

Horsham District Council

Gypsy and Traveller Site Assessment Regulation 19

July 2021

Introduction

This document sets out the results of the site assessments which have been assessed for their suitability as potential allocations for Gypsy and Traveller accommodation. A list of the sites which have been considered assessed are set out in the Table 1. For ease this table also sets out a summary of the conclusions which have been reached.

The document is then divided into two parts – sites assessed as suitable for allocation, and sites not assessed as suitable.

Each site has been assessed using a consistent pro-forma which takes account of environmental constraints, proximity to services and facilities, public transport and local amenity issues.

A red / amber / green rating has been used to assess impacts as follows:

	Low / no / positive impact
	Medium impact
	High / severe negative impact.

Table 1: Summary of Site conclusions for sites considered for Allocation for Gypsy & Traveller Use

Site	Existing Authorised Gypsy & Traveller Pitches	Proposed Additional Net Pitches	Total Gross Pitches (Total Net Pitches)
<u>Proposed Allocations</u>			
A01 Land at Junction Hill Farm Lane and Stane Street, Codmore Hill (Existing Site)	2	2	4 (2)
A02 Lane Top/Oak Tree View , Pulborough (Existing Site)	2	5	7 (5)
A03 Northside Farm, Rusper Road (Existing Site)	1	3	4 (3)
A04 Southview, The Haven, Slinfold	1	4	5 (4)
A05 Sussex Topiary, Rudgwick (Existing Site)	4	8	12 (8)
A06 Plot 3, Bramblefield, Crays Lane, Thakeham (Existing Site)	1	3	4 (3)
A07 Land at Girder Bridge, Gay Street Lane, North Heath Pulborough (New Site)	0	5	5 (5)
A08 Land West of Ifield (Strategic Site Allocation)	0	15	15 (15)
A09 Land East of Billingshurst (Strategic Site Allocation)	0	5	5 (5)
A10 Land West of Southwater (Strategic Site Allocation)	0	5	5 (5)
A11 Land at Buck Barn, West Grinstead (Strategic Site Allocation)	0	15	15 (15)
Total	11 pitches	70 pitches	81 (70 pitches)
<u>Sites Assessed as Not Suitable for Allocation</u>			
B01 Littleworth Lane, Partridge Green	-	-	-
B02 The Orchard, Cowfold	-	-	-
B03 Tisserand Farm, A29 Stane Street South of Five Oaks	-	-	-
B04 Deer Park Farm, Hampers Lane	-	-	-
B05 Fryern Park Farm , Storrington	-	-	-
B06 Land East of Coolham Road	-	-	-
B07 Land to the East of Swains Cottage, Tismans Common, Rudgwick	-	-	-
B08 Land to the Rear of Pear Tree Farm, Furners Lane, Henfield	-	-	-
B09 Land West of Hillside, Harbolets Road	-	-	-

Part 1

Sites Proposed for Allocation

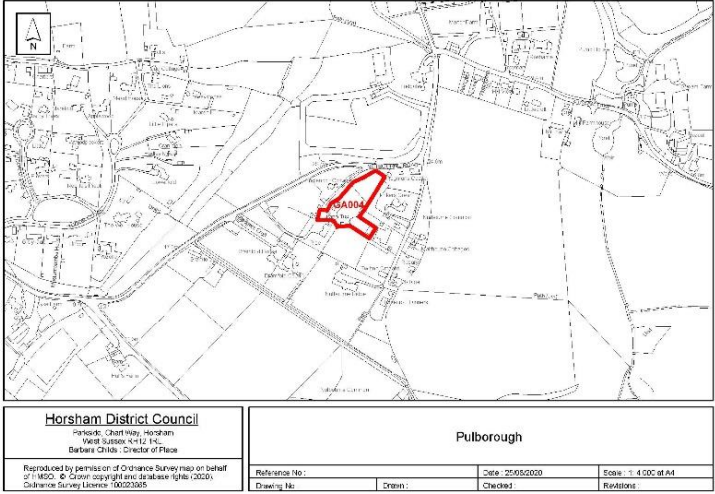
The following sites have been assessed as suitable for providing Gypsy and Traveller pitches and are proposed for allocation in the Regulation 19 draft Local Plan:

- A01 Land at Junction of Hill Farm Lane and Stane Street, Codmore Hill (Existing Site)
- A02 Lane Top/ Oak Tree View, Pulborough (Existing Site)
- A03 Northside Farm, Rusper Road (Existing Site)
- A04 Southview, The Haven, Slinfold (Existing Site)
- A05 Sussex Topiary, Rudgwick (Existing Site)
- A06 Plot 3, Bramblefield Crays Lane, Thakeham (Existing Site)
- A07 Land at Girder Bridge, Gay Street Lane, Pulborough (New Site)
- A08 Land West of Ifield (Strategic Site Allocation)*
- A09 Land East of Billingshurst (Strategic Site Allocation)*
- A10 Land West of Southwater (Strategic Site Allocation)*
- A11 Land at Buck Barn, West Grinstead (Strategic Site Allocation)*

The following pages set out the summary of the assessments for A01 to A07. The assessment of the potential for Gypsy and Traveller accommodation within wider strategic allocations has been considered separately as part of the wider assessment of strategic sites as part of the Local Plan process. A08 to A11 have all been assessed as being capable of delivering a wide range of housing and supporting infrastructure provision, including provision for Gypsies & Travellers on site.

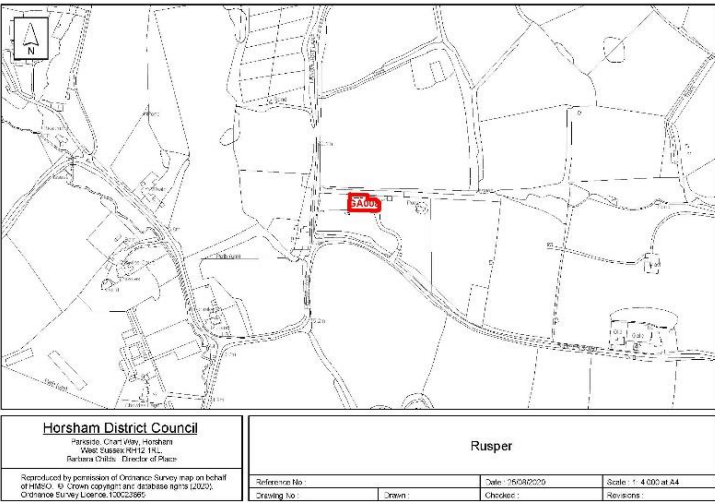
safeguarding zone	
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. While the site is located outside of the Built up area boundary of Codmore Hill, given its very close proximity, it is not considered to be in an isolated and 'rural' location. It is considered that the proposed pitches, parking areas and driveways that would be created would not be dissimilar to the existing hardstanding currently in place. The extensive soft boundary treatments on site would mean the site would be well screened, and the provision a of a day room would not appear as a prominent addition.
Impact of site on amenity of local residents	Low impact. It is considered that the distances maintained to all neighbouring properties would be appropriate and given the single storey nature of the proposed day room and boundary treatments, it is not considered there would be issues of overshadowing or overlooking.
Site can provide visual and acoustic privacy	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
Environmental concerns	No known outstanding issues
Constraints on design and layout of the site	The major constraint is the Tree Preservation Order on the southern boundary of the site. Any development proposals would need to take account of this designation as part of the proposed design and layout. This is not considered to be a showstopper particularly when taking account of the existing Gypsy and Traveller provision on the site.
Could the site meet current and future need?	Yes - 4
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	N/A
Are the residents in a position to take forward the planning	The fact that planning applications have recently been submitted suggests that the applicant is in a position to deliver the site.

application/deliver the site and intensification to meet planning conditions?	
Conclusion	It is considered appropriate to allocate this site (2 existing Gypsy and Traveller pitches) to meet identified family needs for an additional 2 pitches, making a total of 4 pitches.

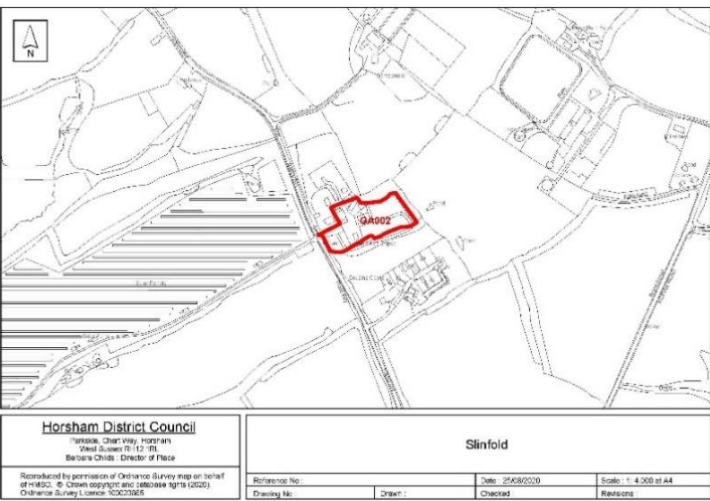
SITE BACKGROUND	
Site reference	A02
Site name and address	Oak Tree View and Lane Top, Nutbourne Road, Pulborough, RH20 2HA
Site plan:	
Site planning status	Authorised
Planning history	<p>Site had permission (with Oak Tree View) for 3 pitches with personal occupancy conditions. It was proposed that these were converted to a "full" authorisation and allocated for 3 pitches within Policy 21 of the HDPF adopted in 2015. One of these pitches has been converted to bricks and mortar. The remaining 2 pitches are now fully authorised (1 here and 1 at Oak Tree View) as personal occupancy conditions were removed by DC/17/2564.</p> <p>An application (DC/20/2497/FUL) for an additional 2 pitches was refused on 29 April 2021 citing highway concerns.</p> <p>No appeal has been submitted as at 12 July 2021.</p>
GTAA 2020 pitch number	2
GTAA 2020 planning definition status	2 x meet planning definition
Additional current and future needs	6 – 1 x current need, 2 x 5-year need, 3 x new household formation (NHF)
Total pitch need 2018-2022	3
Total pitch need 2023-2033	3
Site area	0.5 ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No

Ancient Woodland	No
Local Wildlife Site	No but within Bat Sustenance Zone
Heritage Area	No
Flood zone	No
Air quality	No.
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	While Horsham District Council refused DC/20/2497/FUL on the ground of "limited visibility splays to the west, which would result in an unacceptable impact on highway safety", there was no objection from West Sussex County Council Highways Department to DC/20/2497/FUL on highways grounds. They said in their response to the application: <i>"However, despite the above, the LHA has considered the reduced scale of the application and given the existing access is utilised by four dwellings currently - Inglenook Cottage, Oaktree View, Lane Top and an unknown additional dwelling granted permission under a Certificate of Lawful Use (Existing), the increase of 2 pitches is not considered to be a significant intensification of use of the access. As such, the Local Highways Authority could not justify an objection on visibility grounds given that the access has operated for some time without evidence of highway safety concern and there have been no recorded injury accidents within the vicinity of the site over the past 5 years"</i> .
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. The development on site is single storey, low rise in nature and is well screened by site boundaries and landscape features.
Impact of site on amenity of local residents	Low impact. There are a small number of residents, properties adjoining and nearby the site, but there are already existing Gypsy and Traveller plots and accommodation on the site.
Site can provide visual and acoustic privacy	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
Environmental concerns	No known issues
Constraints on design and layout of the site	No specific constraints have been identified, although details of proposed design and layout of the residential area would be required.

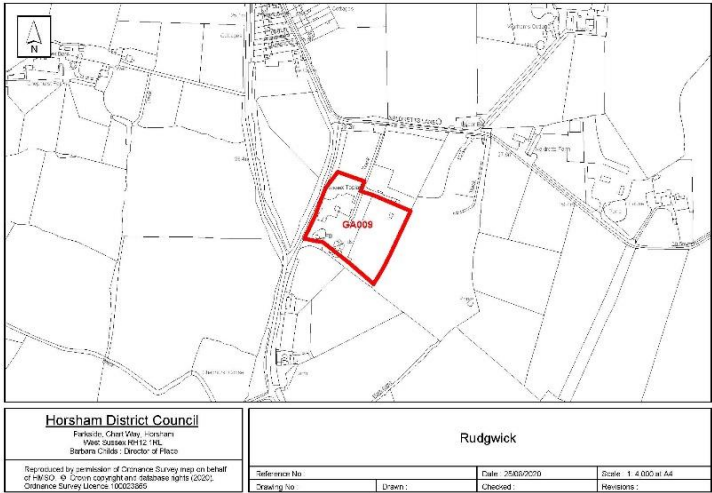
Could the site meet current and future need?	Yes – 3 plus an additional pitch if allowed (+ 3 NHF)
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	<p>Yes – 3+1 (+3 NHF).</p> <p>The owner of Lane Top needs three pitches in the short term as new household formations – three family members are currently living with the site owner. A fourth pitch would accommodate a remaining family member in the future.</p> <p>The site owner has indicated that he has sufficient land and can afford to undertake any necessary works.</p>
Conclusion	It is considered appropriate to allocate this site (which already has 2 existing Gypsy and Traveller pitches) to meet identified family needs for an additional 5 pitches, making a total of 7 pitches.

Site reference	A03
Site name and address	Northside Farm, Rusper Road, Ifield
Site plan	 <p>Horsham District Council Permitted: Cran Valley, Horsham Visit: 04/04/12 14:11 Barbara Chubb: Director of Place</p> <p>Rusper</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2003). Ordnance Survey License: 10002995</p> <p>Reference No: _____ Date: 15/08/2019 Scale: 1:4000 at A4 Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____</p>
Site planning status	Authorised
Planning history	The site received permission in June 2015 (DC/14/2385) for 1 pitch (a maximum of 3 caravans). The site is tied by a personal occupancy condition to the applicant and his family only.
GTAA 2020 Pitch Number	1
GTAA 2020 planning definition status	1 x meets planning definition
Additional current and future needs	3 x current need
Total pitch need 2018-2022	3
Total pitch need 2023-2033	0
Site area	3.2 ha
Site ownership	Private
Area of Outstanding Natural beauty	No
SSSI	No
Ancient Woodland	No
Local Wildlife Site	No
Heritage Area	No
Flood Zone	No
Air quality	No.
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes

Safe access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport within 800m	No. The site is however relatively close (approx. 3km) from Crawley which has good public transport access.
Impact of site on local character and amenity	Medium impact. The site is located within the open countryside, however it contains a number of rural buildings on site in varying states of repair, which is where the residential accommodation is located. The site is screened by mature trees that border Burnthouse Lane to the southern boundary, although some views are possible. However, given the buildings on site and the location of the caravans to the northern boundary of the site, additional development in this location will reduce any harm to the character of the area.
Impact of site of amenity of local residents	Low impact. The nearest residential properties are located approximately 250m to the west.
Site can provide visual and acoustic privacy	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
Environmental concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need	Yes – 3
Could the site only meet current need	n/a
Can the configuration of the site be altered to meet future need	Yes
Are the residents in a position to take forward the planning application / deliver the site and intensification to meet planning conditions	Yes – the owner has informed the Council that her three adult children will be applying for planning permission for pitches.
Conclusion	It is considered appropriate to allocate this site (1 existing Gypsy and Traveller pitch) for an additional 3 pitches to meet identified family needs, making a total of 4 pitches.

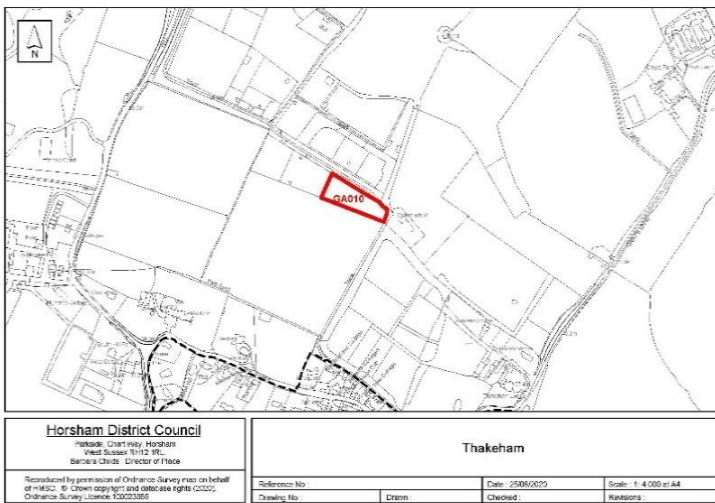
SITE BACKGROUND	
Site reference	A04
Site name and address	Southview, The Haven, Slinfold
Site plan:	 <p>Horsham District Council Southview, The Haven, Slinfold 2020 Survey 10/12/20 Ben's Childs, Director of Place</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100033965</p> <p>Reference No: _____ Date: 25/08/2020 Scale: 1:4,500 at A4 Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____</p>
Site planning status	Authorised (1), Unauthorised (4)
Planning history	1 single pitch has permanent planning permission. Site is allocated for 4 pitches in Policy 21 of the HDPF to authorise the 4 existing pitches on the site.
GTAA 2020 pitch number	5 - Authorised (1), Unauthorised (4)
GTAA 2020 planning definition status	5 x meet planning definition
Additional current and future needs	9 – 4 x unauthorised, 5 x new household formation
Total pitch need 2018-2022	4
Total pitch need 2023-2033	5
Site area	3.2 ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	The site is surrounded to the north, east and south by Ancient Woodland.
Local Wildlife Site	No but the site is within a Bat Sustenance Zone.
Heritage Area	No
Flood zone	No
Air quality	No.
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes

Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Residential development is well screened by mature trees on the boundary of the site.
Impact of site on amenity of local residents	Low impact. The nearest residential properties is a G&T site (Cousins Copse, county-run with 12 pitches) to the immediate south; otherwise it is sporadic residential development in the area.
Site can provide visual and acoustic privacy	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
Environmental concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes - 4
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	There is potential for the site owner to apply for planning permission to regularise the 4 unauthorised pitches.
Conclusion	It is considered appropriate to allocate this site (1 existing Gypsy and Traveller pitch) for an additional 4 pitches regularising the currently unauthorised pitches to formalise these existing needs. This making a total of 5 pitches on the site.

SITE BACKGROUND	
Site reference	A05
Site name and address	Sussex Topiary, Naldretts Lane, Rudgwick, RH12 3BU
Site plan:	<div></div>
Site planning status	Authorised
Planning history	DC/13/2170 refused on 14 March 2014 for 4 pitches. Allowed on appeal on 8 February 2016. DC/19/1362 "Retrospective change of use of land for the stationing of caravans for residential purposes for four gypsy pitches, along with the formation of hardstanding and four utility/ day rooms ancillary to that use". Permitted 1st October 2019. An application for a further 8 pitches (on an adjacent field), was refused at Committee (DC/19/0897) on 1 October 2019. No appeal was lodged. A further application for an additional 4 pitches was also refused (19/2309/FUL) on 7 January 2020 (on an adjacent field) on the grounds of over-intensification in the countryside. An appeal for this refusal was lodged on 8th June 2020. The Appeal for this refusal started on 1 February 2021 and is being carried out by Written Representations.
GTAA 2020 pitch number	4
GTAA 2020 planning definition status	2 x meet planning definition, 2 x do not meet planning definition
Additional current and future needs	8 – 5 x current need, 1 x 5-year need, 2 x new household formation
Total pitch need 2018-2022	6
Total pitch need 2023-2033	2
Site area	3.4 ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No.
Local Wildlife Site	No but the site is within a Bat Sustenance Zone.
Heritage Area	No

Flood zone	No
Air quality	No.
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Residential development is well screened by mature trees on the boundary of the site.
Impact of site on amenity of local residents	Low impact. The nearest residential properties are approximately 240m away; there is sporadic residential development and the nearest residential settlement is Bucks Green, which is approximately 0.95km to the north.
Site can provide visual and acoustic privacy	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
Environmental concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes - 8
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the	Yes – the owners are currently appealing the decision which refused the application for four additional pitches. They state that they have room to accommodate a further four pitches on the site in the future giving a total of

planning application/deliver the site and intensification to meet planning conditions?	12 pitches for family use. They are currently landscaping the site and can afford to carry out any necessary works.
Conclusion	It is considered appropriate to allocate this site (4 existing Gypsy and Traveller pitches) for an additional 8 pitches, to meet identified family requirements, making a total of 12 pitches.

SITE BACKGROUND	
Site reference	A06
Site name and address	Plot 3 Bramblefield, Crays Lane, Thakeham
Site plan:	 <p>Horsham District Council Planning Department West Sussex PO19 1PL Bexley's Close Director of Planning</p> <p>Thakeham</p> <p>Reproduced by permission of Ordnance Survey map on behalf of the Crown copyright and database rights 2020 Ordnance Survey Licence 100023385</p> <p>Reference No: _____ Date: 25/06/2020 Scale: 1:4,000 at A4 Drawing No: _____ Eriam Checked: _____ Markings: _____</p>
Site planning status	Authorised
Planning history	DC/18/1543. Application refused 21st December 2018. Appeal allowed 7 February 2020.
GTAA 2020 pitch number	1
GTAA 2020 planning definition status	1 x meets planning definition
Additional current and future needs	3 – 1 x 5-year need and 2 x new household formation
Total pitch need 2018-2022	1
Total pitch need 2023-2033	2
Site area	0.34ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No.
Local Wildlife Site	No but the site is within a Bat Sustenance Zone.
Heritage Area	No
Flood zone	No
Air quality	No.
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity	Yes

available or accessible	
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	No – approximately 3km to the south in Storrington
GP surgery within 2km	No – approximately 4km to the south in Storrington
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. Inspector found that proposal for pitch would not harm the character and appearance of the area.
Impact of site on amenity of local residents	Low impact. The gap between the proposed mobile home /day room and front of neighbouring building would be approximately 120m, which is considered sufficient to ensure no significant harm to adjoining properties.
Site can provide visual and acoustic privacy	The application site does not display the open characteristics of the surrounding landscape and is not particularly visible except from the adjoining access road, due to the subdivision of sites and enclosed nature of boundaries.
Environmental concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes - 3
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	Yes
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes – The site currently has permission for 1 mobile and a dayroom. Land is available and the owner's family are in a position to seek permission for a further four pitches in the future.
Conclusion	It is considered appropriate to allocate this site (1 existing Gypsy and Traveller pitch) for an additional 3 pitches, making a total of 4 pitches.

SITE BACKGROUND	
Site reference	A07
Site name and address	Land North of Girder Bridge, Gay Street Lane, North Heath RH20 2HW
Site plan:	<p>Site Adjacent to Girder Bridge, Gay Street Lane, North Heath</p> <p>scale 1:2500 @ A3</p>
Site planning status	Site in agricultural use
Planning history	No planning history on site.
GTAA 2020 pitch number	N/A
GTAA 2020 planning definition status	N/A
Additional current and future needs	N/A
Total pitch need 2018-2022	N/A
Total pitch need 2023-2033	N/A
Site area	0.63 ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No
Local Wildlife Site	No
Heritage Area	No
Flood zone	No
Air quality	No
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity	Assumed yes given the adjoining property Girder Bridge is in the owner's control where there is a water and electricity supply.

available or accessible	
Sanitation available or capable of being provided	Assumed yes given the adjoining property Girder Bridge is in the owner's control where there is a water and electricity supply.
Provision for surface water and storm water drainage	Yes – surrounding area is permeable and area not at risk of flooding.
Safe access to highway network	The access track from Gay Street Lane is not in the landowner's ownership but a claimed right of way exists.
Primary school within 2km	No. The closest primary school, St Mary's C of E Primary in Pulborough is 2 miles (3km) away.
GP surgery within 2km	No. Pulborough Medical Group, Spiro Close is 2 miles (3 km) away.
Shops within 2km	Yes – there is a Sainsbury's 1 mile away at Codmore Hill.
Public transport route within 800m	Yes 600m away at Stane Street
Impact of site on local character and amenity	Low impact. There is a Public Right of Way running along the western edge of the site, meaning there is likely to be some impact on users of this access, however there is some development to the south of the site already so the change in perception of the site from the highway would be minimal.
Impact of site on amenity of local residents	Medium impact. The closest residential properties lie approximately 100m from the centre of the site to the south west. The railway bridge also passes to the immediate east of the site. There are open fields and at least a single tree line between the site and dwellings to the immediate south west. There is also a mature tree line between the site and the public right of way to the west. None of the trees are protected.
Site can provide visual and acoustic privacy	There is the potential for further boundary treatments to provide more privacy, though this may be somewhat limited by the PRow to the west which passes close to the site.
Environmental concerns	Potential for ground contamination issues given proximity to railway line.
Constraints on design and layout of the site	Layout and boundary treatments would need to take the Public Right of Way running along the western edge of the site into consideration.
Could the site meet current and future need?	N/A
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	Yes – there is plenty of space for 5 Gypsy and Traveller pitches on site. There is one mature tree on site, which is not protected.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	<p>The planning agent has stated that around 8 gypsy and traveller pitches could be provided on the land. Each pitch would have space for a mobile home, parking for 2 cars, space for a touring caravan and possibly a dayroom.</p> <p>Taking account the relative distance from services and facilities, and the undeveloped nature of this site, it is considered that 5 pitches would be a more appropriate number, given the total space that is required for each pitch.</p>
Conclusion	It is considered appropriate to allocate this site (0 existing Gypsy and Traveller pitches) for 5 Gypsy & Traveller pitches.

Part 2

Sites Assessed as Not Suitable for Allocation

The following sites have been assessed as not being suitable for providing Gypsy and Traveller pitches:

B01 Littleworth Lane, Partridge Green

B02 The Orchard, Cowfold

B03 Tisserand Farm, A29 Stane Street South of Five Oaks

B04 Deer Park Farm, Hampers Lane, Horsham

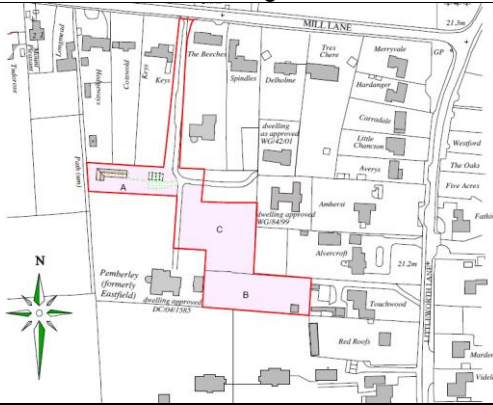
B05 Fryern Park Farm, Storrington

B06 Land East of Coolham Road

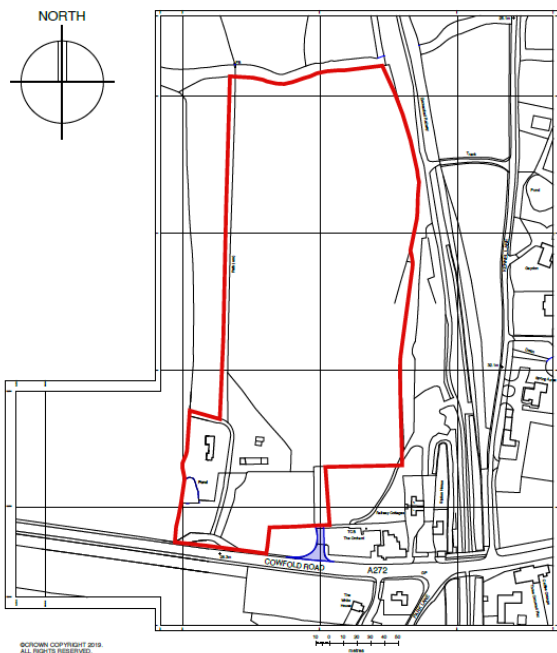
B07 Land to the East of Swains Cottage, Tismans Common, Rudgwick

B08 Land to the Rear of Pear Tree Farm, Furners Lane

B09 Land West of Hillside, Harbolets Road

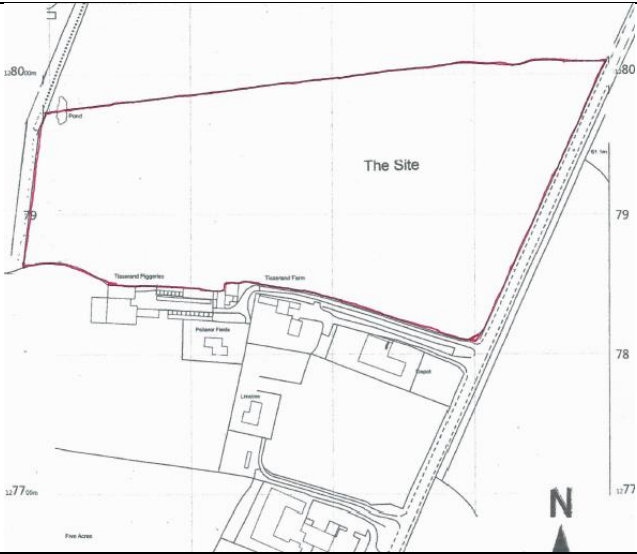
SITE BACKGROUND	
Site reference	B01
Site name and address	Littleworth Lane, Partridge Green
Site plan:	
Site planning status	N/A
Planning history	<p>Application DC/20/2570/FUL for "Change of use of the land for the provision of 2 residential mobile home pitches (Class C3) and related facilities including use of existing garage as a shared dayroom all for occupation by gypsies and travellers" was refused on 17th March 2021: <i>"The proposed development would result in increased urbanisation which would erode the visual character of the open rural nature of the immediate landscape, and an intensification of activity and disturbance on the site that would adversely affect the quiet secluded character of the site, and not be of a scale appropriate to its countryside character and location"</i></p> <p>Other recent applications include: DC/19/0152/OUT Outline app for 1 residential dwelling refused 19 March 2019. DC/19/0161/FUL Application for 3 holiday lets refused 21/3/2019.</p>
GTAA 2020 pitch number	N/A
GTAA 2020 planning definition status	N/A
Additional current and future needs	N/A
Total pitch need 2018-2022	N/A
Total pitch need 2023-2033	N/A
Site area	N/A
Site ownership	Delcraven Ltd Mannings Heath
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No
Local Wildlife Site	No
Heritage Area	No
Flood zone	No
Air quality	No
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Assumed yes, as within populated area
Sanitation available or capable of being provided	Likely development would require use of package treatment plant to dispose of effluent to sub-soil irrigation. This would need to be maintained by the owner of site.

Provision for surface water and storm water drainage	Possible that flows from any development could be connected to a public sewer following formal application. No public surface water sewers which could serve development so alternatives would be required.
Safe access to highway network	Yes - access proposed via private road to south of Mill Lane which leads to 3 existing dwellings.
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium impact. Likely to be relatively small impact to the perception of the site from the public highway, with some potential for a change in the rural feel of the area from nearby PRoWs.
Impact of site on amenity of local residents	High impact. The site currently forms a 'paddock' area of open space which is surrounded by, and forms the access to, detached residential properties. Despite the generous curtilage of the surrounding properties, some of these are close to the edge of this site. It is unclear how the shared access arrangement over the land would be overcome.
Site can provide visual and acoustic privacy	Yes, some, although the proximity of neighbouring properties to the site boundary is likely to minimise the effectiveness of acoustic screening.
Environmental concerns	None
Constraints on design and layout of the site	TPO on southern-most edge of site
Could the site meet current and future need?	N/A
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	N/A
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	N/A
Conclusion	Taking account of the concerns regarding sanitation, impact on landscape and the need to resolve third party access to the site, this location is not considered suitable for allocation for Gypsy and Traveller use.

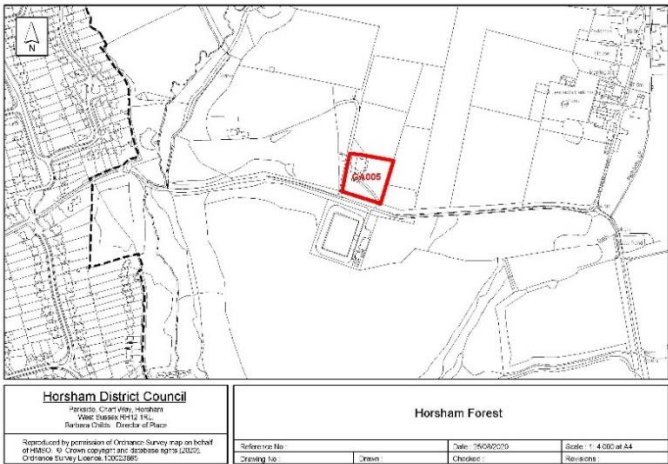
SITE BACKGROUND	
Site reference	B02
Site name and address	The Orchard, Cowfold
Site plan:	 <p>SCOTIA COPYRIGHT 2019 ALL RIGHTS RESERVED LICENSE NO. A000000000</p>
Site planning status	Current use is woodland
Planning history	<p>1. DC/08/0593/FUL Construction of a sustainable low impact eco holiday and ranger centre comprising 8 holiday lodges Permitted 30/10/2009</p> <p>2. DC/11/0783/FUL Erection of crematorium with associated infrastructure Refused 6/10/2011</p> <p>3. DC/12/1092/FUL Development of crematorium facility within a parkland setting Refused 18/12/2013</p> <p>4. DC/17/2074/FUL Change of use of woodland to a holiday lodge/caravan park 23 x caravan pitches Refused 26/3/2018</p> <p>5. Current application DC/21/0203/FUL Change of use of woodland to a holiday lodge/ caravan park, comprising 11 No. caravan pitches. Validated 28 January 2021.</p>
GTAA 2020 pitch number	N/A
GTAA 2020 planning definition status	N/A
Additional current and future needs	N/A
Total pitch need 2018-2022	N/A
Total pitch need 2023-2033	N/A
Site area	4.4 hectares
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No but Traditional Orchard Priority Habitat to the immediately adjacent to the southeastern corner of the site.
Local Wildlife Site	No

Heritage Area	No – some Grade II listed within wider area but unlikely to be directly impacted by development on site.
Flood zone	No
Air quality	No
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	Yes – northern part of site falls within High Pressure Gas Pipeline buffer area
Mains water and electricity available or accessible	Agent has indicated this is available
Sanitation available or capable of being provided	Yes – outlined in FRA submitted with earlier planning application
Provision for surface water and storm water drainage	Yes – outlined in FRA submitted with earlier planning application
Safe access to highway network	Yes – via existing established access onto A272
Primary school within 2km	No, nearest school is 2.8km to the east in Cowfold (St Peter's)
GP surgery within 2km	No – Cowfold surgery is approximately 3km to the east of the site.
Shops within 2km	Yes – Buck Barn crossroads
Public transport route within 800m	Yes
Impact of site on local character and amenity	Medium impact. The site appears to be heavily wooded with the southern most section more open. The Downs Link passes close to the eastern edge and boundary treatment on this edge would be needed to reduce any impact on the character of the wider area.
Impact of site on amenity of local residents	Medium impact. There is a cluster of residential properties a short distance to the east of the site, others which are separated from the site by the A272 and others further to the north and the east.
Site can provide visual and acoustic privacy	Yes, with adequate consideration of the Downs Link which is well used and passes close to the site.
Environmental concerns	Development of the site would require clearing a large number of established trees, with associated impacts on biodiversity, landscape and air quality.
Constraints on design and layout of the site	Site is woodland. Layout of the site, and access, should take also account of the area of Traditional Orchard which abuts the site.
Could the site meet current and future need?	N/A
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	N/A
Are the residents in a position to take forward the planning application/deliver the site and intensification to	N/A

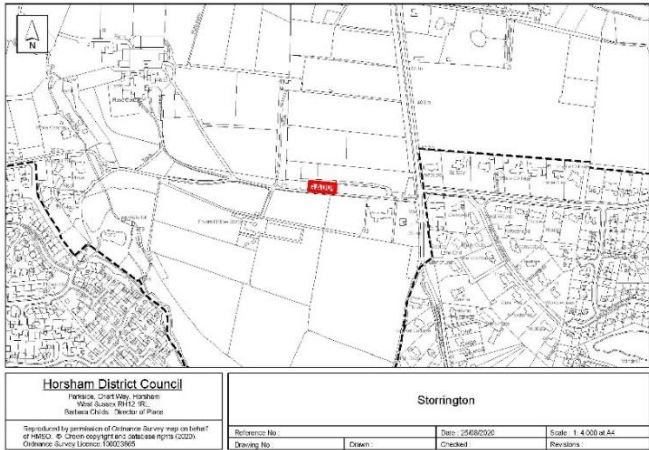
meet planning conditions?	
Conclusion	This site would lead to the loss of a heavily wooded site, changing the landscape character. In addition there is potential to adversely impact a priority habitat. The site is therefore not considered suitable for allocation for Gypsy & Traveller use

SITE BACKGROUND	
Site reference	B03
Site name and address	Tisserand Farm, A29 Stane Street South of Five Oaks RH14 9AZ
Site plan:	
Site planning status	Site is agricultural land.
Planning history	DC/19/1770/OUT Outline application for a change of use to provide a retirement community park development with up to 46 mobile home units and associated tennis courts. Refused 15/1/2020 and dismissed on appeal by PINS 27 January 2021 "I have found that there would be clear conflict with the Council's development plan arising from the appeal scheme which would result in substantial harm". Para 36
GTAA 2020 pitch number	N/A
GTAA 2020 planning definition status	N/A
Additional current and future needs	N/A
Total pitch need 2018-2022	N/A
Total pitch need 2023-2033	N/A
Site area	4 hectares
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No
Local Wildlife Site	No but the site is located within a bat sustenance zone
Heritage Area	No, though there is an Archaeological Notification Area on the eastern (opposite) side of the A29.
Flood zone	No
Air quality	No
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Assumed yes, given adjacent development

Sanitation available or capable of being provided	Yes – Southern Water response to application on site indicates presence of public foul sewer on site. However, they indicate network reinforcement work may be required to mitigate any risk of flooding.
Provision for surface water and storm water drainage	Southern Water indicate of an increased risk of flooding without reinforcement work to network. The lead local flood authority has assessed the area as being at low risk of surface water flooding providing existing surface water flow paths on site are maintained if development were to come forward
Safe access to highway network	Yes – though A29 is set at national speed limit with traffic pulling onto a road with very fast moving traffic
Primary school within 2km	No – approx. 2.5 km to the south in Billingshurst
GP surgery within 2km	No - approx. 2.5 km to the south in Billingshurst
Shops within 2km	Yes – petrol station in Five Oaks
Public transport route within 800m	Yes
Impact of site on local character and amenity	High impact. The site is highly visible from the public highway and a PRoW passes directly along the western boundary. The location forms part of the rural character area separating Five Oaks and Billingshurst and development would urbanise the area with significant character impact.
Impact of site on amenity of local residents	Medium impact. The site is separated from the cluster of residential and commercial properties adjacent and screening is likely to reduce any direct amenity impacts. The increased activity on the site will have a detrimental effect on local residents.
Site can provide visual and acoustic privacy	Some, although screening from the A29 is likely to have to be some distance into the site in order to maintain visibility when accessing the highway, and would also create a break in the low hedging which is characteristic of this stretch of road.
Environmental concerns	None
Constraints on design and layout of the site	None
Could the site meet current and future need?	N/A
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	N/A
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	N/A
Conclusion	The large scale of the site and lack of significant screening would generate significant landscape impacts. The site is not considered suitable for allocation for Gypsy & Traveller use.


SITE BACKGROUND	
Site reference	B04
Site name and address	Deer Park Farm, Hampers Lane, Horsham
Site plan:	
Site planning status	Authorised for Gypsy & Traveller use
Planning history	The site contains one permanent Gypsy & Traveller pitch (one static caravan and one touring caravan) that was allowed on appeal (DC/10/1974) on 27 March 2014.
GTAA 2020 pitch number	1
GTAA 2020 planning definition status	1 x undetermined
Additional current and future needs	None
Total pitch need 2018-2022	None
Total pitch need 2023-2033	None
Site area	0.5 ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	Yes
SSSI	No
Ancient Woodland	No but TPOs at the southern end of the site.
Local Wildlife Site	No
Heritage Area	The site is located in the non-designated heritage asset of St Leonard's Park and within the setting of the listed Leonard's Park House. The Appeal Inspector's Report in 2014 concluded that 1 pitch would cause no harm to the setting of the listed building or the non-designated heritage asset. Additional development may have some detrimental impact on the setting of this asset, and therefore some negative impact is identified at this stage.
Flood zone	No
Air quality	No
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No

Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	The gypsy site is located in an Area of Outstanding Natural Beauty, and additional development is likely to have an impact on this nationally important landscape. The appeal inspector's Report, in allowing the pitch in 2014, confirmed there would be some detriment to the character and quality of the AONB caused by the development. Further development in this location would potentially exacerbate these negative impacts.
Impact of site on amenity of local residents	Low impact. Site well screened and separated from eastern edge of housing in Horsham by 300m belt of trees.
Site can provide visual and acoustic privacy	The residential area is located approximately 300m to the west of the site.
Environmental Concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	None identified
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	N/A
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	N/A
Conclusion	Taking account of the location of this site in the AONB, the impact on heritage assets and the proximity of nearby TPOs, It is not considered appropriate to allocate this Gypsy & Traveller site for further pitches at the present time.

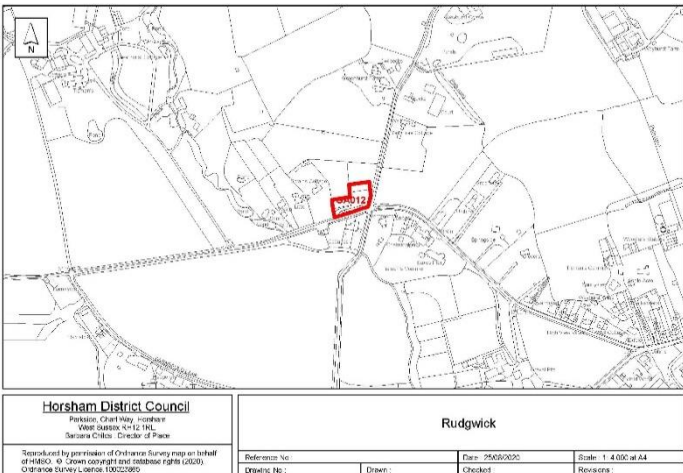
SITE BACKGROUND	
Site reference	B05
Site name and address	Fryern Park Farm, Fryern Park, Fryern Road, Storrington, RH20 4FF
Site plan:	
Site planning status	Authorised
Planning history	<p>Site was proposed for 3-5 pitches in HDC Gypsy & Traveller DPD (April 2017) which was not pursued. 2 pitches allowed on appeal on 4 November 2019 (DC/18/2084/FUL) have yet to be implemented. DC/20/0600 for additional 2 pitches was refused by HDC on 27 July 2020 on the ground that <i>“The proposed development, by reason of its cumulative impact with the existing pitches in the vicinity of the site, would represent a harmful urbanising form of development which would be out of keeping with and detrimental to the rural character of the countryside location, contrary to Policies 2, 23, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015)”</i>. An appeal was submitted on 13 November 2020 and started on 12th May 2021 by way of Written Representations. A decision is awaited at 12th July 2021.</p>
GTAA 2020 pitch number	2
GTAA 2020 planning definition status	1 x meet planning definition, 1 x unimplemented
Additional current and future needs	4
Total pitch need 2018-2022	2 x current need (1 x in-migration and 1 x bricks and mortar)
Total pitch need 2023-2033	2 x new household formation
Site area	0.95 ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No
Local Wildlife Site	No but within Bat Sustenance Zone
Heritage Area	No
Flood zone	No
Air quality	There is an Air Quality management area in Storrington however this is assessed as a small negative impact due the relatively limited scale of any development in this location.

Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. There is mature tree screening on the eastern side of the site, beside Fryern Road., albeit that this can be sporadic in places. In addition, there are mature trees on the southern boundary of the application site that could be retained. Views to the site from a westerly and northerly direction are relatively open however and would require a degree of screening, given the site's location in the countryside.
Impact of site on amenity of local residents	Low impact. Site is located in the countryside to the west of Fryern Road and approximately 100m to the west of the nearest residential property.
Site can provide visual and acoustic privacy	The residential area of the site is located approximately 180m to the west of Fryern Road
Environmental concerns	No known issues
Constraints on design and layout of the site	There is a public right of way to the immediate south of the site, which would require adequate screening. Details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	There may be potential – this is subject the outcome of the appeal.
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	N/A
Are the residents in a position to take forward the planning application/deliver the site and intensification to	The fact that the appellants have submitted a planning application and are pursuing an appeal suggests that they are in a position to deliver the site.

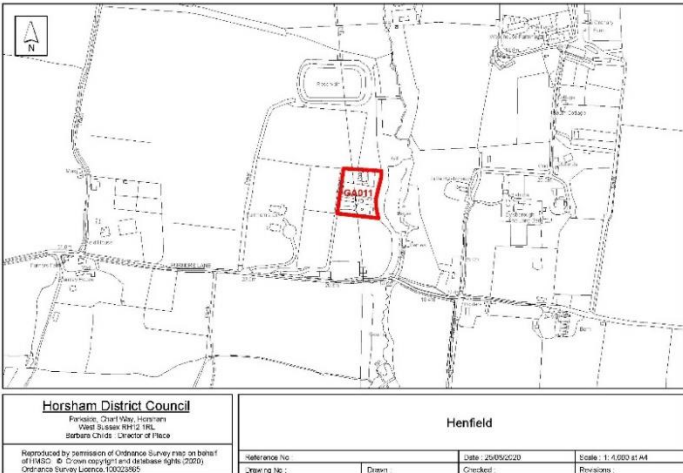
meet planning conditions?	
Conclusion	Whilst this site is relatively close to services and facilities, the site is already subject to a planning appeal which will determine the ability of this site to meet Gypsy and Traveller needs without the need to allocate this site.

SITE BACKGROUND	
Site reference	B06
Site name and address	Land East of Coolham Road, RH20
Site plan:	 <p>Horsham District Council Farnley, Great Way, Horsham West Sussex RH12 1HS Barbara Childs, Director of Planning</p> <p>Thakeham</p> <p>Reference No: Date: 15/05/2019 Scale: 1:4,000 at A4 Drawing No: Date: Checked: Handwritten:</p>
Site planning status	Unauthorised
Planning history	<p>"Proposed site for settled gypsy accommodation for 1 pitch with associated stable block". DC/18/1488 Application refused 4th March 2019. Refused as <i>"located in unsustainable location, remote from services in Thakeham and school and health facilities. The extenuating circumstances provided by the applicant are not considered sufficient to outweigh this harm"</i>.</p> <p>Appeal submitted 7th May 2019. Appeal started 9th August 2019 by way of Written Representations. Case re-commenced 17 September 2019. No decision as at 13th July 2021.</p>
GTAA 2020 pitch number	1
GTAA 2020 planning definition status	Believed to be unoccupied
Additional current and future needs	N/A
Total pitch need 2018-2022	N/A
Total pitch need 2023-2033	N/A
Site area	0.9ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No but it does exist to the immediate north and SE of the site.
Local Wildlife Site	No but within Bat Sustenance Zone.
Heritage Area	No
Flood zone	No
Air quality	No.
Gatwick Safeguarding	No

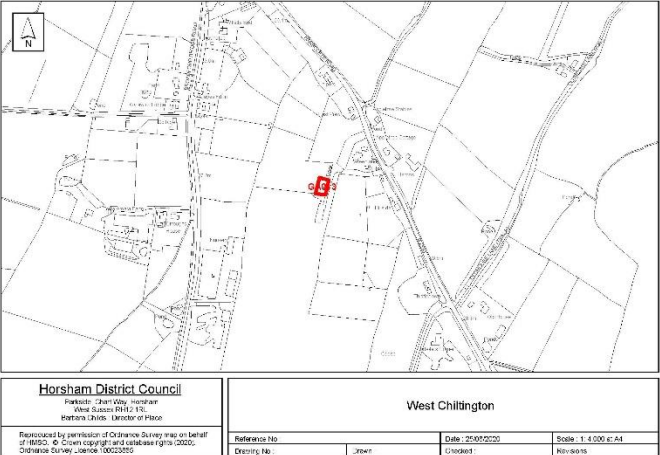
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	No – nearest is 2.5km in West Chiltington
GP surgery within 2km	No – this is in Storrington, over 4km away
Shops within 2km	No – nearest is 2.5km in West Chiltington
Public transport route within 800m	No
Impact of site on local character and amenity	Low impact. Any development would have minimal physical impact on the wider character and openness of the rural area, owing to the location, scale of development in this location.
Impact of site on amenity of local residents	Low impact. The site is located 140m from the nearest residential property to the north. It is not considered that the scheme would have an adverse impact on the privacy or amenity of the occupiers of the neighbouring residential properties.
Site can provide visual and acoustic privacy	Low impact. The site has a very enclosed character that leads to the site being nestled against 3 well-defined vegetated boundaries with a resulting minimal visual impact on the public realm.
Environmental concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	There may be potential for 1 pitch – this is subject the outcome of the appeal.
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	N/A
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	The fact that the appellants have submitted a planning application and are pursuing an appeal suggests that they are in a position to deliver the site.
Conclusion	The site is already subject to a planning appeal which will determine the ability of this site to meet Gypsy and Traveller needs without the need to allocate this site.

SITE BACKGROUND	
Site reference	B07
Site name and address	Land East of Swains Cottage, Tismans Common, Rudgwick, West Sussex, RH12 3DY
Site plan:	 <p>Horsham District Council Planning, Chart Way, Horsham West Sussex BN12 1NL Simon Collins, Director of Planning</p> <p>Rudgwick</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2008). Ordnance Survey Licence: 100022865</p> <p>Reference No: _____ Date: 29/09/2020 Scale: 1:4,000 at A4 Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____</p>
Site planning status	Authorised
Planning history	Change of use of land to mixed use for the keeping of horses (existing) and as a residential caravan site for two gypsy families, each with two caravans and an amenity building, including construction of an access road and laying of hardstanding (Development affects the setting of a Listed Building) DC/13/2191. Refused Apr 2014. Allowed on appeal 31 October 2014. Permission implemented.
GTAA 2020 pitch number	2
GTAA 2020 planning definition status	Implemented but not occupied
Additional current and future needs	Based on appeal and planning application documents 5 – 4 x 5-year need and 1 x new household formation.
Total pitch need 2018-2022	Up to 4 x 5-year need
Total pitch need 2023-2033	1 new household formation
Site area	0.2ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No
Local Wildlife Site	No but within Bat Sustenance Zone.
Heritage Area	There are two listed buildings to the immediate west of the site (Swains Cottage Grade II and Little Swains Grade II)
Flood zone	No
Air quality	No.
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes

Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. The Inspector concluded "the impact on the wider landscape character would be negligible" This is not considered to have changed.
Impact of site on amenity of local residents	Medium impact. The appeal inspector concluded "the consequences for the appearance of the locality would be insignificant. Nevertheless, there would be a small negative effect on the character of the area".
Site can provide visual and acoustic privacy	Low impact. The Appeal Inspector concluded: "The main elements of the proposed use would be well screened by existing planting, which could be supplemented". This is not considered to have changed.
Environmental concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Possibly if some intensification was permitted to allow for additional touring caravans.
Could the site only meet current need?	Possibly if some intensification was permitted to allow for additional touring caravans.
Can the configuration of the site be altered to meet future need?	Possibly if some intensification was permitted to allow for additional touring caravans.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Unknown as the site has not been developed despite being allowed at appeal in 2014 to meet an identified need from households looking to settle in the local area. The current location of the residents is unknown.
Conclusion	It is not appropriate to allocate this Gypsy & Traveller site for further pitches, given that despite being allowed at appeal in 2014, there are still no residents at the site, raising questions about the ability of the site to meet needs.

SITE BACKGROUND	
Site reference	B08
Site name and address	Land to the rear of Pear Tree Farm, Furners Lane, BN5 9HX
Site plan:	 <p>Horsham District Council Planning Department West Sussex BN12 9PL Sarah Chidgey, Director of Planning</p> <p>Henfield</p> <p>Reference No: Date: 25/09/2020 Scale: 1:10,000 at A4 Drawing No: Drawn: Checked: Revisions:</p>
Site planning status	Authorised
Planning history	DC/17/1374. Application refused 25 September 2017. "The development proposed is described as a settled gypsy accommodation site comprising 3 pitches and associated utility building". Allowed on appeal 19 Feb 2020.
GTAA 2020 pitch number	3
GTAA 2020 planning definition status	3 x meet planning definition
Additional current and future needs	None
Total pitch need 2018-2022	0
Total pitch need 2023-2033	0
Site area	0.2ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	There is ancient woodland located to the immediate east of the site.
Local Wildlife Site	No
Heritage Area	There is a listed building (Little Bilsborough, Grade II) approximately 300m to the east of the site, however there is a lot of screening from the ancient woodland between the two sites.
Flood zone	No
Air quality	No.
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes

Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes
Public transport route within 800m	Yes
Impact of site on local character and amenity	Low impact. The Appeal Inspector found that proposal for pitch would not harm the character and appearance of the area. This is not considered to have changed.
Impact of site on amenity of local residents	Low impact. The Appeal Inspector concluded "given the distance from dwellings and low number of pitches, there is unlikely to be noise disturbance to residents". This is not considered to have changed.
Site can provide visual and acoustic privacy	Low impact. The Appeal Inspector concluded: "Ancient woodland to the east of the site and other hedgerow/trees around the surrounding fields screen the site from wider view". This is not considered to have changed.
Environmental concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	Yes – 3 pitches now authorised
Could the site only meet current need?	N/A
Can the configuration of the site be altered to meet future need?	Yes – The site owner has indicated there is potential to create more pitches. These would be available to family members only. However no current needs are identified in the plan period.
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	Yes – the owner has indicated the permission will be implemented within 12 months but has encountered delays due to Covid-19.
Conclusion	It is not considered appropriate to allocate this site for any further Gypsy & Traveller pitches given that no needs have been identified for additional sites during the plan period in addition to the 3 which have been granted permission.

SITE BACKGROUND	
Site reference	B09
Site name and address	Land West of Hillside, Harbolets Road, West Chilts, RH20 2LG
Site plan:	 <p>Horsham District Council Refused - 15th July 2019 West Sussex RH12 1LE Horsham District - Director of Planning</p> <p>West Chiltington</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2020). Ordnance Survey Licence 100020255</p> <p>Reference No: 2505/2020 Drawing No: 2020 Date: 25/05/2020 Created: 25/05/2020 Scale: 1:4,000 at A4 Revised:</p>
Site planning status	Unauthorised
Planning history	"Change of use of equine yard to traveller pitch, conversion of existing stable to accommodation facility and erection of new mobile stable". (DC/19/1031). Refused 15 July 2019. Reasons for refusal: Introducing urbanised form of development which would be out of keeping with countryside location. Also, fails to provide safe and convenient pedestrian access and would represent unsustainable development. Appeal lodged and re-started January 2020. Appeal dismissed 25 November 2020.
GTAA 2020 pitch number	Not included in GTAA
GTAA 2020 planning definition status	n/a
Additional current and future needs	1 x unauthorised plus potential over-crowding and future formation
Total pitch need 2018-2022	1
Total pitch need 2023-2033	Unknown
Site area	0.04ha
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Area of Outstanding Natural Beauty	No
SSSI	No
Ancient Woodland	No
Local Wildlife Site	No but within Bat Sustenance Zone.
Heritage Area	No
Flood zone	No
Air quality	No.
Gatwick Safeguarding	No
Within high pressure gas pipeline safeguarding zone	No

Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Safe access to highway network	Yes
Primary school within 2km	No – approx. 3km away in West Chiltington
GP surgery within 2km	No – approx 5km away in Storrington
Shops within 2km	No - approx. 3km away in West Chiltington
Public transport route within 800m	No
Impact of site on local character and amenity	High Impact. The site is very rural and development in this location would be harmful to the character and appearance of the countryside.
Impact of site on amenity of local residents	Low impact. The application site is located approximately 52m from the closest neighbouring property and the scheme would not contribute to any harmful impact on the privacy or amenity of the occupiers of the neighbouring residential property.
Site can provide visual and acoustic privacy	High impact. It is not considered this could be provided.
Environmental concerns	No known issues
Constraints on design and layout of the site	No constraints although details of proposed design and layout of the residential area would be required.
Could the site meet current and future need?	No
Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	N/A
Conclusion	Development in this location is remote from services and facilities and would be harmful to the landscape, generating urbanising impacts. The site is not considered suitable for allocation for Gypsy & Traveller use.