moderate, but High within wider context due to containment provided by large woodlands. The site is discreet within the wider landscape. There appear to be no particular landscape or visual constraints to its allocation although existing trees should be retained (subject to inspection) and their retention would have an impact on the capacity of the site. Planting should be used to strengthen boundaries to enhance local screening and integrate the site. It is likely that there would be an impact on views and the amenity of the adjoining residential properties. There is the potential for trespass to occur within the adjoining woodland which is of local nature conservation importance.
SDN009	Land north of Water Lane	Water Lane	The site is well screened from the wider landscape.
SDN010	Wychway Farm	Seldon Lane	Poor site located on higher land and potentially visible (stored bales -possibly deliberately placed - currently obscure views of caravan from north). Number of rights of way in area with potential for views towards site. Other ancillary features evident (two greenhouses?) and other features likely to be added if made permanent including parking. Risk of expansion Not suitable site due to potential landscape and visual impact.
SDN011	Halewick Lane		Sporadic line of conifers along northern boundary are out of place. There appears to be only very limited potential (if at all) to accommodate a small Gypsy and Traveller development in this location, subject to consideration of potential visibility from higher land at Lancing Ring and from nearby open space, potential for flooding, and creation of an acceptable environment within the site. Extensive planting to contain the site would be required. The potential cumulative impact in conjunction with site SDN003 should be considered.
SDN012	Three Cornered Piece		Very poor site lying in open countryside within the national park within an area of strong, attractive rural character. Views into site from adjoining roads in winter Development appears out of character and other changes (planting conifers; domestication) are altering character.
SDN013	Pitsham Lane		No landscape or visual constraints although notable vegetation should be protected and appropriate boundary provided to adjoining right of way.
SDN014	Causennae and land adjoining		A generally wooded area located between two properties on the edge of this small settlement. Development would have adverse impact on trees which are part of the intrinsic character of this area; trees would also have to be removed to create access and would open up the view into the site. The site is not considered suitable.
SDN015	Cote Street		Area of heavily used open agricultural land (part of larger field) forming break/separation within cluster of properties along Cote Street. Character affected by storage areas and nursery uses. May be some limited potential to accommodate small development subject to access but would need to be carefully controlled and with suitable mitigation. Mitigation should focus upon retention and reinforcement of the lane-side hedgerow; planting to strengthen the hedgerow along the eastern boundary; and planting to contain the site from the properties to the north and south. Planting should be of native species. A detailed landscape scheme and a landscape management plan should be a requirement of any permission.
SDN017	Oak Tree	Linfold Road	Park home located between stable block and metal-clad barn, within small holding containing ménage and horse paddocks generally well contained by trees, within wider area of strong rural character. Unit has little perceptible landscape or visual impact, although uses are changing character of this area. Out of character treatment of entrance.

Site ref	Site name	Site address	Landscape assessment
WOR001	Caravan Site	Titnore Way	Existing caravan site which is reasonably well contained and would be suitable for accommodating some Gypsy and Traveller development as long as mature trees within site and vegetation along boundaries is safeguarded managed and reinforced for screening purposes.
WOR002	Land west of Fulbeck Avenue		Given the site's relationship to the existing urban area and area of planned growth the site is suitable for development in principle, although it appears there may be nearby ecological constraints. However, any development in this location will inevitably impact upon this green edge and is likely to be out of character with 'conventional' residential estate development. To retain the integrity of this green edge the most appropriate location for development would therefore be at the southern end where it would relate to the existing pub and associated car park; significant mitigation in the form of mounding and planting is likely to be required to integrate any development successfully. The adjoining mature trees are also likely restrict development along the western boundary.

**Appendix 6: Design Templates**

Gypsy, Traveller and Travelling Showpeople Sites Study



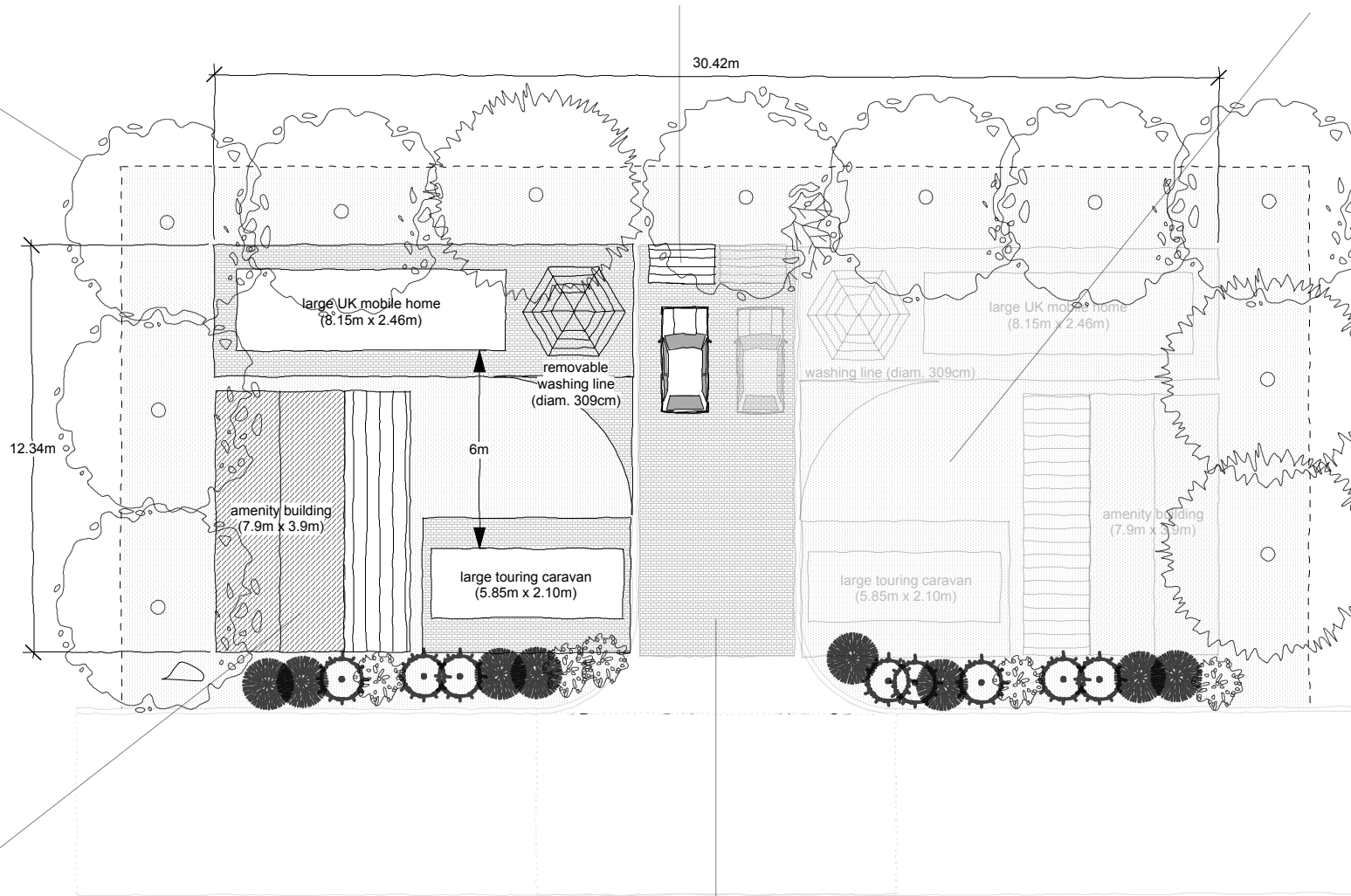
# EXAMPLE OF 1-2 PITCH PRIVATE SITE (0.14 acres)

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

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

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

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



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

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

Government guidance suggests that amenity buildings should include:

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

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

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

No.	Date	Appr	Revision Notes
-64	Jan 2011	Issue Note	
No.	Date	Issue Notes	
Design Firm		Baker Associates	
Consultant		The Crescent Centre Bristol BS1 6EZ	
Project Title		Dorset GTTS DPD	
Sheet Title		1-2 Pitch Site	
Project Manager		Mark Russell	Project ID: a483
Drawn By		Daniel Black	Scale: 1:200 @ A3
Reviewed By		N/A	Sheet No.
Date			_____ of _____
CAD File Name		a483/001/Rev1	1 of 1

# EXAMPLE: 5 PITCH PUBLIC SITE (0.72 acre)

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

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

Specific additional space available for scrap storage can be well used (e.g. Piddlehinton Gypsy Site)

A site manager's office is ideally located near the entrance for ease of access and is of a size to accommodate an office, a kithenette, a bathroom and a storage room.

Government guidance suggests that amenity buildings should include:

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

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

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

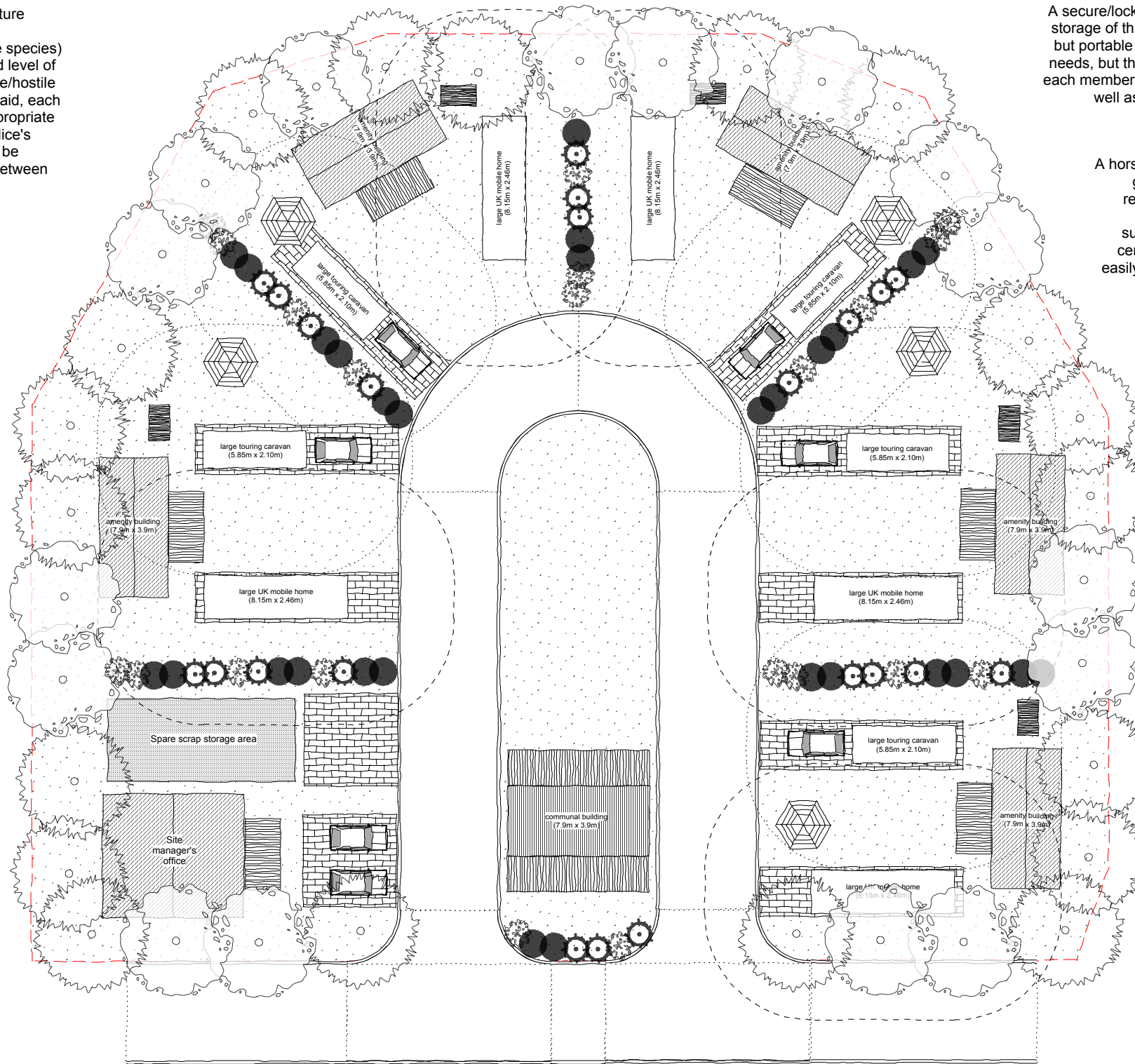
A secure/lockable shed should be provided for storage of things like bicycles and other large, but portable equipment. Size is dependent on needs, but there should be sufficient space for each member of the family to have a bicycle as well as any other gardening equipment.

A horseshoe layout is recommended in government guidance as it allows residents to look out for each other while at the same time affording sufficient privacy. It also provides a central play area/open space that is easily visible from each of the pitches.

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

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

A communal building may be needed where an existing building is inaccessible. This is particularly useful for larger sites. It can be an important resource in sustaining a more remote site, offering an opportunity for health visitors, youth workers and education services, as well as for use by residents and the site manager.



No.	Date	Appr	Revision Notes						
-64	Jan 2011	Issue Note							
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No.	Date	Issue Notes							
Design Firm: BAKER ASSOCIATES									
Consultant: The Crescent Centre Bristol BS1 6EZ									
Project Title: Dorset GTTS DPD									
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Project Manager: Mark Russell		Project ID: a483							
Drawn By: Daniel Black		Scale: 1:300 @ A3							
Reviewed By: N/A		Sheet No.:							
Date:		Sheet No. 2							
CAD File Name: a483/002/Rev1		of 6							

**Appendix 7: Broad Locations**

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