

Assessment of Potential Sites for Gypsies, Travellers and Travelling Showpeople - Site Proforma 2019

Background

Horsham District Council is seeking information on potential sites for future use by Gypsies, Travellers and Travelling Showpeople.

The Council plans to allocate sites in the next iteration of the Local Plan to meet the needs of the Gypsies, Travellers and Travelling Showpeople community into the future.

Please complete one site proforma for each site which you would like to be considered for allocation for future Gypsy, Traveller or Travelling Showpeople use.

Definitions:

Gypsy and Traveller sites - Sites can vary in size, although they should be at least large enough to accommodate one pitch. A pitch is an area of land where a Gypsy or Traveller household can reside; typically this may contain a building, parking space and one or more caravans with sufficient space to enable the easy manoeuvrability of caravans up to 20 metres in length. The site must be accessible by vehicles and be served, or be capable of being served, with water, electricity, drainage and sanitation.

Travelling Showpeople sites - Sites normally accommodate both residential and business uses, including the storage and repair of fairground equipment. Larger sites are often subdivided into individual family 'plots' or 'yards'. The site must be accessible by large vehicles and be served, or be capable of being served, with water, electricity, drainage and sanitation.

Please be aware that the submitted details cannot be treated as confidential.

Section 1 – Site Details

1. **Site Address:**

Land west of Ifield which forms the submission to the Council's Housing and Employment Land Site Assessment (June 2019).

2. **Area (hectares or acres)**

Approximately 194 hectares.

3. **Current Use:**

Agricultural land (both pastoral and arable uses), woodland and golf course.

Please enclose a site plan on an OS base, showing

- Site boundaries
- Access point(s) to serve the proposed development
- Surrounding features (e.g. road names) to ensure the site can be clearly identified

4. **Can the site be viewed from public vantage points?**

| | | |
|-----|-------------------------------------|----------|
| Yes | <input checked="" type="checkbox"/> | Go to Q6 |
| No | <input type="checkbox"/> | Go to Q5 |

5. **If No, please provide contact details of the person with whom access to the site should be arranged:**

Section 2 – Land Ownership and Control

6. ***Is the site, including the proposed means of access, in a single ownership or control?***

| | | |
|-----|---|----------|
| Yes | X | Go to Q8 |
| No | | Go to Q7 |

7. ***If No, please show the extent of the different ownerships and the extent of any land options on a site plan.***

8. ***Have any Gypsies or Travellers or Travelling Showpeople expressed an interest in living on the site?***

| | |
|-----|---|
| Yes | |
| No | X |

9. ***Is the site currently for sale?***

| | |
|-----|---|
| Yes | |
| No | X |

Section 3 – Your Contact Details

10. **Name:** REDACTED

11. **Company:** Homes England

12. **Address:** 42-50 Victoria Street Westminster
London
SW1H 0TL

13. **Phone number:** /

14. **Email:** REDACTED

15. **Client (if appropriate):** Homes England

16. **Date:** 30th August 2019

17. **Are you**

| | | |
|----------------------------|-------------------------------------|-----------|
| Agent /Planning consultant | <input type="checkbox"/> | Go to Q19 |
| Landowner | <input checked="" type="checkbox"/> | Go to Q20 |
| Parish Council | <input type="checkbox"/> | Go to Q19 |
| Registered social landlord | <input type="checkbox"/> | Go to Q19 |
| Developer | <input type="checkbox"/> | Go to Q19 |
| Other | <input type="checkbox"/> | Go to Q18 |

18. **If 'Other', please specify below**

19. **If you are not the landowner, do you have the landowners' authority to promote this site as a potential site for Gypsies and Travellers or Travelling Showpeople?**

| | |
|-----|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |

ADDITIONAL INFORMATION:

Any further information you can provide about the site would be very useful.
Please complete as many of the following sections as you can.

Section 4 - Constraints

20. *To the best of your knowledge, are there any constraints which could affect the developability of this site for use?*

| | | |
|-----|-------------------------------------|-----------|
| Yes | <input type="checkbox"/> | Go to Q21 |
| No | <input checked="" type="checkbox"/> | Go to Q23 |

21. *If Yes, please tick which constraints apply:*

| | |
|--|--------------------------|
| Access | <input type="checkbox"/> |
| Adjacent uses | <input type="checkbox"/> |
| Contamination/pollution | <input type="checkbox"/> |
| Flood risk | <input type="checkbox"/> |
| Ground conditions (e.g. drainage) | <input type="checkbox"/> |
| Infrastructure (e.g. utilities) | <input type="checkbox"/> |
| Land ownership | <input type="checkbox"/> |
| Landscape impact | <input type="checkbox"/> |
| Legal (covenants, options etc) | <input type="checkbox"/> |
| Listed building(s) | <input type="checkbox"/> |
| Noise | <input type="checkbox"/> |
| On-site hazards (e.g. Japanese Knotweed, pylons) | <input type="checkbox"/> |
| Protected species/habitats | <input type="checkbox"/> |
| Relocation of existing uses | <input type="checkbox"/> |
| Topography | <input type="checkbox"/> |
| Tree Preservation Order(s) | <input type="checkbox"/> |
| Other | <input type="checkbox"/> |

22. *If you answered Yes to Question 20, and ticked Question 21, then please provide details of the identified constraints, and possible ways to overcome them, then go to Q23.*

Section 5 - Facilities and utilities

Based on your assessment:

23. **To the best of your knowledge, are these services available on site?** Please tick if available

| | |
|-------------|---|
| Water | X |
| Sewerage | X |
| Electricity | X |
| Gas | X |

24. **Where is the closest local facility to the site?** Please identify location of facility

| Facility | Settlement (name) |
|--------------------|----------------------|
| Shop | See response to Q.26 |
| Primary school | See response to Q.26 |
| Doctors/GP surgery | See response to Q.26 |
| Bus stop | See response to Q.26 |
| | |

Section 6 - Gypsy and Traveller pitches or Travelling Showpeople plots

Based on your assessment:

25. **How many Gypsy and Traveller pitches* or Travelling Showpeople plots* do you believe the site could accommodate?**

The Site could accommodate up to 15 Gypsy, Travellers or Travelling Showpeople pitches. This has been calculated using the DCLG Guidance note: Designing Gypsy and Traveller Sites Good Practice Guide (May 2008). Whilst this has been withdrawn, it provides a useful starting point in terms of the sizing of each pitch which are proposed to extend to 750m².

*See introduction for definitions.

Section 7 – Additional Information

26. ***Please provide any additional information below.***

If there is a need demonstrated for Gypsy, Travellers or Travelling Showpeople pitches, 15 pitches could be delivered as an integral part of the comprehensive development of land west of Ifield for 3,250 dwellings in the form of a new neighbourhood being promoted by Homes England.

The neighbourhood development will also provide for health care services, schools, a mixed-use local centre, commercial space and social facilities (all within a reasonable walking distance), open space and a country park, flood alleviation measures and other infrastructure.

Thank you for this information. Please return your completed pro-forma, preferably by email, to reach Horsham District Council, by 5pm Friday 30 August 2019

By email to: strategic.planning@horsham.gov.uk

By post to:

Strategic Planning
Horsham District Council
Parkside
Chart Way Horsham
West Sussex
RH12 1RL

***Please don't forget to enclose a clear site plan.
Thank you!***