

**Horsham District Council**

**Gypsy and Traveller  
Site Assessment  
Regulation 19**

**December 2023**

<b>Contents</b>	
<b>Section</b>	<b>Page Number</b>
1. Introduction	3
2. Part One Sites Proposed for Allocation for Gypsy, Traveller & Travelling Showpeople Use	4
3. Part Two – Sites Assessed as Not Suitable for Allocation for Gypsy & Traveller Use	40
Table 1 – Sites suitable for allocation	56
Table 2 Sites assessed as not suitable for allocation	57

## Introduction

This document provides an assessment of a number of sites with regards to their suitability for allocation for Gypsy & Traveller use in the Draft Horsham Local Plan. Part 1 of the document sets out those sites that are considered suitable for allocation for Gypsy, Traveller and Travelling Showpeople use. Part 2 of this document sets out those sites that are not considered suitable for allocation for Gypsy & Traveller use.

Each site has been assessed using a consistent pro-forma which takes account of interviews carried out by Gypsy & Traveller consultants Opinion Research Services in autumn 2023; environmental constraints; proximity to services and facilities; public transport; and local amenity issues.

A red / amber / green rating has been used to assess impacts in Parts 1 and 2 as follows:

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

Tables 1 and 2 on pages 56 and 57 contain a summary of the proposed allocations and non-allocated sites.

# Part One

## 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:

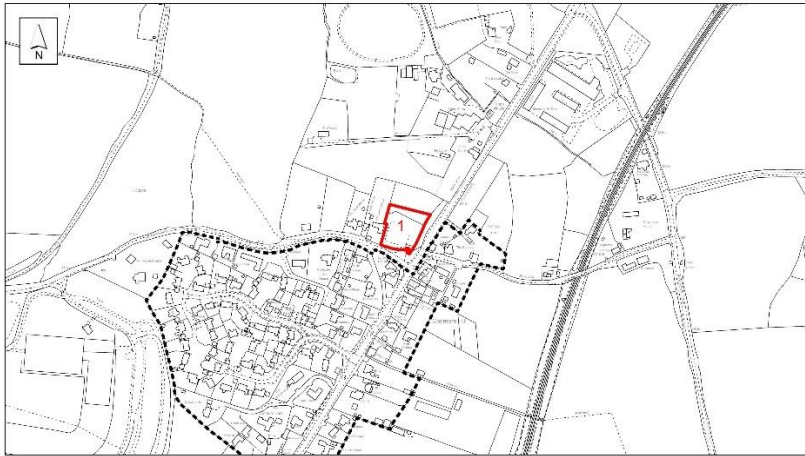
1. Land at Junction of Hill Farm Lane and Stane Street, Codmore Hill (Existing Site)
  2. Fryern Park, Storrington (Existing Site)
  3. Northside Farm, Rusper Road (Existing Site)
  4. Southview, The Haven, Slinfold (Existing Site)
  5. Sussex Topiary, Rudgwick (Existing Site)
  6. Plot 3, Bramblefield Crays Lane, Thakeham (Existing Site)
  7. Land at Girder Bridge, Gay Street Lane, Pulborough (New Site)
  8. Land East of Billingshurst (Strategic Site Allocation)\*
  9. Land West of Ifield (Strategic Site Allocation)\*
  10. Land North West of Southwater (Strategic Site Allocation)\*
  11. Kingfisher Farm, West Chiltington Lane, Barns Green (Regularisation of Existing Site)
  12. Land East of Coolham Road, Thakeham (Agricultural land, Unauthorised occupation)
  13. Land North West of Junipers, Harbolets Road, West Chiltington (Agricultural land, Unauthorised Occupation)
  14. Downsview Paddock, New Hall Lane, Small Dole (Agricultural land, Unauthorised occupation)
- TS1. Honeybridge Lane, Dial Post (Existing Site)

**Part 1 of this document sets out the summary of the assessments for Proposed Allocations 1 to 7, 11- 14 and TS1.**

**\*The assessment of the potential for Gypsy and Traveller accommodation within wider strategic allocations (Sites 8, 9 and 10) has been considered separately as part of the wider assessment of strategic sites through the Local Plan process. Sites 8, 9 and 10 have all been assessed as being capable of delivering a wide range of housing and supporting infrastructure provision, including provision for Gypsies and Travellers on site.**

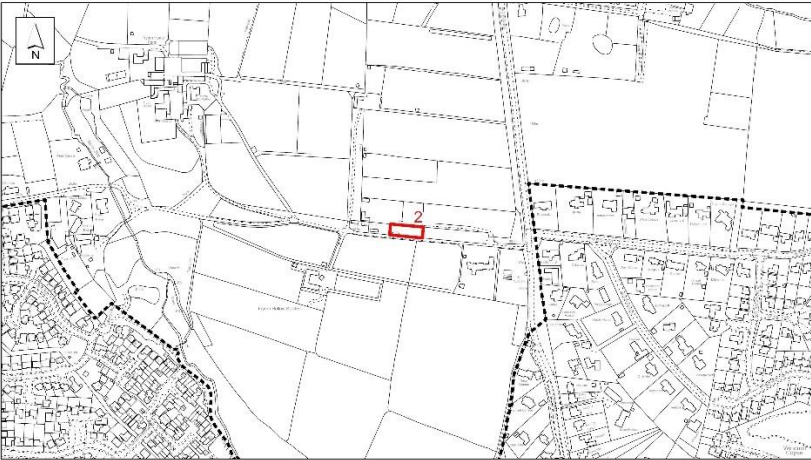
# Part One

## Sites Proposed for Allocation for Gypsy & Traveller & Travelling Showpeople Use

SITE BACKGROUND					
Site reference	1.				
Site name and address	Land at Junction of Hill Farm Lane and Stane Street, Pulborough, RH20 1BW				
Site plan:	 <table border="1" data-bbox="497 1061 1305 1160"> <tr> <td> <b>Horsham District Council</b>                  Plaekade, Chart Way, Horsham                  West Sussex RH12 1RL                  Barbara Chiles, Director of Place             </td> <td>                 Local Plan Review 2023                  Codmore Hill             </td> </tr> <tr> <td> <small>Reproduced by permission of Ordnance Survey Map on behalf of HMISO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0900520204</small> </td> <td>                 Reference No: _____ Date: 17 November 2023                  Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____             </td> </tr> </table>	<b>Horsham District Council</b> Plaekade, Chart Way, Horsham West Sussex RH12 1RL Barbara Chiles, Director of Place	Local Plan Review 2023 Codmore Hill	<small>Reproduced by permission of Ordnance Survey Map on behalf of HMISO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0900520204</small>	Reference No: _____ Date: 17 November 2023 Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____
<b>Horsham District Council</b> Plaekade, Chart Way, Horsham West Sussex RH12 1RL Barbara Chiles, Director of Place	Local Plan Review 2023 Codmore Hill				
<small>Reproduced by permission of Ordnance Survey Map on behalf of HMISO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0900520204</small>	Reference No: _____ Date: 17 November 2023 Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____				
Site planning status	Authorised - Speculative				
Planning history	Permission granted (DC/19/0845) for 2 pitches on 20 September 2019. Second application (DC/20/0636) for 4 pitches (an additional 2 pitches) was refused on 1 December 2020. Appeal was lodged 1 December 2020 and commenced 24 March 2021. The Appeal was allowed on 1 March 2022 but was subsequently quashed by the High Court on 13 July 2022 due to its failure to consider Natural England's "Water Neutrality Position Statement" issued on 14 September 2021.				
GTAA 2023 pitch number	2				
GTAA 2023 planning definition status	None – unimplemented and speculative				
Additional current and future needs	0				
Total pitch need 2023-28	0				
Total pitch need 2028-40	0				
Site area	3 ha				
Site ownership	Private				
DEVELOPMENT CONSTRAINTS					
Area of Outstanding Natural Beauty	No				

<b>SSSI</b>	No
<b>Ancient Woodland</b>	No - There is a small row of TPO protected trees along the southern boundary of the site.
<b>Local Wildlife Site</b>	No but within Bat Sustainment Zone
<b>Heritage Area</b>	There is a grade II Listed cottage on the eastern side of Stane Street (Forge Cottage).
<b>Flood zone</b>	No
<b>Air quality</b>	No.
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	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 of a day room would not appear as a prominent addition.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
<b>Environmental concerns</b>	No known outstanding issues
<b>Constraints on design and layout of the site</b>	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.

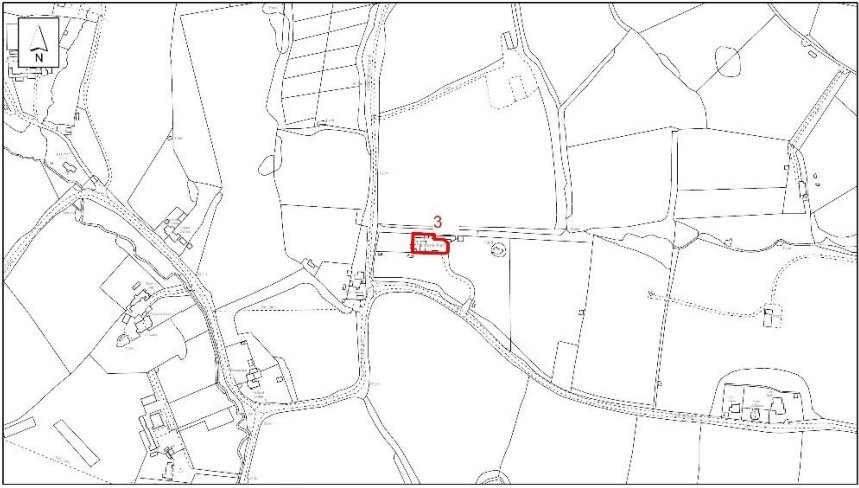
<b>Could the site meet current and future need?</b>	Yes – 4 (2 in addition to the 2 existing)
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	N/A
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The fact that planning applications have recently been submitted suggests that the applicant is in a position to deliver the site. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	It is considered appropriate to allocate this site (2 existing Gypsy and Traveller pitches) for an additional 2 pitches, making a total of 4 pitches. Whilst the Appeal that sought to allow an additional 2 pitches was quashed, this was solely due to failing to overcome “water neutrality” issues. Development on site is therefore considered appropriate, once the “water neutrality” issues have been resolved at a District-wide level.

<b>SITE BACKGROUND</b>									
<b>Site reference</b>	2.								
<b>Site name and address</b>	Fryern Park Farm, Fryern Park, Fryern Road, Storrington, RH20 4FF								
<b>Site plan:</b>	 <table border="1" data-bbox="539 831 1353 927"> <tr> <td colspan="2"> <b>Horsham District Council</b>  Parkside, Chair Way, Horsham  West Sussex RH12 1RQ  Barbara Childs - Director of Planning </td> <td colspan="2"> <b>Local Plan Review 2023</b>  Storrington </td> </tr> <tr> <td> <small>Reproduced by permission of Ordnance Survey map on behalf of HMRSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC3000823024</small> </td> <td> Reference No :  Drawing No : </td> <td> Date : 17 November 2023  Checked : </td> <td> 1:4,000 at A4  Revisions : </td> </tr> </table>	<b>Horsham District Council</b> Parkside, Chair Way, Horsham West Sussex RH12 1RQ Barbara Childs - Director of Planning		<b>Local Plan Review 2023</b> Storrington		<small>Reproduced by permission of Ordnance Survey map on behalf of HMRSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC3000823024</small>	Reference No : Drawing No :	Date : 17 November 2023 Checked :	1:4,000 at A4 Revisions :
<b>Horsham District Council</b> Parkside, Chair Way, Horsham West Sussex RH12 1RQ Barbara Childs - Director of Planning		<b>Local Plan Review 2023</b> Storrington							
<small>Reproduced by permission of Ordnance Survey map on behalf of HMRSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC3000823024</small>	Reference No : Drawing No :	Date : 17 November 2023 Checked :	1:4,000 at A4 Revisions :						
<b>Site planning status</b>	Authorised								
<b>Planning history</b>	<p>Site was proposed for 3-5 pitches in HDC Gypsy, Traveller and Travelling Showpeople 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. An application (DC/20/0600/FUL) 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, which started on 12 May 2021. The Appeal was allowed on 28 February 2022 but was subsequently quashed by the High Court on 11 July 2022 due to its failure to consider Natural England’s Water Neutrality Position Statement issued in September 2021.</p>								
<b>GTAA 2023 pitch number</b>	2								
<b>GTAA 2023 planning definition status</b>	1 x meet planning definition, 1 x unimplemented								
<b>Additional current and future needs</b>	1								
<b>Total pitch need 2023-2028</b>	0 x current need								
<b>Total pitch need 2028-40</b>	1 x new household formation								
<b>Site area</b>	0.95 ha								
<b>Site ownership</b>	Private								
<b>DEVELOPMENT CONSTRAINTS</b>									
<b>Area of Outstanding Natural Beauty</b>	No								
<b>SSSI</b>	No								
<b>Ancient Woodland</b>	No								
<b>Local Wildlife Site</b>	No but within Bat Sustenance Zone								



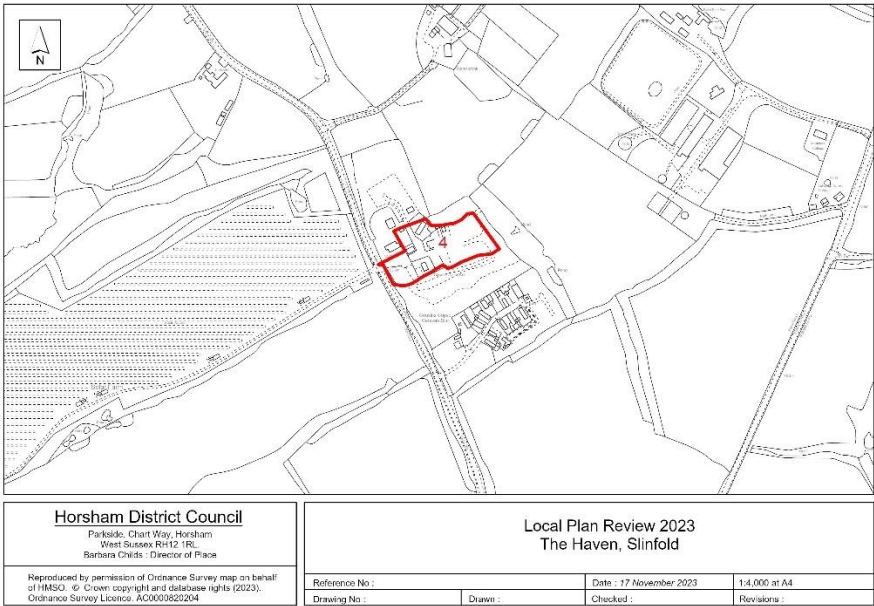
<b>Heritage Area</b>	No
<b>Flood zone</b>	No
<b>Air quality</b>	There is an Air Quality management area in Storrington however this is assessed as a small negative impact due to the relatively limited scale of any development in this location.
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	Low impact. A planning Inspector has found that the provision of 2 pitches on this site, even in combination with development on the adjacent site, would have only a very limited visual effect on the landscape and one which would not compromise the 'green gap' designated in the made Storrington, Sullington & Washington Neighbourhood Plan. 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.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	The residential area of the site is located approximately 180m to the west of Fryern Road
<b>Environmental concerns</b>	No known issues
<b>Constraints on design and layout of the site</b>	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.
<b>Could the site meet current and future need?</b>	Yes – 4 (2 in addition to the 2 existing).
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the</b>	Yes

<b>site be altered to meet future need?</b>	
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The fact that the appellants have submitted a planning application and pursued an appeal suggests that they are in a position to deliver the site. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	It is considered appropriate to allocate this site (which already has permission for 2 Gypsy and Traveller pitches on adjacent land) for an additional 2 pitches, making a total of 4 pitches. Whilst the Appeal that sought to allow 2 pitches was quashed, this was solely due to “water neutrality” issues. Development on site is therefore considered appropriate, once the “water neutrality” issues have been resolved at a District-wide level.

<b>SITE BACKGROUND</b>									
<b>Site reference</b>	3.								
<b>Site name and address</b>	Northside Farm, Rusper Road, Ifield								
<b>Site plan</b>	 <table border="1" data-bbox="491 913 1353 1019"> <tr> <td colspan="2"> <b>Horsham District Council</b>            Parkside, Chart Way, Horsham            West Sussex RH12 3RL            Barbara Childs : Director of Place         </td> <td colspan="2">           Local Plan Review 2023            Rusper         </td> </tr> <tr> <td colspan="2"> <small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023).            Ordnance Survey Licence: AC0000820204</small> </td> <td>           Reference No :            Drawing No :         </td> <td>           Date : 17 November 2023            Checked :            Revisions :         </td> </tr> </table>	<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 3RL Barbara Childs : Director of Place		Local Plan Review 2023 Rusper		<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023).            Ordnance Survey Licence: AC0000820204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 3RL Barbara Childs : Director of Place		Local Plan Review 2023 Rusper							
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023).            Ordnance Survey Licence: AC0000820204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :						
<b>Site planning status</b>	Authorised								
<b>Planning history</b>	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.								
<b>GTAA 2023 Pitch Number</b>	1								
<b>GTAA 2023 planning definition status</b>	1 x meets planning definition								
<b>Additional current and future needs</b>	3 x current need								
<b>Total pitch need 2023-2028</b>	3								
<b>Total pitch need 2028-40</b>	0								
<b>Site area</b>	3.2 ha								
<b>Site ownership</b>	Private								
<b>DEVELOPMENT CONSTRAINTS</b>									
<b>Area of Outstanding Natural beauty</b>	No								
<b>SSSI</b>	No								
<b>Ancient Woodland</b>	No								
<b>Local Wildlife Site</b>	No								
<b>Heritage Area</b>	No								
<b>Flood Zone</b>	No								

<b>Air quality</b>	No.
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport within 800m</b>	No. The site is however relatively close (approx. 3km) from Crawley which has good public transport access. The proposed West of Ifield strategic allocation would bring the urban area of Crawley nearer the site.
<b>Impact of site on local character and amenity</b>	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.
<b>Impact of site of amenity of local residents</b>	Low impact. The nearest residential properties are located approximately 250m to the west.
<b>Site can provide visual and acoustic privacy</b>	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
<b>Environmental concerns</b>	No known issues
<b>Constraints on design and layout of the site</b>	No constraints although details of proposed design and layout of the residential area would be required.
<b>Could the site meet current and future need</b>	Yes – 4 (3 in addition to the 1 existing).
<b>Could the site only meet current need</b>	n/a
<b>Can the configuration of the site be</b>	Yes

<b>altered to meet future need</b>	
<b>Are the residents in a position to take forward the planning application / deliver the site and intensification to meet planning conditions</b>	Yes – the owner has informed the Council that her three adult children will be applying for planning permission for pitches. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	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.

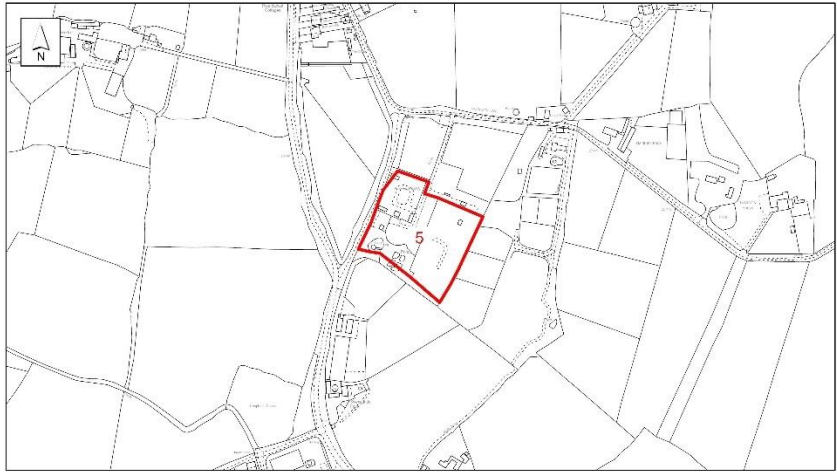
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	4.
<b>Site name and address</b>	Southview, The Haven, Slinfold
<b>Site plan:</b>	
<b>Site planning status</b>	Authorised (1), Unauthorised (4)
<b>Planning history</b>	1 single pitch has permanent planning permission. Site is allocated for 4 pitches in Policy 21 of the HDPF to authorise the 4 existing pitches on the site.
<b>GTAA 2023 pitch number</b>	5 - Authorised (1), Unauthorised (4)
<b>GTAA 2023 planning definition status</b>	5 x meet planning definition
<b>Additional current and future needs</b>	3
<b>Total pitch need 2023-28</b>	3
<b>Total pitch need 2028-2040</b>	0
<b>Site area</b>	3.2 ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	The site is surrounded to the north, east and south by Ancient Woodland.
<b>Local Wildlife Site</b>	No but the site is within a Bat Sustenance Zone.
<b>Heritage Area</b>	No
<b>Flood zone</b>	No
<b>Air quality</b>	No.
<b>Gatwick Safeguarding</b>	No

<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	Low impact. Residential development is well screened by mature trees on the boundary of the site.
<b>Impact of site on amenity of local residents</b>	Low impact. The nearest residential properties is a Gypsy and Traveller site (Cousins Copse, county-run with 12 pitches) to the immediate south; otherwise it is sporadic residential development in the area.
<b>Site can provide visual and acoustic privacy</b>	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
<b>Environmental concerns</b>	No known issues
<b>Constraints on design and layout of the site</b>	No constraints although details of proposed design and layout of the residential area would be required.
<b>Could the site meet current and future need?</b>	Yes – 5 (1 authorised and 4 unauthorised)
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	Yes
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	There is potential for the site owner to apply for planning permission to regularise the 4 unauthorised pitches. (Subject to water neutrality mitigation.)

**Conclusion**

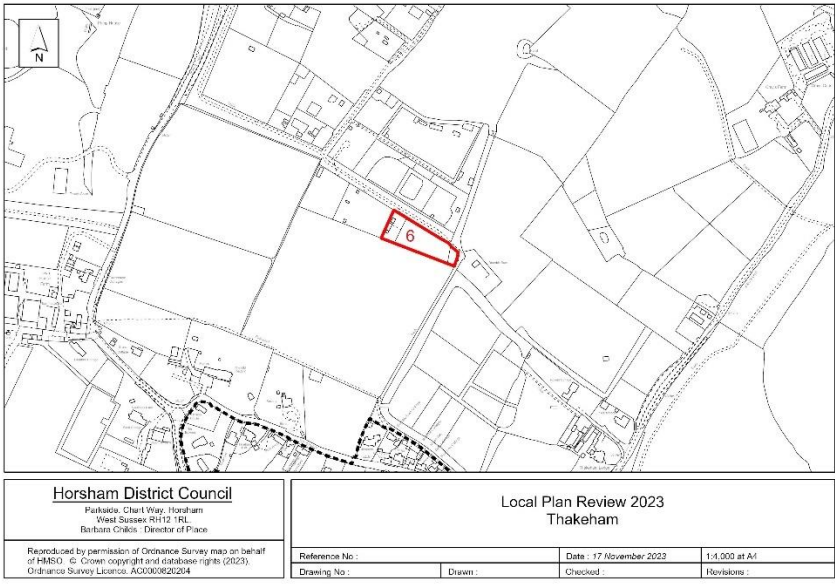
It is considered appropriate to allocate this site (1 existing Gypsy and Traveller pitch) for an additional 4 pitches regularising the currently unauthorised pitches to formalise these existing needs. This would make a total of 5 pitches on the site.



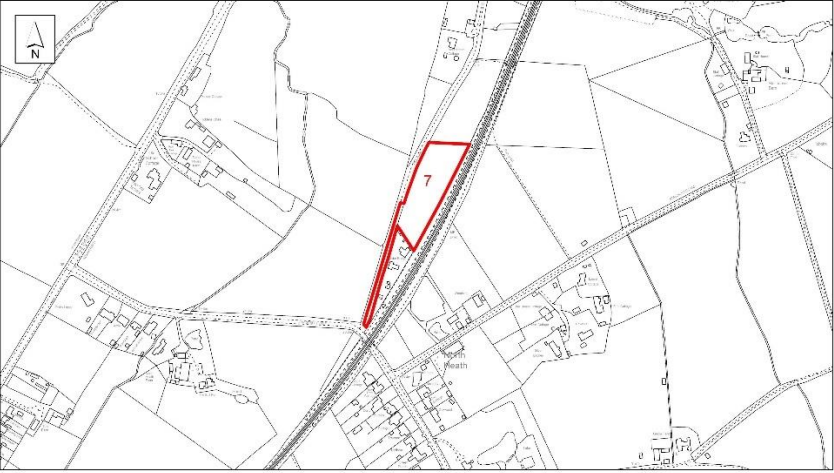
<b>SITE BACKGROUND</b>					
<b>Site reference</b>	5.				
<b>Site name and address</b>	Sussex Topiary, Naldretts Lane, Rudgwick, RH12 3BU				
<b>Site plan:</b>	 <table border="1" data-bbox="497 896 1337 996"> <tr> <td> <b>Horsham District Council</b>  Parkside, Chart Way, Horsham  West Sussex RH12 1RL  Barbara Childs : Director of Planning </td> <td> <b>Local Plan Review 2023</b>  <b>Rudgwick</b> </td> </tr> <tr> <td> <small>Reproduced by permission of Ordnance Survey map on behalf of HMRSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: A03000262024</small> </td> <td> Reference No: _____ Date: 17 November 2023 1:1,000 at A4  Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____ </td> </tr> </table>	<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Planning	<b>Local Plan Review 2023</b> <b>Rudgwick</b>	<small>Reproduced by permission of Ordnance Survey map on behalf of HMRSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: A03000262024</small>	Reference No: _____ Date: 17 November 2023 1:1,000 at A4 Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Planning	<b>Local Plan Review 2023</b> <b>Rudgwick</b>				
<small>Reproduced by permission of Ordnance Survey map on behalf of HMRSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: A03000262024</small>	Reference No: _____ Date: 17 November 2023 1:1,000 at A4 Drawing No: _____ Drawn: _____ Checked: _____ Revisions: _____				
<b>Site planning status</b>	Authorised				
<b>Planning history</b>	<p>DC/13/2170 refused on 14 March 2014 for 4 pitches. Allowed on appeal on 8 February 2016.</p> <p>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.</p> <p>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.</p> <p>A further application for an additional 4 pitches was also refused (DC/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. Appeal lodged and commenced on 1 February 2021 – dismissed 7 November 2022, however this was solely on the grounds of "water neutrality" issues.</p>				
<b>GTAA 2023 pitch number</b>	4				
<b>GTAA 2023 planning definition status</b>	2 x meet planning definition, 2 x do not meet planning definition				
<b>Additional current and future needs</b>	11– 5 x current need, 2 x 5-year need, 4 x new household formation				
<b>Total pitch need 2023-28</b>	7				
<b>Total pitch need 2028-40</b>	4				
<b>Site area</b>	3.4 ha				
<b>Site ownership</b>	Private				
<b>DEVELOPMENT CONSTRAINTS</b>					

<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	No.
<b>Local Wildlife Site</b>	No but the site is within a Bat Sustenance Zone.
<b>Heritage Area</b>	No
<b>Flood zone</b>	No
<b>Air quality</b>	No.
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	Low impact. Residential development is well screened by mature trees on the boundary of the site.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
<b>Environmental concerns</b>	No known issues
<b>Constraints on design and layout of the site</b>	No constraints although details of proposed design and layout of the residential area would be required.
<b>Could the site meet current and future need?</b>	Yes – 12 (8 in addition to the 4 existing).
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of</b>	Yes

<b>the site be altered to meet future need?</b>	
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	Yes – the owners appealed 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 12 pitches for family use. They are currently landscaping the site and can afford to carry out any necessary works. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	It is considered appropriate to allocate this site (which already has permission for 4 Gypsy and Traveller pitches) for an additional 8 pitches, making a total of 12 pitches. It is considered that adding an additional 11 pitches would represent over-development of the site. Whilst the Appeal that sought to allow 4 additional pitches was dismissed, this was solely due to “water neutrality” issues. Development on site is therefore considered appropriate, once the “water neutrality” issues have been resolved at a District-wide level.

<b>SITE BACKGROUND</b>										
<b>Site reference</b>	6.									
<b>Site name and address</b>	Plot 3 Bramblefield, Crays Lane, Thakeham									
<b>Site plan:</b>	 <p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Chilton, Director of Place</p> <p>Local Plan Review 2023 Thakeham</p> <table border="1"> <tr> <td>Reference No:</td> <td>Date: 17 November 2023</td> <td>1:1,000 at A1</td> </tr> <tr> <td>Drawing No:</td> <td>Drawn:</td> <td>Checked:</td> </tr> <tr> <td></td> <td></td> <td>Revisions:</td> </tr> </table> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000626204</small></p>	Reference No:	Date: 17 November 2023	1:1,000 at A1	Drawing No:	Drawn:	Checked:			Revisions:
Reference No:	Date: 17 November 2023	1:1,000 at A1								
Drawing No:	Drawn:	Checked:								
		Revisions:								
<b>Site planning status</b>	Authorised									
<b>Planning history</b>	DC/18/1543. Application refused 21st December 2018. Appeal allowed 7 February 2020.									
<b>GTAA 2023 pitch number</b>	1									
<b>GTAA 2023 planning definition status</b>	1 x no contact									
<b>Additional current and future needs</b>	n/a – no one to interview									
<b>Total pitch need 2023-28</b>	n/a no one to interview									
<b>Total pitch need 2028-40</b>	n/a no one to interview									
<b>Site area</b>	0.34ha									
<b>Site ownership</b>	Private									
<b>DEVELOPMENT CONSTRAINTS</b>										
<b>Area of Outstanding Natural Beauty</b>	No									
<b>SSSI</b>	No									
<b>Ancient Woodland</b>	No.									
<b>Local Wildlife Site</b>	No but the site is within a Bat Sustenance Zone.									
<b>Heritage Area</b>	No									
<b>Flood zone</b>	No									
<b>Air quality</b>	No.									
<b>Gatwick Safeguarding</b>	No									
<b>Within high pressure gas pipeline safeguarding zone</b>	No									
<b>Mains water and electricity available or accessible</b>	Yes									

<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	No – approximately 3km to the south in Storrington
<b>GP surgery within 2km</b>	No – approximately 4km to the south in Storrington
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	Low impact. Inspector found that proposal for pitch would not harm the character and appearance of the area.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	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.
<b>Environmental concerns</b>	No known issues.
<b>Constraints on design and layout of the site</b>	No constraints although details of proposed design and layout of the residential area would be required.
<b>Could the site meet current and future need?</b>	Yes – 4 (3 in addition to the 1 existing).
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	Yes
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	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. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	Noone was able to be interviewed for the GTAA 2023. The interview carried out on site for the GTAA 2020, identified a total future need for 3 pitches, comprising 1 within the 5 year period and 2 as part of new household formation. 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.

<b>SITE BACKGROUND</b>													
<b>Site reference</b>	7.												
<b>Site name and address</b>	Land North of Girder Bridge, Gay Street Lane, North Heath RH20 2HW												
<b>Site plan:</b>	 <table border="1" data-bbox="507 846 1345 952"> <tr> <td colspan="2"> <b>Horsham District Council</b>          Parkside, Chart Way, Horsham          West Sussex RH12 1PL          Barbara Chiles - Director of Planning       </td> <td colspan="2"> <b>Local Plan Review 2023</b>          North Heath Pulborough       </td> </tr> <tr> <td colspan="2"> <small>Reproduced by permission of Ordnance Survey map on behalf of H&amp;SO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small> </td> <td> <small>Reference No:</small> </td> <td> <small>Date: 17 November 2023</small> </td> </tr> <tr> <td> <small>Drawing No:</small> </td> <td> <small>Drawn:</small> </td> <td> <small>Checked:</small> </td> <td> <small>Revisions:</small> </td> </tr> </table>	<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1PL Barbara Chiles - Director of Planning		<b>Local Plan Review 2023</b> North Heath Pulborough		<small>Reproduced by permission of Ordnance Survey map on behalf of H&amp;SO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small>		<small>Reference No:</small>	<small>Date: 17 November 2023</small>	<small>Drawing No:</small>	<small>Drawn:</small>	<small>Checked:</small>	<small>Revisions:</small>
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1PL Barbara Chiles - Director of Planning		<b>Local Plan Review 2023</b> North Heath Pulborough											
<small>Reproduced by permission of Ordnance Survey map on behalf of H&amp;SO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small>		<small>Reference No:</small>	<small>Date: 17 November 2023</small>										
<small>Drawing No:</small>	<small>Drawn:</small>	<small>Checked:</small>	<small>Revisions:</small>										
<b>Site planning status</b>	Site in agricultural use												
<b>Planning history</b>	No planning history on site.												
<b>GTAA 2023 pitch number</b>	N/A												
<b>GTAA 2023 planning definition status</b>	N/A												
<b>Additional current and future needs</b>	N/A												
<b>Total pitch need 2023-28</b>	N/A												
<b>Total pitch need 2028-40</b>	N/A												
<b>Site area</b>	0.63 ha												
<b>Site ownership</b>	Private												
<b>DEVELOPMENT CONSTRAINTS</b>													
<b>Area of Outstanding Natural Beauty</b>	No												
<b>SSSI</b>	No												
<b>Ancient Woodland</b>	No												
<b>Local Wildlife Site</b>	No												
<b>Heritage Area</b>	No												
<b>Flood zone</b>	No												
<b>Air quality</b>	No												
<b>Gatwick Safeguarding</b>	No												
<b>Within high pressure gas pipeline safeguarding zone</b>	No												

<b>Mains water and electricity available or accessible</b>	Assumed yes given the adjoining property Girder Bridge is in the owner's control where there is a water and electricity supply.
<b>Sanitation available or capable of being provided</b>	Assumed yes given the adjoining property Girder Bridge is in the owner's control where there is a water and electricity supply.
<b>Provision for surface water and storm water drainage</b>	Yes – surrounding area is permeable and area not at risk of flooding.
<b>Safe access to highway network</b>	The access track from Gay Street Lane is not in the landowner's ownership but a claimed right of way exists.
<b>Primary school within 2km</b>	No. The closest primary school, St Mary's C of E Primary in Pulborough is 2 miles (3km) away.
<b>GP surgery within 2km</b>	No. Pulborough Medical Group, Spiro Close is 2 miles ( 3 km) away.
<b>Shops within 2km</b>	Yes – there is a Sainsbury's 1 mile away at Codmore Hill.
<b>Public transport route within 800m</b>	Yes 600m away at Stane Street
<b>Impact of site on local character and amenity</b>	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.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	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. There may also be potential for noise impacts from the adjacent railway line.
<b>Environmental concerns</b>	Potential for ground contamination issues given proximity to railway line.
<b>Constraints on design and layout of the site</b>	Layout and boundary treatments would need to take the Public Right of Way running along the western edge of the site into consideration. The proximity of the railway line and the potential impact of noise from this location may also require mitigation in terms of design and layout.
<b>Could the site meet current and future need?</b>	N/A
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	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.
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to</b>	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.  Taking account of the relative distance from services and facilities, and the undeveloped nature of this site, it is considered that 5 pitches would be a more

<b>meet planning conditions?</b>	appropriate number, given the total space that is required for each pitch. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	It is considered appropriate to allocate this site (0 existing Gypsy and Traveller pitches) for 5 Gypsy and Traveller pitches.

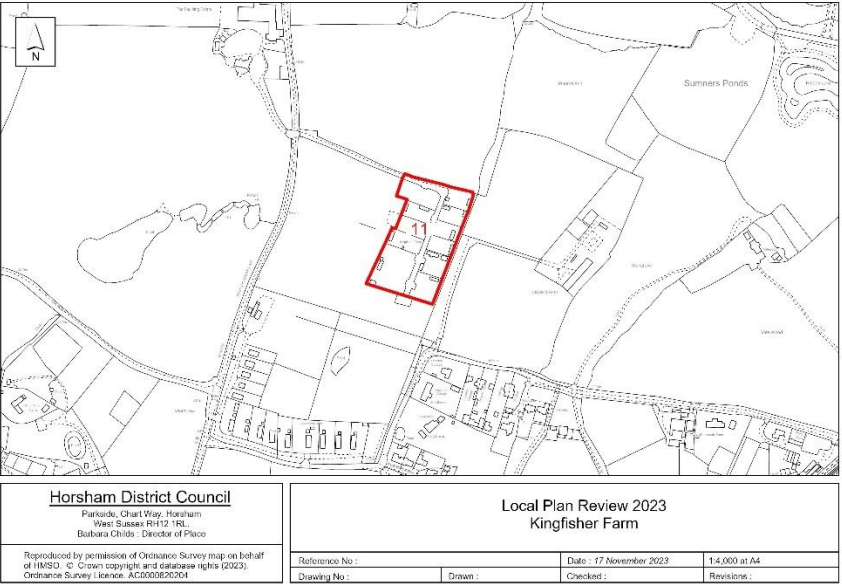
**NB The following site references relate to Strategic Site Allocations and have been assessed as such separately:**

**8. Land East of Billingshurst,**

**9. Land West of Ifield, and**

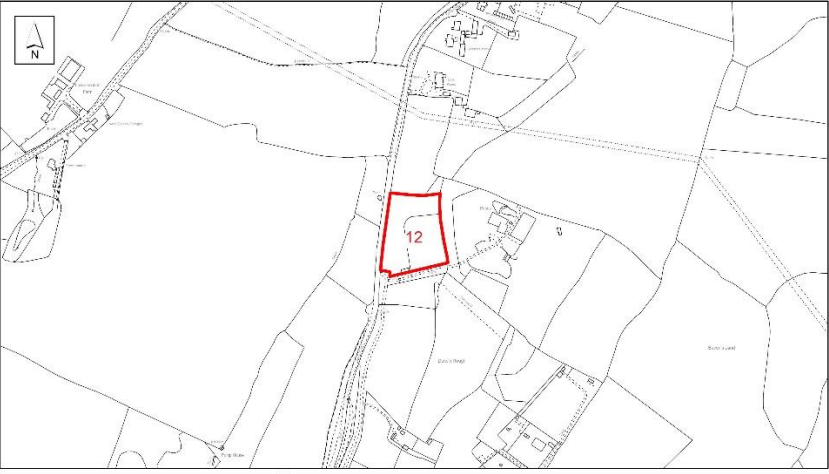
**10. Land North West of Southwater.**



<b>SITE BACKGROUND</b>										
<b>Site reference</b>	11.									
<b>Site name and address</b>	Kingfisher Farm, West Chilmington Lane, Barns Green, RH14 9DR									
<b>Site plan:</b>	 <p><b>Horsham District Council</b> Parade, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place</p> <p>Local Plan Review 2023 Kingfisher Farm</p> <p>Reproduced by permission of Ordnance Survey map on behalf of HM/SO. © Crown copyright and database rights (2023). Ordnance Survey Licence: A172000002004</p> <table border="1"> <tr> <td>Reference No.:</td> <td>Date: 17 November 2023</td> <td>1:5,000 at A4</td> </tr> <tr> <td>Drawing No.:</td> <td>Drawn:</td> <td>Checked:</td> </tr> <tr> <td></td> <td></td> <td>Revisions:</td> </tr> </table>	Reference No.:	Date: 17 November 2023	1:5,000 at A4	Drawing No.:	Drawn:	Checked:			Revisions:
Reference No.:	Date: 17 November 2023	1:5,000 at A4								
Drawing No.:	Drawn:	Checked:								
		Revisions:								
<b>Site planning status</b>	Site to be regularised									
<b>Planning history</b>	<p>DC/10/1041 Use of the land for the stationing of caravans for residential purposes or 11 no. gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use. Refused 9 March 2011. Appeal Allowed 19 December 2011 (Appeal Ref: APP/ Z3825/A/11/2150329).</p> <p>DC/17/1184 Variation of conditions 3, 11 and 13 relating to Appeal Reference Number:APP/Z3825/A/11/2150329 (Use of land for the stationing of caravans for residential purposes for 11 gypsy pitches together with the formation of additional hard standing and utility/day rooms ancillary to that use). Declined 5 December 2017. Appeal Dismissed 17 September 2018 (Appeal Ref: APP/Z3825/W/17/3188942)</p> <p>DC/17/1185 Change of use of land as an extension to permission granted at Appeal APP/Z3825/A/11/2150329. Refused 21 July 2017. Appeal determined on 17 September 2018 that the DC/10/1041 proposal was not lawfully commenced and was no longer extant. (Appeal Ref: APP/Z3825/W/17/3188945)</p> <p>DC/19/1205 Change of use of land for the stationing of 11 pitches for residential purposes. To contain 11 static caravans, 11 touring caravans, 11 dayrooms, parking for associated vehicles, hard standing and associated infrastructure. Permitted 11 November 2019</p> <p>DC/21/1141 Change of use of the land and retention of 11 No. gypsy mobile residential units and 11No. touring caravans on the site, full drainage and car parking and bin storage and hard and soft landscaping. (Pending / Water Neutrality).</p> <p>Also subject to an enforcement notice and subsequent appeal ( Ref: EN/16/0092 and APP/Z3825/C/16/3153910 &amp; APP/Z3825/C/16/3153915)</p>									
<b>GTAA 2023 pitch number</b>	11									

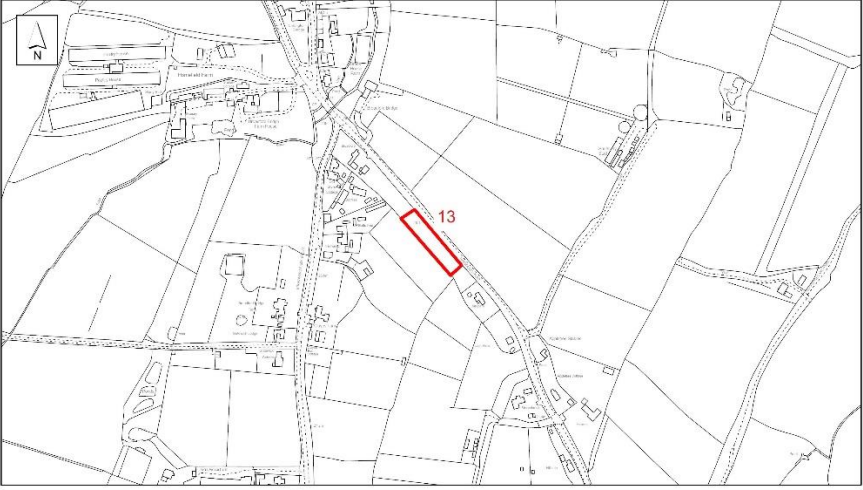
<b>GTAA 2023 planning definition status</b>	6 meet definition; 1 x no contact; 4 x vacant
<b>Additional current and future needs</b>	16
<b>Total pitch need 2023-2028</b>	8 – 5 X current and 3 X 5 year
<b>Total pitch need 2028-2040</b>	8
<b>Site area</b>	1.4 ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	No
<b>Local Wildlife Site</b>	No
<b>Heritage Area</b>	No
<b>Flood zone</b>	No
<b>Air quality</b>	No
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Assumed yes given the current unauthorised use.
<b>Sanitation available or capable of being provided</b>	Assumed yes given the current unauthorised use.
<b>Provision for surface water and storm water drainage</b>	Yes.
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	The closest primary school, Barns Green Primary School is just over 2km by road. The distance is below 2km via narrow rural road and rural largely untarmacked public right of ways.
<b>GP surgery within 2km</b>	No. Billingshurst Doctors Surgery, Roman Way is over 2 miles (3 km) away.
<b>Shops within 2km</b>	The closest shop is in Barns Green just over 2km by road. The distance is below 2km via road and rural largely untarmacked footpath. Billingshurst's centre is just over 3km away.
<b>Public transport route within 800m</b>	No
<b>Impact of site on local character and amenity</b>	Low impact. Both 2011 and 2018 Inspectors acknowledged the proposal would result in harm to landscape character. However, the 2011 clearly judged the degree of harm would not be great (e.g. not unacceptable).
<b>Impact of site on amenity of local residents</b>	Medium impact. The closest residential properties lie approximately 100m from the nearest border of the site to the south and south east, these are in part screened by a hedgerow alongside a road. There is another property over

	150m away to the east and similarly mobile homes to the south and south west, these are separated from the site by a field.
<b>Site can provide visual and acoustic privacy</b>	Yes.
<b>Environmental concerns</b>	Drainage issues
<b>Constraints on design and layout of the site</b>	Constraints are development management matters relating to turning and access facilities, drainage strategy, refuse / recycling strategy.
<b>Could the site meet current and future need?</b>	Yes – 11
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	N/A as regularisation of site
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	Yes (Subject to water neutrality mitigation.)
<b>Conclusion</b>	It is considered appropriate to allocate this site for 11 Gypsy and Traveller pitches, in line with the most recent planning permission.

<b>SITE BACKGROUND</b>									
<b>Site reference</b>	12.								
<b>Site name and address</b>	Land East of Coolham Road, Thakeham, RH20 2LT								
<b>Site plan:</b>	 <table border="1" data-bbox="507 840 1340 952"> <tr> <td colspan="2"> <b>Horsham District Council</b>  Parkside, Chart Way, Horsham  West Sussex RH12 1RL  Barbara Childs, Director of Place </td> <td colspan="2"> <b>Local Plan Review 2023</b>  <b>Thakeham</b> </td> </tr> <tr> <td colspan="2"> <small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC3006829204</small> </td> <td> Reference No :  Drawing No : </td> <td> Date : 17 November 2023  Checked :  Revisions : </td> </tr> </table>	<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place		<b>Local Plan Review 2023</b> <b>Thakeham</b>		<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC3006829204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place		<b>Local Plan Review 2023</b> <b>Thakeham</b>							
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC3006829204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :						
<b>Site planning status</b>	Agricultural – with unauthorised occupation								
<b>Planning history</b>	DC/18/1488. Application for gypsy accommodation for 1 pitch with associated stable block refused 4 March 2019. Appeal dismissed 30 May 2023 on water neutrality biodiversity grounds (Appeal Ref: APP/Z3825/W/19/3228245)								
<b>GTAA 2023 pitch number</b>	1								
<b>GTAA 2023 planning definition status</b>	1 meets definition								
<b>Additional current and future needs</b>	1								
<b>Total pitch need 2023-28</b>	0								
<b>Total pitch need 2028-2040</b>	1								
<b>Site area</b>	0.89 ha								
<b>Site ownership</b>	Private								
<b>DEVELOPMENT CONSTRAINTS</b>									
<b>Area of Outstanding Natural Beauty</b>	No								
<b>SSSI</b>	No								
<b>Ancient Woodland</b>	The site lies to the south of an adjacent Ancient Woodland and the site's south eastern corner lies just over 10m from another.								
<b>Local Wildlife Site</b>	No								
<b>Heritage Area</b>	No								
<b>Flood zone</b>	No								
<b>Air quality</b>	No								
<b>Gatwick Safeguarding</b>	No								
<b>Within high pressure gas</b>	No								

<b>pipeline safeguarding zone</b>	
<b>Mains water and electricity available or accessible</b>	Assumed yes given the Inspector noted there is a stable block and single caravan on site to which the appellants moved to in December 2020.
<b>Sanitation available or capable of being provided</b>	Assumed yes given the Inspector noted there is a stable block and single caravan on site to which the appellants moved to in December 2020.
<b>Provision for surface water and storm water drainage</b>	Assumed yes given the Inspector noted there is a stable block and single caravan on site to which the appellants moved to in December 2020. The surrounding area is at low risk of surface water flooding.
<b>Safe access to highway network</b>	Yes via a track off Coolham Road.
<b>Primary school within 2km</b>	No, however, West Chiltington Community School (primary school) lies around 2.7km away by road. The primary schools in Storrington and Ashington lie over 5km away by road.
<b>GP surgery within 2km</b>	No
<b>Shops within 2km</b>	Yes. Abingworth Fields development, which includes a retail store, lies approximately 0.9km away.
<b>Public transport route within 800m</b>	No
<b>Impact of site on local character and amenity</b>	Low Impact. Inspector found that the proposal would not have an unacceptable impact on the character and appearance of the landscape.
<b>Impact of site on amenity of local residents</b>	Low impact. The site lies about 140 metres south of the nearest residential property and a cluster of some 7 properties. It is well-defined on all sides by established field boundaries, including substantial tree cover along the east, west and north sides.
<b>Site can provide visual and acoustic privacy</b>	Yes.
<b>Environmental concerns</b>	No known issues.
<b>Constraints on design and layout of the site</b>	No constraints other than normal development management matters relating to turning and access facilities, drainage strategy, refuse / recycling strategy, amenity and suitable regard to landscape.
<b>Could the site meet current and future need?</b>	Yes - 2
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	Yes – there is plenty of space within the site.
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to</b>	Yes. (Subject to water neutrality mitigation.)

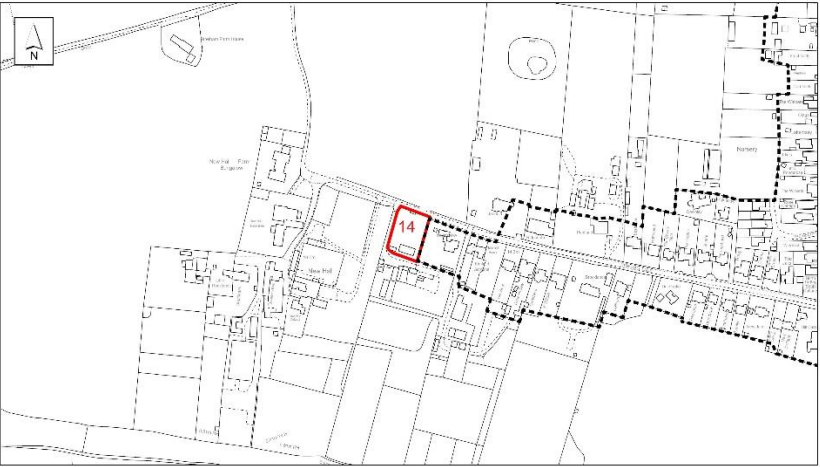
<b>meet planning conditions?</b>	
<b>Conclusion</b>	It is considered appropriate to allocate this site for 2 Gypsy and Traveller pitches, subject to the satisfactory water neutrality mitigation.

<b>SITE BACKGROUND</b>									
<b>Site reference</b>	13.								
<b>Site name and address</b>	Land North West of Junipers, Harbolets Road, West Chiltington, RH20 2LG								
<b>Site plan:</b>	 <table border="1" data-bbox="507 965 1374 1077"> <tr> <td colspan="2"> <b>Horsham District Council</b>  Parkside, Chart Way, Horsham  West Sussex RH12 1RL  Barbara Clivis - Director of Place </td> <td colspan="2"> <b>Local Plan Review 2023</b>  West Chiltington </td> </tr> <tr> <td colspan="2"> <small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small> </td> <td> Reference No :  Drawing No : </td> <td> Date : 17 November 2023  Checked :  Revisions : </td> </tr> </table>	<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Clivis - Director of Place		<b>Local Plan Review 2023</b> West Chiltington		<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Clivis - Director of Place		<b>Local Plan Review 2023</b> West Chiltington							
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :						
<b>Site planning status</b>	Agricultural – with unauthorised occupation								
<b>Planning history</b>	<p>DC/23/1135 Change of use of land for the stationing of caravans for residential purposes and the erection of dayrooms ancillary to that use (Retrospective – seeking retention of two existing pitches, in addition to two touring caravans and associated day rooms and landscaping works). Refused 8 September 2023 on water neutrality grounds.</p> <p>(Invalid application - DC/20/1796 Change of use of the land to residential for a Gypsy site. Construction of two static Caravans and two touring caravans. Creation of parking for four vehicles with associated hardstanding and infrastructure.)</p> <p>Also subject to an enforcement notice and subsequent appeal ( Ref: EN/20/0471 and APP/Z3825/C21/3271264 &amp; APP/Z3825/C/21/3271265)</p>								
<b>GTAA 2023 pitch number</b>	2								
<b>GTAA 2023 planning definition status</b>	1 x meet definition; 1 does not meet definition								
<b>Additional current and future needs</b>	2								
<b>Total pitch need 2023-28</b>	0								
<b>Total pitch need 2028-40</b>	2								
<b>Site area</b>	0.2 ha								
<b>Site ownership</b>	Private								
<b>DEVELOPMENT CONSTRAINTS</b>									

<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	No
<b>Local Wildlife Site</b>	No
<b>Heritage Area</b>	No (The Grade II Clayes Farmhouse lies just over 150m to the south west)
<b>Flood zone</b>	No
<b>Air quality</b>	No
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Assumed yes given the retrospective planning application.
<b>Sanitation available or capable of being provided</b>	Assumed yes given the retrospective planning application.
<b>Provision for surface water and storm water drainage</b>	The site lies within a very low surface water and river flood risk area and is unlikely to be at risk from flooding from a reservoir or groundwater..
<b>Safe access to highway network</b>	The Inspector concluded that highway matters could be adequately addressed by way of condition.
<b>Primary school within 2km</b>	No. West Chiltington Community School (primary school) lies 3.5km away by road and the primary School in Billingshurst is around 5km away.
<b>GP surgery within 2km</b>	No. The surgery in Billingshurst is around 5km away.
<b>Shops within 2km</b>	No
<b>Public transport route within 800m</b>	No.
<b>Impact of site on local character and amenity</b>	The Inspector concluded that the use does amount to some modest harm to the intrinsic character and beauty of the landscape. However, the Inspector was compelled by the appellant's personal matters and concluded that these would outweigh the harm identified. This was accepted within the determination of planning application DC/23/1135 on the basis that the provision of additional hedgerow and tree planting, and detailed hard and soft landscaping information could be subject to condition.
<b>Impact of site on amenity of local residents</b>	Low impact. This is due to the degree of separation from nearby dwellings and the presence of intervening features and the ability for planning conditions to regulate lighting, construction and business activity, and require addition screening.
<b>Site can provide visual and acoustic privacy</b>	Low impact. This is due to the degree of separation from nearby dwellings and the presence of intervening features and the ability for planning conditions to regulate lighting, construction and business activity, and require addition screening.
<b>Environmental concerns</b>	No known issues.
<b>Constraints on design and layout of the site</b>	Layout and boundary treatments would need to take landscape mitigation and vehicular access requirements into consideration.
<b>Could the site meet current and future need?</b>	Yes - 3

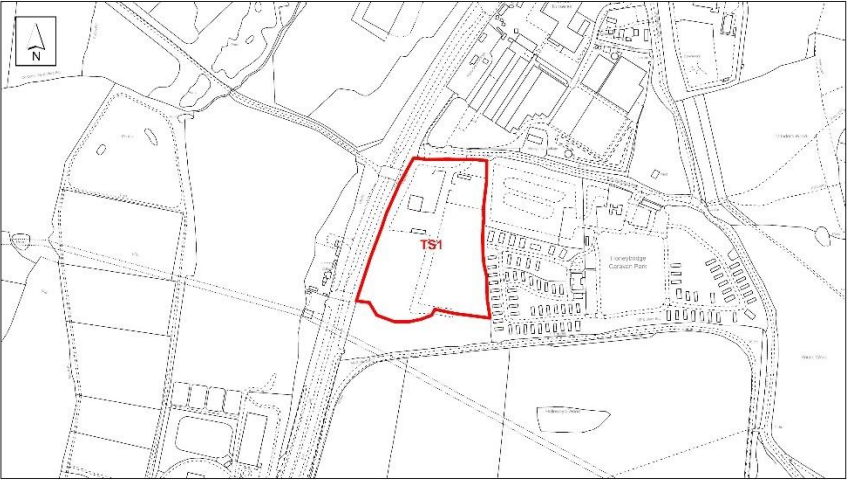


<b>Could the site only meet current need?</b>	Yes
<b>Can the configuration of the site be altered to meet future need?</b>	Yes (N/A given retrospective application)
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	Yes. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	It is considered appropriate to allocate this site for 3 Gypsy and Traveller pitches, subject to the satisfactory water neutrality mitigation.

<b>SITE BACKGROUND</b>									
<b>Site reference</b>	14.								
<b>Site name and address</b>	Downsview Paddock, New Hall Lane, Small Dole, BN5 9YJ								
<b>Site plan:</b>	 <table border="1" data-bbox="507 837 1331 936"> <tr> <td colspan="2"> <b>Horsham District Council</b>  Parkside, Chert Way, Horsham  West Sussex RH12 1PS  Barbara Childs - Director of Place </td> <td colspan="2"> <b>Local Plan Review 2023</b>  Small Dole </td> </tr> <tr> <td colspan="2"> <small>Reproduced by permission of Ordnance Survey map on behalf of HM/SO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC090829204</small> </td> <td> Reference No :  Drawing No : </td> <td> Date : 17 November 2023  Checked :  Revisions : </td> </tr> </table>	<b>Horsham District Council</b> Parkside, Chert Way, Horsham West Sussex RH12 1PS Barbara Childs - Director of Place		<b>Local Plan Review 2023</b> Small Dole		<small>Reproduced by permission of Ordnance Survey map on behalf of HM/SO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC090829204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :
<b>Horsham District Council</b> Parkside, Chert Way, Horsham West Sussex RH12 1PS Barbara Childs - Director of Place		<b>Local Plan Review 2023</b> Small Dole							
<small>Reproduced by permission of Ordnance Survey map on behalf of HM/SO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC090829204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :						
<b>Site planning status</b>	Agricultural with unauthorised occupation								
<b>Planning history</b>	<p>Enforcement notice ( Ref: EN/20/0610) due to breach of planning control relating to unauthorised change of use from agricultural and equestrian use to the stationing of caravans for residential occupation and associated occupational development of hardstanding. Appeal Dismissed on water neutrality grounds on 10 November 2023( Ref: APP/Z3825/C21/3280649)</p> <p>DC/19/2034 sought 1 x 2 storey dwelling. Refused 31 March 2020. Appeal Dismissed 15 December 2020 (Ref: APP/Z3825/W/20/3253186)</p> <p>DC/17/2258 sought outline consent for one dwelling. Refused 22 February 2018.</p> <p>Prior to this, between 1995 and 2011 there have been a number of planning application refusals relating to the demolition of nursery buildings and the erection of 1 or more dwellings or employment with living accommodation. Some were appealed and dismissed. A 2014 Inspectors report suggests that between 2011 and 2014 the buildings on site had been demolished (although in 2017 a stable block was detailed as being onsite in application form whilst the Inspector in 2020 noted a field shelter and mobile home onsite.).</p>								
<b>GTAA 2023 pitch number</b>	0								
<b>GTAA 2023 planning definition status</b>	N/A								
<b>Additional current and future needs</b>	N/A								
<b>Total pitch need 2023-28</b>	N/A								
<b>Total pitch need 2028-2040</b>	1								
<b>Site area</b>	0.16 ha								
<b>Site ownership</b>	Private								

<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	No
<b>Local Wildlife Site</b>	No
<b>Heritage Area</b>	No - It should however be noted that the land to the west lies within an Archaeological Notification Area and, screened by trees, the Grade II Garden Walls & Bee Boles and New Hall lie around 50-80m respectively to the south west.
<b>Flood zone</b>	No
<b>Air quality</b>	No
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Assumed yes given the former nursery use of the site and residential properties near the site.
<b>Sanitation available or capable of being provided</b>	Assumed yes given the former nursery use of the site and residential properties near the site.
<b>Provision for surface water and storm water drainage</b>	Assumed yes as not raised as an issue by the Inspector. The site lies in an area that has very low risk of river, sea or surface water flooding and unlikely to be affected by flooding from groundwater or reservoirs.
<b>Safe access to highway network</b>	Yes via New Hall Lane which is a private road.
<b>Primary school within 2km</b>	No. The nearest primary schools are in Henfield and Upper Beeding which are approximately 5km away.
<b>GP surgery within 2km</b>	No. The nearest GP surgeries are in Henfield and Upper Beeding which are approximately 5km away.
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes. Bus stop located on the A2037 in Small Dole.
<b>Impact of site on local character and amenity</b>	Low impact. The Inspector noted the site lies near the western edge of the village and that a number of dwellings and outbuildings also lie outside the settlement boundary to the west and a small plant nursery lies to the rear. He concluded the essential character and appearance is one of dwellings and their gardens rather than open countryside. He noted the site was a well-kept and pleasant looking residential plot much like the other detached dwellings in the Lane.
<b>Impact of site on amenity of local residents</b>	Low impact. The Inspector noted the site is surrounded by well-tended laurel hedges as well as a post and rail fence to its frontage and a close boarded fence to its western boundary. This provides a reasonable degree of separation from nearby dwellings. If appropriate there is the ability for planning conditions to regulate lighting, construction and business activity, and require additional screening.
<b>Site can provide visual and acoustic privacy</b>	Yes
<b>Environmental concerns</b>	No known issues.

<b>Constraints on design and layout of the site</b>	No constraints although details of proposed design and layout of the residential area would be required.
<b>Could the site meet current and future need?</b>	Yes - 1
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	Yes
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	Yes. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	It is considered appropriate to allocate this site for 1 Gypsy and Traveller pitch.

<b>SITE BACKGROUND</b>									
<b>Site reference</b>	TS1.								
<b>Site name and address</b>	Honeybridge Lane, Dial Post, RH13 8NX								
<b>Site plan:</b>	 <table border="1" data-bbox="507 853 1358 958"> <tr> <td colspan="2"> <b>Horsham District Council</b>  Parkside, Chart Way, Horsham  West Sussex RH12 1RL  Barbara Childs : Director of Place </td> <td colspan="2"> <b>Local Plan Review 2023</b>  Dial Post </td> </tr> <tr> <td colspan="2"> <small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000620204</small> </td> <td> Reference No :  Drawing No : </td> <td> Date : 17 November 2023  Checked :  Revisions : </td> </tr> </table>	<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		<b>Local Plan Review 2023</b> Dial Post		<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000620204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :
<b>Horsham District Council</b> Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		<b>Local Plan Review 2023</b> Dial Post							
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000620204</small>		Reference No : Drawing No :	Date : 17 November 2023 Checked : Revisions :						
<b>Site planning status</b>	Authorised for 4 x travelling showpeople plots								
<b>Planning history</b>	DC/22/1008 sought variation of condition to allow amendments to DC/17/0387. Refused 14 June 2023.  DC/17/0387 change of use from agriculture to use for 4 x travelling showpeoples plots. Appeal, due to non-determination of the application, Allowed 19 October 2018 (Ref: APP/Z3825/W/17/3191727).								
<b>GTAA 2023 pitch number</b>	4								
<b>GTAA 2023 planning definition status</b>	4 meet definition								
<b>Additional current and future needs</b>	1								
<b>Total pitch need 2023-28</b>	1								
<b>Total pitch need 2028-40</b>	0								
<b>Total pitch need 2023-2040</b>	1								
<b>Site area</b>	3.6 ha								
<b>Site ownership</b>	Private								
<b>DEVELOPMENT CONSTRAINTS</b>									
<b>Area of Outstanding Natural Beauty</b>	No								
<b>SSSI</b>	No								
<b>Ancient Woodland</b>	No								
<b>Local Wildlife Site</b>	No								
<b>Heritage Area</b>	No - it should however be noted that the Grade II Platts Green Cottage lies just over 120m away to the north.								

<b>Flood zone</b>	The majority of the site is not identified to be at flood risk but the eastern border and a strip in the northern part of the site has a high surface water flooding risk.
<b>Air quality</b>	No
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes (see DISC/19/0123)
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	No. The nearest primary school in Ashington is about 5km away.
<b>GP surgery within 2km</b>	No. The nearest GP surgeries in Storrington and Steyning are over 11km away.
<b>Shops within 2km</b>	Old Barn Nursery lies to the north which has limited offer and further convenience retail is located in Ashington about 4.5km away.
<b>Public transport route within 800m</b>	No – there is a bus around 800m away to the south on the A24 but not with safe pedestrian access from this site.
<b>Impact of site on local character and amenity</b>	Low impact. The Inspector noted the site is visually well contained by high hedges and mature trees to the north, south and west and by a belt of mature trees to the east beyond which caravan park is about 2m higher than the overall flat nature of the site. He determined the site would not have an imposing harmful effect on the wider landscape.
<b>Impact of site on amenity of local residents</b>	Low impact. There are no dwellings immediately adjoining the site and the Inspector noted the road noise from the A24 and was content with the mitigation to be provided in respect of the impact upon the adjoining caravan and camping site.
<b>Site can provide visual and acoustic privacy</b>	Low impact. The Inspector noted the environs of the site are such that the visual impact of the use would be local and limited and would not have an imposing harmful effect on the wider landscape. The Inspector was content with the noise attenuation measures proposed as part of the 2017 proposal.
<b>Environmental concerns</b>	No known outstanding issues.
<b>Constraints on design and layout of the site</b>	The main constraint is the risk of surface water flooding within northern and eastern strips of the site which can be mitigated.
<b>Could the site meet current and future need?</b>	Yes – 5 (1 in addition to the existing 4)
<b>Could the site only meet current need?</b>	Yes
<b>Can the configuration of the site be altered</b>	Yes

<b>to meet future need?</b>	
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	Yes. (Subject to water neutrality mitigation.)
<b>Conclusion</b>	It is considered appropriate to allocate this site for 1 additional Travelling Showperson plot.

# **Part Two**

## **Sites Assessed as Not Suitable for Allocation**

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

Not allocated 1. Land South of Mill Lane, Littleworth

Not allocated 2. The Orchard, Cowfold

Not allocated 3. Tisserand Farm, A29 Stane Street South of Five Oaks

Not allocated 4. Deer Park Farm, Hampers Lane, Horsham

Not allocated 5. Lane Top / Oak Tree View, Pulborough (Existing Site)

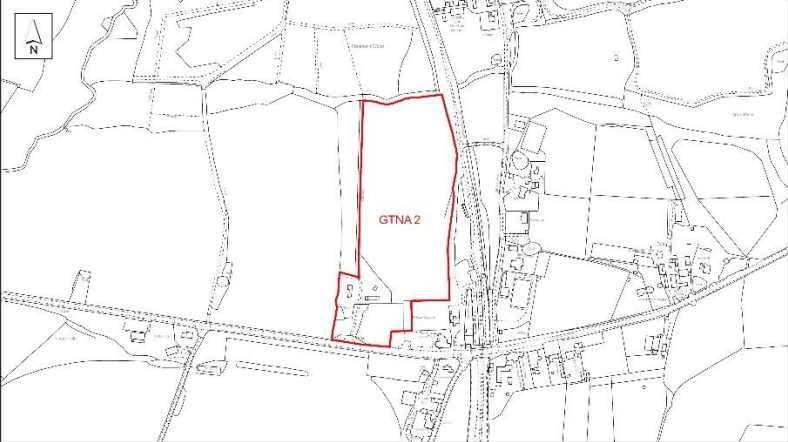
Not allocated 6. Land to the Rear of Pear Tree Farm, Furners Lane

Not allocated 7. Land West of Hillside, Harbolets Road

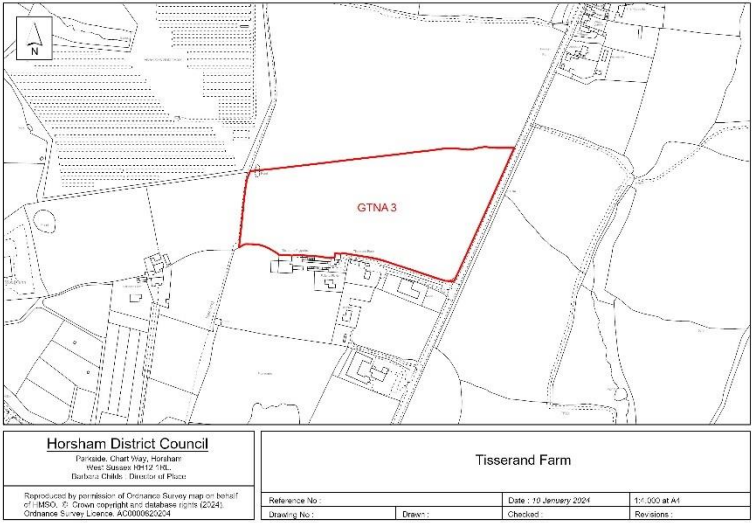


<b>SITE BACKGROUND</b>	
<b>Site reference</b>	Not allocated 1.
<b>Site name and address</b>	Land South of Mill Lane, Littleworth
<b>Site plan:</b>	
<b>Site planning status</b>	N/A
<b>Planning history</b>	<p>Application DC/20/2570/FUL for “Change of use of the land for the provision of 2 residential mobile 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 17<sup>th</sup> 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.  DC/21/1240/FUL Application for conversion of stable building into 1 dwelling and 2 new dwellings refused 22/09/2021. Appeal lodged which commenced 11/08/2022, Appeal decision awaited as at 09/11/2022.  DC/21/2324/FUL Application for conversion of stable building into 1 dwelling refused 01/02/2022.  DC/22/0181/FUL Application for conversion of stable building into 1 holiday let unit permitted 29/03/2022.  DC/22/0811/FUL Application conversion of stable building into 1 dwelling refused 21/06/2022.</p>
<b>GTAA 2023 pitch number</b>	N/A
<b>GTAA 2023 planning definition status</b>	N/A
<b>Additional current and future needs</b>	N/A
<b>Total pitch need 2023-2028</b>	N/A
<b>Total pitch need 2028-40</b>	N/A
<b>Site area</b>	N/A
<b>Site ownership</b>	Delcraven Ltd Mannings Heath
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	No
<b>Local Wildlife Site</b>	No
<b>Heritage Area</b>	No

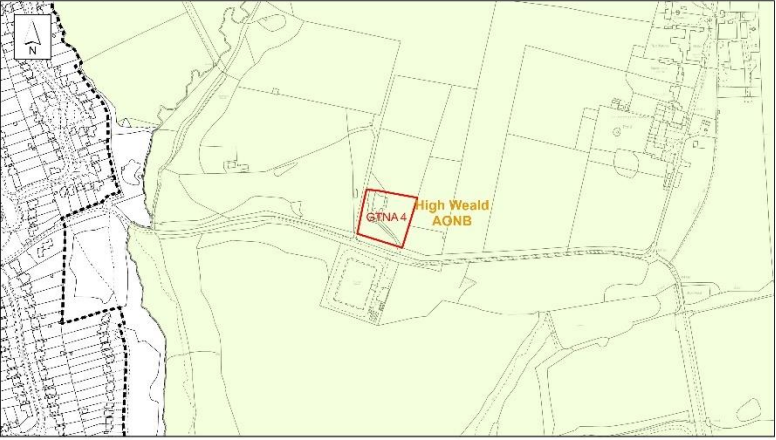
<b>Flood zone</b>	No
<b>Air quality</b>	No
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Assumed yes, as within populated area
<b>Sanitation available or capable of being provided</b>	Likely development 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.
<b>Provision for surface water and storm water drainage</b>	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.
<b>Safe access to highway network</b>	Yes - access proposed via private road to south of Mill Lane which leads to 3 existing dwellings.
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	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.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	Yes, some, although the proximity of neighbouring properties to the site boundary is likely to minimise the effectiveness of acoustic screening.
<b>Environmental concerns</b>	None
<b>Constraints on design and layout of the site</b>	TPO on southern-most edge of site
<b>Could the site meet current and future need?</b>	N/A
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	N/A
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	N/A
<b>Conclusion</b>	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.

<b>SITE BACKGROUND</b>									
<b>Site reference</b>	Not allocated 2.								
<b>Site name and address</b>	The Orchard, Cowfold								
<b>Site plan:</b>	 <table border="1" data-bbox="539 757 1331 851"> <tr> <td colspan="2"> <b>Horsham District Council</b>          Planning: Chaff Way, Horsham          West Sussex RH12 1RL          Barbara Childs - Director of Place       </td> <td colspan="2" style="text-align: center;">         The Orchard, Cowfold       </td> </tr> <tr> <td colspan="2"> <small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence: A20000020204</small> </td> <td>         Reference No.:          Drawing No.:       </td> <td>         Date: 10 January 2024          Drawn:          Checked:          Revisions:       </td> </tr> </table>	<b>Horsham District Council</b> Planning: Chaff Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		The Orchard, Cowfold		<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence: A20000020204</small>		Reference No.: Drawing No.:	Date: 10 January 2024 Drawn: Checked: Revisions:
<b>Horsham District Council</b> Planning: Chaff Way, Horsham West Sussex RH12 1RL Barbara Childs - Director of Place		The Orchard, Cowfold							
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence: A20000020204</small>		Reference No.: Drawing No.:	Date: 10 January 2024 Drawn: Checked: Revisions:						
<b>Site planning status</b>	Current use is woodland								
<b>Planning history</b>	<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. Refused 22/04/2022.</p>								
<b>GTAA 2023 pitch number</b>	N/A								
<b>GTAA 2023 planning definition status</b>	N/A								
<b>Additional current and future needs</b>	N/A								
<b>Total pitch need 2023-28</b>	N/A								
<b>Total pitch need 2028-40</b>	N/A								
<b>Site area</b>	4.4 hectares								
<b>Site ownership</b>	Private								
<b>DEVELOPMENT CONSTRAINTS</b>									
<b>Area of Outstanding Natural Beauty</b>	No								
<b>SSSI</b>	No								
<b>Ancient Woodland</b>	No but Traditional Orchard Priority Habitat lies immediately adjacent to the south east of the site.								
<b>Local Wildlife Site</b>	No								
<b>Heritage Area</b>	No – some Grade II listed within wider area but unlikely to be directly impacted by development on site.								
<b>Flood zone</b>	No								
<b>Air quality</b>	No								
<b>Gatwick Safeguarding</b>	No								

<b>Within high pressure gas pipeline safeguarding zone</b>	Yes – northern part of site falls within High Pressure Gas Pipeline buffer area
<b>Mains water and electricity available or accessible</b>	Agent has indicated this is available
<b>Sanitation available or capable of being provided</b>	Yes – outlined in FRA submitted with earlier planning application
<b>Provision for surface water and storm water drainage</b>	Yes – outlined in FRA submitted with earlier planning application
<b>Safe access to highway network</b>	Yes – via existing established access onto A272
<b>Primary school within 2km</b>	No, nearest school is 2.8km to the east in Cowfold (St Peter's)
<b>GP surgery within 2km</b>	No – Cowfold surgery is approximately 3km to the east of the site.
<b>Shops within 2km</b>	Yes – Buck Barn crossroads
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	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.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	Yes, with adequate consideration of the Downs Link which is well used and passes close to the site.
<b>Environmental concerns</b>	Development of the site would require clearing a large number of established trees, with associated impacts on biodiversity, landscape and air quality.
<b>Constraints on design and layout of the site</b>	Site is woodland. Layout of the site, and access, should take also account of the area of Traditional Orchard which abuts the site.
<b>Could the site meet current and future need?</b>	N/A
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	N/A
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	N/A
<b>Conclusion</b>	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 and Traveller use.

<b>SITE BACKGROUND</b>	
<b>Site reference</b>	Not allocated 3.
<b>Site name and address</b>	Tisserand Farm, A29 Stane Street South of Five Oaks RH14 9AZ
<b>Site plan:</b>	
<b>Site planning status</b>	Site is agricultural land.
<b>Planning history</b>	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
<b>GTAA 2023 pitch number</b>	N/A
<b>GTAA 2023 planning definition status</b>	N/A
<b>Additional current and future needs</b>	N/A
<b>Total pitch need 2023-28</b>	N/A
<b>Total pitch need 2028-40</b>	N/A
<b>Site area</b>	4 hectares
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	No
<b>Local Wildlife Site</b>	No but the site is located within a bat sustenance zone
<b>Heritage Area</b>	No, though there is an Archaeological Notification Area on the eastern (opposite) side of the A29.
<b>Flood zone</b>	No
<b>Air quality</b>	No
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Assumed yes, given adjacent development
<b>Sanitation available or capable of being provided</b>	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.

<b>Provision for surface water and storm water drainage</b>	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
<b>Safe access to highway network</b>	Yes – though A29 is set at national speed limit with traffic pulling onto a road with very fast moving traffic
<b>Primary school within 2km</b>	No – approx. 2.5 km to the south in Billingshurst
<b>GP surgery within 2km</b>	No - approx. 2.5 km to the south in Billingshurst
<b>Shops within 2km</b>	Yes – petrol station in Five Oaks
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	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.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	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.
<b>Environmental concerns</b>	None
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	N/A
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	N/A
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	N/A
<b>Conclusion</b>	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 and Traveller use.

SITE BACKGROUND									
Site reference	Not allocated 4.								
Site name and address	Deer Park Farm, Hampers Lane, Horsham								
Site plan:	 <table border="1" data-bbox="539 779 1318 875"> <tr> <td colspan="2"> <b>Horsham District Council</b>          Planning, Chert Way, Horsham          West Sussex BN12 7SL          Barbara Clark, Director of Planning       </td> <td colspan="2">         Deer Park Farm, Horsham       </td> </tr> <tr> <td> <small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence: AC2000002034</small> </td> <td>         Reference No.:          Drawing No.:       </td> <td>         Date: 10 January 2024          Checked:       </td> <td>         1:4,000 at A4          Revisions:       </td> </tr> </table>	<b>Horsham District Council</b> Planning, Chert Way, Horsham West Sussex BN12 7SL Barbara Clark, Director of Planning		Deer Park Farm, Horsham		<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence: AC2000002034</small>	Reference No.: Drawing No.:	Date: 10 January 2024 Checked:	1:4,000 at A4 Revisions:
<b>Horsham District Council</b> Planning, Chert Way, Horsham West Sussex BN12 7SL Barbara Clark, Director of Planning		Deer Park Farm, Horsham							
<small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2021). Ordnance Survey Licence: AC2000002034</small>	Reference No.: Drawing No.:	Date: 10 January 2024 Checked:	1:4,000 at A4 Revisions:						
Site planning status	Authorised for Gypsy and Traveller use								
Planning history	The site contains one permanent Gypsy and Traveller pitch (one static caravan and one touring caravan) that was allowed on appeal (DC/10/1974) on 27 March 2014.								
GTAA 2023 pitch number	1								
GTAA 2023 planning definition status	1 x undetermined								
Additional current and future needs	None								
Total pitch need 2023-28	None								
Total pitch need 2028-40	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								

<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	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.
<b>Impact of site on amenity of local residents</b>	Low impact. Site well screened and separated from eastern edge of housing in Horsham by 300m belt of trees.
<b>Site can provide visual and acoustic privacy</b>	The residential area is located approximately 300m to the west of the site.
<b>Environmental Concerns</b>	No known issues
<b>Constraints on design and layout of the site</b>	No constraints although details of proposed design and layout of the residential area would be required.
<b>Could the site meet current and future need?</b>	None identified
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	N/A
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	N/A
<b>Conclusion</b>	Taking account of the location of this site in the Area of Outstanding Natural Beauty, the impact on heritage assets and the proximity of nearby Tree Preservation Orders, it is not considered appropriate to allocate this Gypsy and Traveller site for further pitches at the present time.



**SITE BACKGROUND**

**Site reference** Not allocated 5.

**Site name and address** Lane Top and Oak Tree View, Nutbourne Road, Pulborough, RH20 2HA

**Site plan:**

Horsham District Council  
 Parkside, Chart Way, Horsham  
 West Sussex RH12 1SR  
 Barbara G. Hill - Director of Planning

Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2024).  
 Ordnance Survey Licence: AC2000029204

Reference No : Date : 20 January 2024 Scale : 1:2,000 at A1  
 Drawing No : Drawn : Checked : Revisitors :

Lane Top, Pulborough

**Site planning status** Authorised

**Planning history** 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 at Lane Top and 1 at Oak Tree View) as personal occupancy conditions were removed by DC/17/2564.

An application (DC/20/2497/FUL) for an additional 2 pitches was refused on 29 April 2021 on the grounds that the development would “result in an unacceptable impact on highway safety”. The refusal was not appealed.

**GTAA 2023 pitch number** 2

**GTAA 2023 planning definition status** 2 x meet planning definition

**Additional current and future needs** 5 – 2 x 5-year need, 3 x new household formation (NHF)

**Total pitch need 2023-28** 2

**Total pitch need 2028-40** 3

**Site area** 0.5 ha

**Site ownership** Private

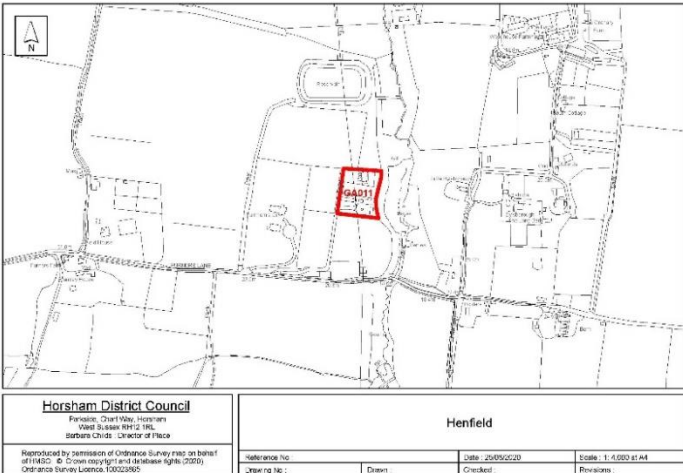
**DEVELOPMENT CONSTRAINTS**

**Area of Outstanding Natural Beauty** No

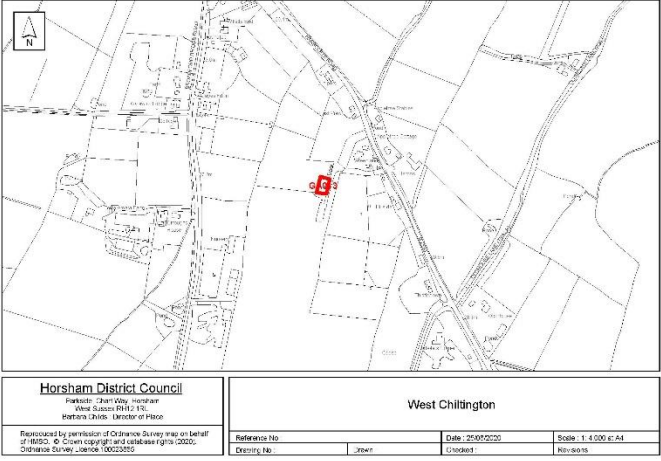
**SSSI** No

<b>Ancient Woodland</b>	No
<b>Local Wildlife Site</b>	No but within Bat Sustenance Zone
<b>Heritage Area</b>	No
<b>Flood zone</b>	No
<b>Air quality</b>	No.
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Horsham District Council refused DC/20/2497/FUL on the grounds of "limited visibility splays to the west, which would result in an unacceptable impact on highway safety".
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	Low impact. The development on site is single storey, low rise in nature and is well screened by site boundaries and landscape features.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	It is considered the boundary treatments would act as an appropriate visual and acoustic barrier.
<b>Environmental concerns</b>	No known issues
<b>Constraints on design and layout of the site</b>	No specific constraints have been identified, although details of proposed design and layout of the residential area would be required.
<b>Could the site meet current and future need?</b>	Yes
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	Yes

<p><b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b></p>	<p>The owner of Lane Top indicated a need for three pitches in the short term as new household formations – as three family members were 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>
<p><b>Conclusion</b></p>	<p>It is not considered appropriate to allocate this site for additional Gypsy and Traveller pitches following a re-assessment of the site and refusal at planning committee on highway grounds in April 2021.</p>

<b>SITE BACKGROUND</b>	
<b>Site reference</b>	Not allocated 6.
<b>Site name and address</b>	Land to the rear of Pear Tree Farm, Furners Lane, BN5 9HX
<b>Site plan:</b>	
<b>Site planning status</b>	Authorised
<b>Planning history</b>	<p>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.</p> <p>DC/21/1796/FUL A further application for "Proposed settled gypsy accommodation site comprising 5 pitches and associated utility buildings" was validated on 23/8/2021 and refused on 31 May 2022. An appeal hearing was held on 27 September 2023 and the Inspector's decision is awaited at 12 December 2023.</p>
<b>GTAA 2023 pitch number</b>	3
<b>GTAA 2023 planning definition status</b>	3 x meet planning definition
<b>Additional current and future needs</b>	0
<b>Total pitch need 2023-28</b>	0
<b>Total pitch need 2028-40</b>	0
<b>Site area</b>	0.2ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	There is ancient woodland located to the immediate east of the site.
<b>Local Wildlife Site</b>	No
<b>Heritage Area</b>	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.
<b>Flood zone</b>	No
<b>Air quality</b>	No.
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No

<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Safe access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	Low impact. The Appeal Inspector found that the proposal for the 3 pitches would not harm the character and appearance of the area. This is not considered to have changed.
<b>Impact of site on amenity of local residents</b>	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.
<b>Site can provide visual and acoustic privacy</b>	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.
<b>Environmental concerns</b>	No known issues
<b>Constraints on design and layout of the site</b>	No constraints although details of proposed design and layout of the residential area would be required.
<b>Could the site meet current and future need?</b>	Yes – 3 pitches now authorised
<b>Could the site only meet current need?</b>	N/A
<b>Can the configuration of the site be altered to meet future need?</b>	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.
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	Yes – the owner has indicated the permission will be implemented within 12 months but has encountered delays due to Covid-19.
<b>Conclusion</b>	It is not considered appropriate to allocate this site for any further Gypsy and 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. In addition, the most recent application for a further 5 pitches (DC/21/1796/FUL) has been submitted, refused and heard at appeal on 27 September 2023. It is therefore considered appropriate to await the Inspector’s report before making any further proposals for this site.

<b>SITE BACKGROUND</b>	
<b>Site reference</b>	Not allocated 7.
<b>Site name and address</b>	Land West of Hillside, Harbolets Road, West Chilts, RH20 2LG
<b>Site plan:</b>	
<b>Site planning status</b>	Unauthorised
<b>Planning history</b>	"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.
<b>GTAA 2023 pitch number</b>	1
<b>GTAA 2023 planning definition status</b>	1 x no contact
<b>Additional current and future needs</b>	Unknown
<b>Total pitch need 2023-28</b>	Unknown
<b>Total pitch need 2028-40</b>	Unknown
<b>Site area</b>	0.04ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Area of Outstanding Natural Beauty</b>	No
<b>SSSI</b>	No
<b>Ancient Woodland</b>	No
<b>Local Wildlife Site</b>	No but within Bat Sustenance Zone.
<b>Heritage Area</b>	No
<b>Flood zone</b>	No
<b>Air quality</b>	No.
<b>Gatwick Safeguarding</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No

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

**Table 1: Sites considered suitable for Allocation for Gypsy and Traveller & Travelling Showpeople Use**

<b>Site</b>	<b>Existing Authorised Gypsy and Traveller Pitches</b>	<b>Proposed Additional Net Pitches</b>	<b>Total Gross Pitches (Total Net Pitches)</b>
<u>Proposed Allocations</u>			
1. Land at Junction Hill Farm Lane and Stane Street, Codmore Hill (Existing Site)	2	2	<b>4 (2)</b>
2. Fryern Park, Storrington (Existing Site)	2	2	<b>4 (2)</b>
3. Northside Farm, Rusper Road (Existing Site)	1	3	<b>4 (3)</b>
4. Southview, The Haven, Slinfold	1	4	<b>5 (4)</b>
5. Sussex Topiary, Rudgwick (Existing Site)	4	8	<b>12 (8)</b>
6. Plot 3, Bramblefield, Crays Lane, Thakeham (Existing Site)	1	3	<b>4 (3)</b>
7. Land at Girder Bridge, Gay Street Lane, North Heath Pulborough (New Site)	0	5	<b>5 (5)</b>
8. Land East of Billingshurst (Strategic Site Allocation)	0	5	<b>5 (5)</b>
9. North Land West of Ifield (Strategic Site Allocation)	0	15	<b>15 (15)</b>
10. Land North West of Southwater (Strategic Site Allocation)	0	5	<b>5 (5)</b>
11. Kingfisher Farm, West Chiltington Lane, Barns Green (Regularisation of Existing Site)	0	11	<b>11 (11)</b>
12. Land East of Coolham Road, Thakeham	0	2	<b>2 (2)</b>
13. Land North West of Junipers, Harbolets Road, West Chiltington	0	3	<b>3 (3)</b>
14. Downsview Paddock, New Hall Lane, Small Dole	0	1	<b>1(1)</b>
<b>Total</b>	<b>11 pitches</b>	<b>69 pitches</b>	<b>80 (69 pitches)</b>
<b>Travelling Showpeople Accommodation</b>	<b>Existing Plots</b>	<b>Proposed Additional Plots</b>	<b>Gross Plots (Total net Plots)</b>
TS1. Honeybridge Lane, Dial Post	4	1	<b>5 (1)</b>



**Table 2 – Sites Assessed as not suitable for Allocation for Gypsy & Traveller Use**

<u>Sites Assessed as Not Suitable for Allocation</u>			
Not allocated 1. Land South of Mill Lane, Littleworth	-	-	-
Not allocated 2. The Orchard, Cowfold	-	-	-
Not allocated 3. Tisserand Farm, A29 Stane Street South of Five Oaks	-	-	-
Not allocated 4. Deer Park Farm, Hampers Lane	-	-	-
Not allocated 5. Lane Top / Oak Tree View, Pulborough (Existing Site)	-	-	-
Not allocated 6. Land to the Rear of Pear Tree Farm, Furners Lane, Henfield	-	-	-
Not allocated 7. Land West of Hillside, Harbolets Road	-	-	-