



**GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE**

**DRAFT SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT  
(DPD)**

**SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL  
ASSESSMENT**

**NOVEMBER 2017**

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## **1.0 Introduction**

### **Sustainability Appraisal and Strategic Environmental Assessment**

- 1.1** The process of Sustainability Appraisal examines what impacts a plan or policy document will have on social, environmental and economic issues, and provides an opportunity for measures to be put in place to improve the social, environmental and economic outcomes of the plan. Sustainability Appraisal (SA) is a mandatory process under Section 39(2) of the Planning and Compulsory Purchase Act, 2004. The requirement for Local Authorities to undertake Sustainability Appraisals of emerging policy documents is also set out in the National Planning Policy Framework.
  
- 1.2** In addition to Sustainability Appraisal, a similar process exists, which is known as Strategic Environmental Assessment (SEA). This is a European Directive, which requires the 'assessment of the effects of certain plans or policies on the environment.' It aims to ensure that the environmental consequences of a proposed policy, plan or programme are assessed, and improvements and mitigation measures are incorporated into the plan at the earliest stage of decision making. The SEA process has a slightly narrower focus than the SA process described above. In practice, the Sustainability Appraisal and Strategic Environmental Assessment processes are usually combined.
  
- 1.3** This document sets out the results of the Sustainability Appraisal and Strategic Environmental Assessment of the draft Gypsy, Traveller and Travelling Showpeople Site Allocations of Land Document (November 2017) which has been produced for consultation. The process has also incorporated an Equalities impact assessment, which examines the impacts of the proposed plan on race, disability, gender, religion/belief, age, and sexual orientation. This collective process will be referred to in this document as Sustainability Appraisal or SA.

### **The Gypsy, Traveller and Travelling Showpeople Site Allocations document**

#### **The Need for a Gypsy and Traveller Site Allocations Document**

- 1.4** In November 2015, the Local Plan for the Horsham district, known as the Horsham District Planning Framework (HDPF) was adopted. This document now forms the overarching planning document for the Horsham district. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs of the district, (outside of the South Downs National Park). This document sets out the number of homes which need to be built in the District in the period to 2031, together with strategic locations for development, employment policies and policies to ensure that development protects the environment and landscape within the district.

- 1.5 Chapter eight of the HDPF sets out how the housing needs for Gypsies and Travellers will be met in the period to 2031. This included the allocation of land for 39 additional permanent pitches within the period 2011 – 2017. In addition, further policies set out the criteria by which any applications for non-allocated sites would be considered.
- 1.6 As the HDPF only provided allocations for Gypsy and Traveller sites until 2017, it was recognised in paragraph 8.8 of the HDPF that further work would be needed to identify and provide for additional pitches beyond the initial five year planning period. It was envisaged that these sites would be identified in a Site Allocations Document.

### **Preparation of the draft Gypsy and Traveller Site Allocations documentation**

- 1.7 In order to identify potential sites for allocation for Gypsy, Traveller or Travelling Showpeople provision the Council undertook an assessment of accommodation needs of this community in late 2016, and carried out a search to identify suitable sites for accommodation. A draft Gypsy and Traveller Site Allocations Preferred Strategy document was published in April 2017, and a six week consultation was held between 21 April and 2 June 2017. Thirteen potential site allocations for GTTS accommodation were identified as part of this consultation together with a number of alternative sites which had been considered.
- 1.8 The Gypsy and Traveller Site Allocations Preferred Strategy was prepared taking into account the results of the Sustainability Appraisal which was carried out in conjunction with the preparation of the draft Gypsy and Traveller Site Allocations Preferred Strategy. The sustainability Appraisal was also made available for comment during the April – June consultation period.
- 1.9 In response to the wider consultation on held on the draft plan, together with the updated pitch requirement which takes account of the outcome of a number of Gypsy and Traveller planning applications since April 2017, the Gypsy and Traveller Site Allocations Preferred Strategy has been updated.
- 1.10 As a result of the consultation process three sites; (Fryern Park Farm, Hurston Depot, and Parsons Field have been removed from the preferred options, primarily as a result of access and environmental concerns. In addition to the removal of the three sites above a further two sites – Rowfold Nurseries in Billingshurst, and Oakdene in Pulborough are no longer being progressed. The owner of Rowfold Nurseries has confirmed that the site is no longer available for Gypsy and Traveller use, and the Oakdene site now has planning permission for the sites which had been proposed.
- 1.11 The loss of the Fryern Park, Hurston Lane, Parson's Field and Rowfold sites meant that the Council was no longer able to meet its identified need for Gypsy, Traveller and Travelling Showpeople accommodation. It was therefore necessary to undertake further work in order to identify additional sites. Extensive further site identification work has been undertaken, which has included discussions with

landowners and agents and has resulted in one new site where the landowner is prepared to make it available for Gypsy and Traveller use. This site is the former Bromeliad Nursery, Billingshurst and has been assessed as being able to accommodate 15 pitches. This site and other alternatives have been considered through the Sustainability Appraisal process and further details are set out later in this document.

- 1.12** This Sustainability Appraisal document therefore sets out the results of the additional assessment which has been undertaken, and also takes account of comments made on the Sustainability Appraisal documentation that was published alongside the draft Gypsy and Traveller Site Allocations Document in April 2017. Whilst the consultation document itself received comments from over 300 individuals, relatively few made direct comment on the Sustainability Appraisal documentation. Comments that were submitted included those from Itchingfield Parish Council, West Sussex County Council and Local residents groups. The comments were primarily submitted in relation to the assessment outcomes of the alternative sites proposed for inclusion in the plan. In response the distances to services and facilities have been reviewed and updated where necessary and the outcome of the appraisal has been reconsidered where relevant, including further consideration of the potential for cumulative impacts. A summary of the consultation responses has been published, and includes the representations made by the statutory consultees in full. This includes the comments made in reference to the Sustainability Appraisal.

## 2.0 Sustainability Appraisal Methodology

### What is Sustainable Development?

- 2.1 In order to undertake a Sustainability Appraisal, it is important to understand what is meant by the term Sustainable Development. Over the years this term has been widely used in a number of different contexts. As a result the phrase can have a different meaning for different individuals and organisations. It is therefore considered helpful to outline the meaning of sustainability that will be used in this document.

#### **Sustainable Development**

A common definition of Sustainability is a set out in the Brundtland Report, which was produced by the United Nations World Commission on Environment and Development in 1987. It defines sustainable development as: *“development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”*

This definition of sustainability has been expanded and there are three key dimensions of it set out in National Planning Policy Framework. These are:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

### Sustainability Appraisal Methodology

- 2.2 The Sustainability Appraisal process that has been undertaken as part of the sustainability appraisal process can be summarised below. This process incorporates the requirements of Strategic Environmental Assessment and Equalities impact Assessment into the overall Sustainability Appraisal process. Further detail on the different stages of the assessment in relation to Strategic Environmental Assessment is set out in Appendix A.

## Scoping the Assessment

1. A review of relevant plans, policies and programmes, to take into account environmental, economic and social issues including equalities;
2. A review of baseline information, to include a review of all environmental, social and economic factors affecting the District, incorporating a review of local equalities issues in the area;
3. The identification of key social, environmental and economic and equalities issues;
4. The identification of a Sustainability Appraisal Framework against which the impact of the proposed plan on the key sustainability issues facing the District can be assessed;

## The Appraisal Process

5. The development and appraisal of alternative options to the proposed plan using the Sustainability Appraisal Framework;
6. The provision of recommendations which include methods to improve the sustainability impacts of the plan and limit any adverse impacts on equalities;
7. The identification of indicators to monitor the impact of the plan on social, economic and environmental indicators once the plan is in place;
8. Consultation at all relevant stages of the assessment process to include all statutory consultees and environmental bodies together with equalities specialists.

**2.3** The process of Sustainability Appraisal Preparation set out above includes a 'Scoping Stage' which identifies the background or 'baseline data' and identifies the issues which should be considered as part of the assessment process. The second phase of the process is to then undertake the sustainability appraisal process. Consultation on the scope of this assessment was undertaken in April 2017, together with the preliminary findings of the initial assessment which has been undertaken by the Council to date. As set out in paragraph 1.12, a small number of comments were received on this documentation, and updates have been incorporated into this revised assessment. Any further comments which are received on this assessment will be taken into account where relevant as part of the next iteration of the draft plan and sustainability appraisal process.

## PART A: SCOPING

### 3.0 Relevant Plans, Policies and Programmes

- 3.1 The Gypsy, Traveller and Travelling Showpeople Site Allocations document has been influenced by a range of other key plans, policies and sustainability objectives. This section of the document sets out the key plans Policies and Programmes which influence the content of the Site Allocations Plan which is under preparation.
- 3.2 The Horsham District Planning Framework provides the overarching planning strategy for Horsham district, including the preparation of any Gypsy and Traveller site Allocations document. The HDPF was subject to a Sustainability Appraisal and this is therefore the starting point for the identification of relevant plans, policies and programmes and legislative requirements for this Sustainability Appraisal. The full list of key plans and programmes is available to view on the Council's website: [https://www.horsham.gov.uk/data/assets/pdf\\_file/0003/28641/HDPF-SA-SEA-2015.pdf](https://www.horsham.gov.uk/data/assets/pdf_file/0003/28641/HDPF-SA-SEA-2015.pdf). The key documents, together with any relevant updates which have been identified since the preparation of the 2015 Sustainability Appraisal are summarised below.

#### National Legislation and Policy

##### *The Housing Act 2004*

- 3.2 This Act places a duty on local authorities to produce assessments of accommodation need for Gypsies, Travellers and Travelling Showpeople (GTTS), and outlining how their needs will be met. However, there is no requirement for local authorities to provide such sites on their own land.

##### *Planning Policy for Traveller Sites*

- 3.3 This National Planning Policy document was published in 2012 and updated in August 2015. The Government's overarching aim is to ensure the fair and equal treatment of travellers, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. In order to fulfil these aims, the Planning Policy for Traveller Sites document states:
- That local planning authorities should make their own assessment of need for the purposes of planning;
  - That local planning authorities, working collaboratively, develop fair and effective strategic to meet need through the identification of land for sites;
  - To encourage local planning authorities to plan for sites over a reasonable timescale;
  - To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites;
  - That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective;

- To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
- To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure;
- For local planning authorities to have due regard to the protection of local amenity and local environment.

Further details on the provisions of this guidance are set out in the draft Gypsy, Traveller and Travelling Showpeople Site Allocations of Land Document, November 2017.

## **District Policy**

### *Horsham District Corporate Plan 2016 -19*

- 3.4 The Corporate Plan 2016-19 was been agreed by Council on 24 February 2016. The Corporate Plan identifies key priorities that have been grouped and presented under four broad headings which cover the Council's economic, environmental, social and organisational responsibilities as follows:
- Communities - Support our communities.
  - Economy - Improve and support the local economy.
  - Efficiency - Great value services.
  - Environmental - manage our natural and built environment.

### *Horsham District Planning Framework*

- 3.4 In November 2015, the Local Plan for Horsham District, known as the Horsham District Planning Framework (HDPF) was adopted. This document now forms the overarching planning document for the Horsham District. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs of the whole district, in collaboration with other local planning authorities under the duty to cooperate process. This document sets out the number of homes which need to be built in the District in the period to 2031, together with strategic locations for development, employment policies together with policies to ensure that development protects the environment and landscape in the District.
- 3.5 Within the HDPF Chapter Eight sets out how the housing needs for Gypsies and Travellers will be met in the period to 2031. This included the allocation of land for 39 net additional permanent residential pitches for Gypsies and Travellers within the period 2011 – 2017 and a policy setting out the criteria by which any applications for non-allocated sites would be considered.
- 3.6 As the HDPF only provided allocations for Gypsy and Traveller sites until 2017, paragraph 8.8 of the HDPF recognised that further work will need to be undertaken to identify and monitor need and to provide for additional pitches beyond the initial five year planning period. It was envisaged that these sites would be identified in a Site Allocations Document. (HDPF para 3.27).

## 4.0 Baseline Information

- 4.1 In order to be able to identify the impact the draft Gypsy, Traveller and Site Allocations Document will have on sustainable development, it is important to have an understanding of the current circumstances, (or baseline) that exist within the District and the trends that may continue without the preparation of any further planning policy documents.
- 4.2 The 2015 Sustainability Appraisal which accompanied the Horsham District Planning Framework sets out the key social, environmental and economic data for the District, and can be viewed on the Council's website:  
[https://www.horsham.gov.uk/data/assets/pdf\\_file/0003/28641/HDPF-SA-SEA-2015.pdf](https://www.horsham.gov.uk/data/assets/pdf_file/0003/28641/HDPF-SA-SEA-2015.pdf) .  
This data has been reviewed and where appropriate updated to set out the most up-to-date information in relation to Gypsy, Traveller and Travelling Showpeople. This information is set out in the following paragraphs:
- 4.3 At the time of the 2011 census, 234 individuals described their ethnicity as being either Gypsy or Irish traveller (ONS). This is 0.17% of the district's total population which is consistent with the figures for the wider South East.
- 4.4 It was recognised during the preparation of the Horsham District Planning Framework that there was a continued need to ensure that Gypsy and Traveller accommodation sites are provided to meet the needs of this ethnic group. Within the HDPF, Chapter Eight sets out how the housing needs for Gypsies and Travellers will be met. This included the allocation of land for 39 net additional permanent residential pitches for Gypsies and Travellers to meet the identified needs of this group for the period 2011 – 2017. In addition a policy sets out the criteria by which any applications for non-allocated sites would be considered.
- 4.5 As the HDPF only provided allocations for Gypsy and Traveller sites until 2017, it was recognised in the Local Plan that further work would need to be undertaken to identify and monitor need and to provide for additional pitches beyond the initial five year planning period. An updated Gypsy, Traveller and Travelling Showpeople assessment has therefore been undertaken to identify the amount of accommodation that is required in the 15 year period to 2032. The full results of this assessment are set out in the draft Gypsy and Traveller Site Allocation documentation which accompanies this document.
- 4.6 This assessment considered a number of different data sources including, population size and movement of travellers and waiting lists for public sites, together with a review of the existing Gypsy, Traveller and Travelling Showpeople in the District. Each site was assessed as to whether the site was authorised, unauthorised, or had temporary or personal planning permissions. This information has been kept under review and has been updated since April to take account of any new planning permissions and authorisations in this period.

- 4.7 It was found that there are currently a total of 27 unauthorised pitches in the District and a further 13 pitches with temporary planning permission or personal conditions attached. Together this gives a total existing need (or backlog) of 40 pitches.
- 4.8 This figure could be reduced further through the development of existing allocations in the HDPF and the outcome of ongoing appeals. There is also the potential for a review of existing sites with a personal occupancy condition to examine whether this could also alleviate the backlog of sites.

#### **Predicting future needs in the next 15 years**

- 4.9 The Council has undertaken traveller questionnaire to help identify future Gypsy and Traveller accommodation needs. This questionnaire was sent to 82 separate addresses at the 16 separate existing sites identified (authorised and unauthorised). These were followed up with face to face interviews where possible. This included five sites with no postal address.
- 4.10 The outcome of this process identified that there is no additional requirement for sites in the next five year period, with 15 children reaching 18 years old in 6 -10 years and a further 12 children reaching 18 years old in the next 11-15 years. Not all these children will require separate accommodation in the District however, as some will move away. The number of pitches that will be required in the next 15 years has been calculated to be 20.
- 4.11 In addition to the accommodation need identified from the questionnaires and interviews, a further 65 pitches did not return forms (and/or refused interviews) and could not be interviewed. It was therefore necessary to apply a standard formula to calculate the future additional need from these families. The additional level of need was calculated to be a further 26 pitches.
- 4.12 The total number of pitches required is set out in the table below and full details are provided in the draft Gypsy and Traveller Site Allocations document, November 2017. No additional provision for transit sites was identified through this work.

Table 1: Total Pitches required over the next 15 year period

| <b>Plan Period</b>   | <b>Backlog</b> | <b>1-5 years –<br/>(2017-2022)</b> | <b>6-10 years –<br/>(2022-2027)</b> | <b>11-15 years<br/>–<br/>(2027-<br/>2032)</b> |
|--|----------------|------------------------------------|-------------------------------------|---|
| <b>Pitches<br/>Required</b>  | 40             | 1                                  | 19                                  | 18  |
| <b>Additional<br/>Pitches<br/>permitted<br/>since April<br/>2017</b>     | 8              | /                                  | /                                   | /   |
| <b>Total Pitch<br/>Requirement<br/>from Existing<br/>G &amp; T sites</b> | <b>78</b>      |                                    |                                     |   |

- 4.13 In addition to Gypsy and Traveller provision, the assessment work has considered if land is required for Travelling Showpeople. The only current authorised Travelling Showpeople site in the District is The Orchard, Ashington, which has 4 plots and space for storage equipment. No further Travelling Showpeople plots have been authorised since 2012.
- 4.14 In 2012, the projected supply was calculated using a baseline figure of 4 households (plots) and applying a 1.5% family formation compound growth rate. This method only yielded 1 extra plot requirement by 2027, given the limited number of existing Travelling Showpeople plots in the District. Given that this site remains the only travelling showpeople site in the District, it is not considered that the needs from this site have changed substantially.
- 4.15 In addition to considering any future needs from the existing Travelling Showpeople site, a small number of questionnaires have been returned to the Council from Travelling Showpeople families that are 'new' to Horsham District Council. The returns from these surveys indicate that there is a need for two pitches from a family residing within the district, with a third who has recently moved from the Guildford area to the Horsham district near to Thakeham. A further three separate families who responded to the survey are currently living in the wider Horsham District area, but are located in the South Downs National Park, which is a separate planning authority. Further discussions regarding the future provision of this need will therefore need to take place with the South Downs National Park Authority.



## **5.0 The Sustainability Appraisal Objectives**

- 5.1** As set out in the previous two chapters, there is a clear requirement for Horsham District Council to identify land to provide accommodation for Gypsies and Travellers and Travelling Showpeople. Such provision will need to be made in such a way that it meets the aims of sustainable development set out in earlier chapters of this document.
- 5.2** In order to test how sites and plan options meet the aims of sustainable development, the Sustainability Appraisal of the Horsham District Planning Framework, identified a number of different sustainability objectives against which the plan could be tested. As the HDPF is the 'parent document' for the Gypsy and Traveller Site Allocations document, it is considered that in broad terms, these objectives remain valid as a means to test the sites and options emerging for this document. These objectives have however been reviewed to ensure that they are relevant in terms of the specific requirements of identifying land for Gypsy and Traveller accommodation. This review is set out in the table below, together with an explanation of whether objectives have been amended.
- 5.3** The sustainability objectives, have already been compared against the objectives of the HDPF (see chapter 6 of the Horsham District Planning Framework Sustainability Appraisal) with which the Gypsy and Traveller document will accord. The overall objectives of the HPDF have been found to be in broad accordance with the Sustainability Appraisal objectives, although without mitigation there is the potential for development to conflict with environmental and social policies. As the objectives have been compared at a higher level it is not considered necessary to repeat them in this document.

## Sustainability Objectives, Key Topics, Assessment Considerations & Criteria

| Topic  | Sustainability Objective  | Assessment Criteria  | Commentary   |
|--|---|--|--|
| 1. Housing                                   | To provide high quality housing for all which include a range of size, types and tenures and is appropriate to local needs in the wider sub-region.   | <ul style="list-style-type: none"> <li>• Does the option / site provide accommodation that will meet the needs of Gypsy / traveller or travelling Showpeople in the district?</li> <li>• Does provision include any affordable pitch provision?</li> <li>• Does the development include affordable housing?</li> <li>• Does the development have mixed housing (types and sizes)?</li> <li>• Does the development provide homes towards HDC's target?</li> </ul> | This objective has been retained in the same form as the criteria used to assess the HDPF. The assessment criteria have been narrowed to focus upon Gypsy, Traveller and travelling Showpeople provision.  |
| 2. Access to community and retail facilities | To ensure that provision of land for Gypsy and Traveller and travelling showpeople accommodation enables residents to access appropriate education, health and community and retail facilities. | <ul style="list-style-type: none"> <li>• Is the site close to existing community facilities?</li> <li>• Is the site accessible by foot, public transport or vehicular access?</li> <li>• Are there any existing pressures on the current facilities and are enhancements required?</li> </ul>  | The HDPF has three separate objectives relating to education and skills, leisure and recreation and human health and a further objective relating to retail. In relation to the provision of land for Gypsy, Traveller and Travelling Showpeople accommodation, it is considered that the key aim is to ensure that sites have reasonable access to all facilities rather than wider considerations for the whole plan. These objectives have therefore been merged. |

| <b>Topic</b>                       | <b>Sustainability Objective</b>   | <b>Assessment Criteria</b>  | <b>Commentary</b>  |
|------------------------------------|---|---|--|
| 3. Community Safety and Crime      | To create a safe and secure environment (which minimises antisocial behaviour) and reduces the fear of crime.   | <ul style="list-style-type: none"> <li>• Is the site in a location which is safe and secure?</li> <li>• Are there any other community safety considerations?</li> </ul>   | This objective has been retained in the same form as the criteria used to assess the HDPF.   |
| 4. Equalities and Social Inclusion | To promote equal opportunities for Gypsies, travellers and Travelling showpeople.   | Equal opportunities for this sector of the population will be attained through a number of mechanisms. Much of this is through provision of land and access to key services such as schools, so it is therefore considered that other objectives may contribute to the achievement of this aim.   | This objective has been brought forward from the HDPF but has been adapted to specifically refer to Gypsies and Travellers as they are a key group in Horsham District who require specific consideration for equalities and social inclusion. |
| 5. Biodiversity                    | To protect and enhance the quality and level of biodiversity and natural habitats in the district and where appropriate provide new green infrastructure. | <ul style="list-style-type: none"> <li>• Will the proposal impact on designated sites?</li> <li>• Will development lead to other loss of biodiversity?</li> <li>• Does the proposal provide biodiversity benefits / additional green infrastructure?</li> <li>• What mitigation would be necessary?</li> </ul>                              | This objective has been retained in the same form as the criteria used to assess the HDPF.   |
| 6. Landscape                       | To conserve and enhance the quality of the landscape / townscape character.   | <ul style="list-style-type: none"> <li>• Will the proposal impact on designated landscapes?</li> <li>• Will development lead to other landscape impacts / loss of visual amenity etc.?</li> <li>• Does the proposal provide landscape benefits / additional green infrastructure?</li> <li>• What mitigation would be necessary?</li> </ul> | This objective has been retained in the same form as the criteria used to assess the HDPF.   |

| Topic  | Sustainability Objective  | Assessment Criteria  | Commentary   |
|--|---|--|--|
| 7. Archaeology and Cultural Heritage         | To conserve and enhance the quality and distinctiveness of the historical and cultural environment of the District.   | <ul style="list-style-type: none"> <li>• Will the proposal impact on designated assets e.g. listed buildings?</li> <li>• Will development lead to other impacts e.g. non designated assets?</li> <li>• What mitigation would be necessary?</li> </ul>  | This objective has been retained in the same form as the criteria used to assess the HDPF.   |
| 8. Environment Quality (Soil, Air and Water) | To maintain and where possible improve on the District's high environmental quality in terms soil, water, air, noise and odour.   | <ul style="list-style-type: none"> <li>• Is the land a brownfield site?</li> <li>• Does the development respect the surrounding environment and not overcrowd the site?</li> <li>• Are the sites located away from areas that have poor air quality or are subject to noise or odour impacts</li> <li>• Will the development cause any pollution – e.g. water quality, noise etc., air quality or climate change emissions?</li> </ul> | This objective has been retained in the same form as the criteria used to assess the HDPF.   |
| 9. Flooding and Drainage                     | To minimise flood risk and where applicable promote the use of sustainable drainage systems.  | <ul style="list-style-type: none"> <li>• Are the sites located away from areas that are high risk flooding zones, now or in the future?</li> <li>• Will the site impact on flood risk off site now or in the future?</li> </ul>  | Although this objective has been retained from the HDPF, the key consideration is whether any new sites are at risk from flooding or could increase flooding elsewhere, rather than the use of highly engineered SUDs. |
| 10. Climate Change, Resources and Waste      | Both waste and climate change objectives are high level objectives which seek to ensure energy efficiency, renewable provision and the reduction of waste. As the overall number of homes for Gypsy and Traveller communities is small in comparison to the number of homes in the District as a whole, the impacts arising from Gypsy and Traveller sites in terms of climate change depend and waste are so small that it is difficult to determine precise impacts. It was therefore decided that specific impacts arising from these sites would be difficult to measure against these objectives and they have not been taken forward into this assessment. Where appropriate climate change and waste will be considered where relevant, potentially through other objectives (eg emissions from vehicles to reach services and facilities will be considered through transport), and this will |  |  |

|               | be kept under review and may be revisited at the policy development stage as the detailed design of accommodation and layout of sites may help reduce energy use. It should also be recognised that impact on climate change and waste reduction may be delivered through means outside the planning remit, including lifestyle changes. Other changes such as the move to bi-weekly collection of recycling / general waste which are being implemented by the Council in 2018 is likely to improve recycling / waste reduction. |  |   |
|---------------|---|--|---|
| <b>Topic</b>  | <b>Sustainability Objective</b>   | <b>Assessment Criteria</b>   | <b>Commentary</b>   |
| 11. Economy   | To support a living and working economy, including rural areas where business and employment and retail opportunities exist for all sections of the community.  | <ul style="list-style-type: none"> <li>• Does the development provide opportunities to support on-site business opportunities?</li> <li>• Does the site have potential to access facilities such as high speed broadband?</li> <li>• Is the development close to business and employment opportunities?</li> <li>• What other impacts may arise on the local economy?</li> </ul> | The HDPF objective 'to encourage vitality, vibrancy and overall stability within the local economy including rural areas' was considered to be very high level for a document focussing on Gypsy and Traveller and Travelling Showpeople accommodation. This objective has therefore been redrafted to enable the Council to test the impact that gypsy / showpeople sites may have on the local economy. |
| 12. Transport | To reduce the need to travel and improve travel choices through the provision of a range of sustainable transport options including walking, cycling and public transport.  | <ul style="list-style-type: none"> <li>• Does the development provide roads and infrastructure into Horsham?</li> <li>• Is the development close to existing roads and infrastructure?</li> <li>• Is site access safe and accessible to larger vehicles?</li> <li>• Is the site accessible to local facilities by walking, cycling or other forms of transport?</li> </ul>       | This objective has been retained in the same form as the criteria used to assess the HDPF.  |

## 6.0 PART B - Assessment of Alternative Options

- 6.1** It is a requirement of the SEA legislation that any 'reasonable alternatives' to a plan are considered and documented. This section of the report outlines the options that have been considered as part of the preparation of the Site Allocations document.
- 6.2** As has been set out earlier in the document, the HDPF, together with the legal and higher level national guidance provides the overarching strategy against which the Gypsy and Traveller Site allocations can be made. It is quite clear from legislation that it is necessary to plan for Gypsy and Traveller accommodation, and a 'do nothing' option is therefore not feasible as it would not be legally compliant. Furthermore, the HDPF recognises that no provision for Gypsy and Traveller accommodation has been identified beyond 2017, and therefore makes a commitment to produce a Site Allocations document which will include land to make provision for these communities.
- 6.3** One potential course of action that could be considered would be to seek to ensure that existing allocations in the HDPF together with any other temporary planning permissions or personal occupancy conditions are regularised in the shorter term. The remaining needs arising from the families could then be addressed in the forthcoming local plan review. It is however considered that this option would not adequately address the accommodation needs of all Gypsy, Traveller and Travelling Showpeople in the shorter term, particularly as Rowfold Nursery is no longer available as a Gypsy and Traveller site. This option would also provide some degree of uncertainty to both the travelling and settled community in the shorter term.
- 6.4** The key alternatives that have been assessed as part of the preparation of the Gypsy and Traveller sites are therefore the range of alternative locations where the housing needs for Gypsies and Travellers could be met. For each potential site, the likely impacts arising from the allocation of this site has been considered for each objective as set out in Table 1. Impacts were ascribed a positive, negative or neutral impact, or where impacts were uncertain or unknown this was also documented. Where applicable the impacts were considered in the shorter term, the medium term and longer term; as were temporary impacts such as construction and other cumulative (combined) or secondary (indirect) impacts arising from the plan. Given the long term nature of the plan period, longer term impacts can be very difficult to ascertain. The assessment criteria is set out below:

Table 1: Impact assessments

|  |                                       |
|--|---------------------------------------|
|  | Large / Significant negative impact   |
|  | Lower/ Slight negative impact         |
|  | Neutral impact                        |
|  | Positive impact /Some positive impact |
|  | Large / Significant positive impact   |
|  | Impacts uncertain                     |

6.3 A more detailed commentary is provided in each table below to assist explain the reasons for ascribing a positive, negative, neutral or uncertain impact in each case, and moreover, gives an overall conclusion for the sites sustainability. This assessment process has been undertaken by officers within the planning team and has been reviewed by the Principal Planning Officer who has Practitioner membership of the Institute of Environmental Management and Assessment. Please note that this Sustainability Appraisal assessment is 'subjective', although the same criteria will be used for all the sites. In addition, the detailed commentary will also clarify if there are 'show-stoppers', which would fundamentally stop the potential development from coming forward, in financial or planning terms.

## Assessment of Alternative Sites for Gypsy, Traveller and Travelling Showpeople

### Billingshurst Parish

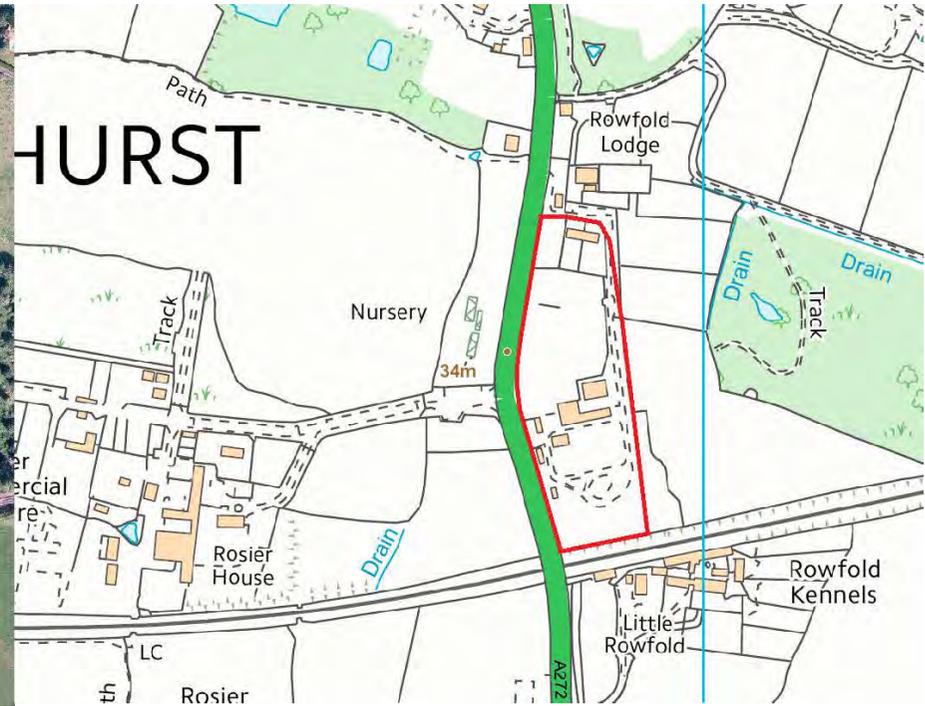
#### Rowfold Nurseries, Billingshurst

**Site Description:** The site is to the east of Coneyhurst Road and approximately 1km east of Billingshurst. The site area is approximately 1.65ha. The site is allocated in the HDPF Policy 21 for 10 pitches. Since April 2017, the site owner has confirmed that the land is no longer available for Gypsy and Traveller accommodation.

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | This site is already allocated for 10 pitches in policy 21 of the HDPF. Since April 2017, the site owner has confirmed that the land is no longer available for Gypsy and Traveller accommodation. This site therefore has no current potential to meet the accommodation needs of this community.  |
| 2. Access to community and retail facilities | Billingshurst is classified as a 'small town and larger village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and contains educational, health and community facilities. The site is relatively close to the facilities although some reliance on the private car will still remain. This site is no longer available for Gypsy and Traveller accommodation. Neutral impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | This site is no longer available for Gypsy and Traveller accommodation. Neutral impact.   |
| 5. Biodiversity                              | This site is no longer available for Gypsy and Traveller accommodation. Neutral impact.   |
| 6. Landscape                                 | This site is no longer available for Gypsy and Traveller accommodation. Neutral impact.   |

| <b>SA Objective</b>                          | <b>Commentary and/or Impact</b>   |
|--|---|
| 7. Archaeology and Cultural Heritage         | This site is no longer available for Gypsy and Traveller accommodation. Neutral impact.   |
| 8. Environment Quality (Soil, Air and Water) | This site is no longer available for Gypsy and Traveller accommodation. Neutral impact  |
| 9. Flooding and Drainage                     | This site is no longer available for Gypsy and Traveller accommodation. Neutral impact  |
| 10. Economy                                  | This site is no longer available for Gypsy and Traveller accommodation. Neutral impact  |
| 11. Transport                                | This site is no longer available for Gypsy and Traveller accommodation. Neutral impact  |
| <b>Conclusions</b>                           | Although this site is allocated for Gypsy and Traveller accommodation in the HDPF, the site owner has recently confirmed that the site is no longer available for this use. Consequently the site cannot meet the accommodation needs for this community and is therefore assessed as negative against the housing objective. All other objectives have a neutral score given that the site can no longer be brought forward. |

Rowfold Nurseries, Billingshurst



## Denver Storage, Okehurst Lane, Billingshurst

*Site Description:* This site is located approximately 1.3 km north of the settlement of Billingshurst. The site area is 0.78 Ha. This site was the only Gypsy and Traveller site submitted to the Council through the 'Call for Sites' exercise undertaken in the Spring of 2016. A planning application (DC/17/0081) was submitted to the LPA for eight permanent Gypsy and Traveller pitches in early 2017, but this has subsequently been refused.

### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact   |
|--|--|
| 1. Housing                                   | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community and is therefore assessed as a positive impact.  |
| 2. Access to community and retail facilities | Billingshurst is classified as a 'small town and larger village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and contains educational, health and community facilities. The site is relatively close to the facilities although some reliance on the private car will still remain as there is no pedestrian access. The gypsies will however have access to local stores, schools, health facilities as well as recreation facilities in Billingshurst. It is however likely that car use would arise from development in this location and this is assessed as a neutral impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4. Equalities and Social Inclusion           | The allocation of this site would meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.   |
| 5. Biodiversity                              | This site is predominantly brownfield with existing areas of hardstanding. Additional biodiversity impacts arising from the allocation of this site for Gypsies and Travellers are low. Neutral impact.  |
| 6. Landscape                                 | This site is predominantly brownfield with existing areas of hardstanding and there are therefore some existing urbanising impacts on this site. The use on this site for 8 pitches as proposed in the recent planning application did however identify an adverse impact on the rural character of the area, and the intensification of site could cause harm in this respect. Negative impact.   |
| 7. Archaeology and Cultural Heritage         | The closest listed building is "Minstrels Wood, Okehurst Lane" (Grade II), which is very close to the site and therefore the gypsy site could potentially have a negative impact upon it and the setting of this property. Negative impact.  |

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 8. Environment Quality (Soil, Air and Water) | The proposed site already contains existing buildings which were previously used as a chicken farm. This would need to be demolished prior to any subsequent use as a Gypsy and Traveller site. The construction of the existing buildings is not known, but may contain hazardous materials such as asbestos which without careful treatment could lead to pollution / longer term health impacts. Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are very small and are not considered to be significant, particularly as the accommodation need would still need to be provided elsewhere in the District, potentially at a location further from services and facilities. Negative impact. |
| 9. Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.   |
| 10. Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11. Transport                                | This gypsy site is close to the A29, which provides good access to Billingshurst, and onwards to Horsham. The site is considered to be accessible to caravans and larger vehicles. However, as assessed through the recent planning application on this site, the increase in vehicle movement would have an adverse impact on the amenity of residents in close proximity to the site, which would be difficult to mitigate. Negative impact   |
| <b>Conclusions</b>                           | Overall this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. Overall there are however potential impacts negative impacts on the nearby listed building, and increase in traffic would have adverse impact on the amenity of existing residents. If selected for allocation there would need to be careful demolition of the existing buildings on the site. There is also the potential for some landscape impacts.  |

Denver Storage, Okehurst Lane, Billingshurst



## Adversane, Stane Street, Billingshurst

**Site Description:** The site is located halfway between Billingshurst and Pulborough, just South of Adversane. This is an existing site owned by WSCC. It is authorised for 12 pitches.

### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | This site is in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. There is therefore no capacity for additional provision at this location. Negative impact.  |
| 2. Access to community and retail facilities | Billingshurst is classified as a 'small town and larger village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and contains educational, health and community facilities. The site is relatively close to the facilities although some reliance on the private car will still remain. The gypsies will however have access to local stores, schools, health facilities as well as recreation facilities in Billingshurst and are not within walking distance to some facilities should they choose to do so. Due to the likelihood of car use, this is assessed as a negative impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 5. Biodiversity                              | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 6. Landscape                                 | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 7. Archaeology and Cultural Heritage         | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 8. Environment Quality (Soil, Air and Water) | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 9. Flooding and Drainage                     | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they   |

| SA Objective       | Commentary and/or Impact   |
|--------------------|--|
|                    | do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.  |
| 10 Economy         | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.  |
| 11 Transport       | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.  |
| <b>Conclusions</b> | This site is already in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. There is therefore no possibility that this site could be allocated for further Gypsy Accommodation. |

Adversane, Billingshurst



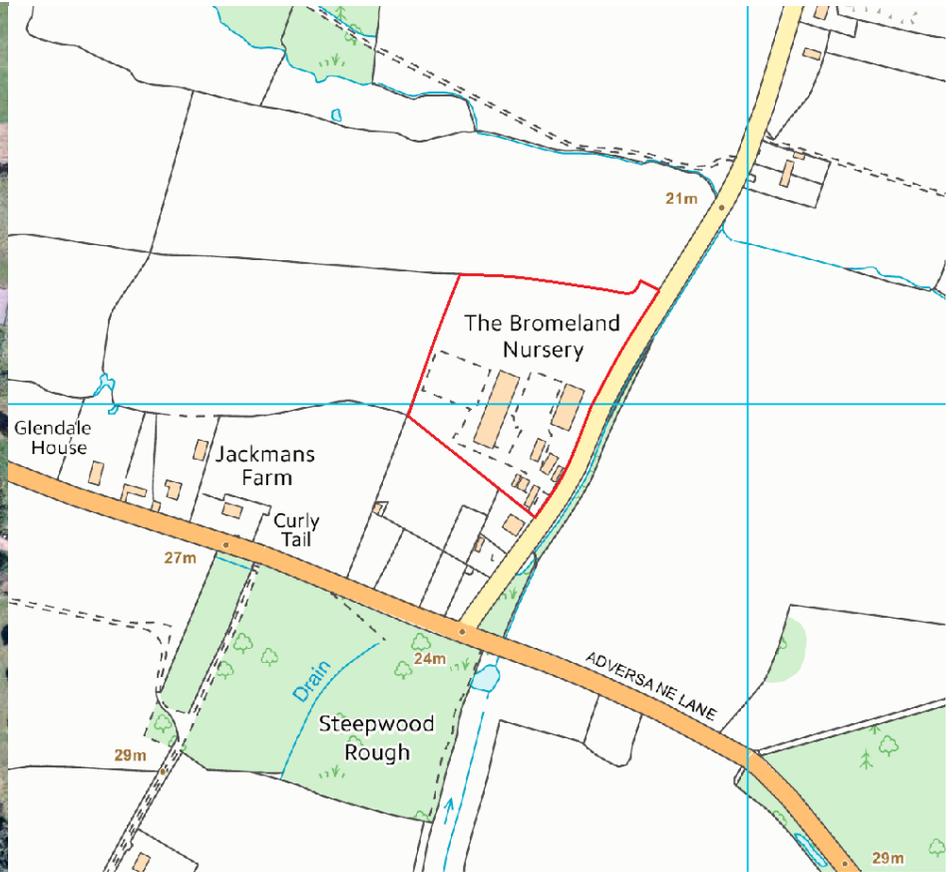
## Bromeliad Nursery, Marringdean Road, Billingshurst

**Site Description:** This site comprises a number of redundant light industrial units and hard standing. The site is 2.5ha, and is located in a rural location approximately 2km to the South East of Billingshurst. The site is bound by agriculture and grassland to the North and West and by Marringdean Road to the East. The Southern boundary of the site abuts Steepwood View which is a residential building and further grassland.

### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community and is therefore assessed as a positive impact.   |
| 2. Access to community and retail facilities | Billingshurst is classified as a 'small town and larger village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and contains educational, health and community facilities. The site is relatively close to the facilities although reliance on the private car will still remain. The gypsies will however have access to local stores, schools, health facilities as well as recreation facilities in Billingshurst. It is however likely that car use would arise from development in this location and this is assessed as a neutral impact.                                  |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.   |
| 5. Biodiversity                              | This site is predominantly brownfield with existing areas of hardstanding and sheds from the previous use of this site currently present. Additional biodiversity impacts arising from the allocation of this site for Gypsies and Travellers are therefore considered to be low. There could be potential to enhance biodiversity from additional screening which may need to be provided along the boundary of the existing hardstanding as it is envisaged that the northern section of the site would not be required for Gypsy and Traveller accommodation Neutral impact to some positive impact. |
| 6. Landscape                                 | The site is well screened by mature trees and hedgerow and is relatively well contained. There is already urbanisation from the existing brownfield elements on the site. It is not envisaged that the northern section of the site would be required for Gypsy and Traveller accommodation and there would therefore be no new additional impact on this section of the site which would have potential for adverse landscape impacts. If new screening is provided along the northern boundary of the   |

|   |  |
|---|--|
|   | existing hardstanding any landscape impact may be further minimised. Landscape impacts from this site are therefore likely to be minimal – Neutral impact.   |
| 7 Archaeology and Cultural Heritage         | The closest listed building is “Marringdean Cottage, Marringdean Road” (Grade II), but as this building is around 500m north of the site and adjoins other properties, it is not considered to be sufficiently close to the site to be harmed through the provision of pitches on this site. Neutral impact.   |
| 8 Environment Quality (Soil, Air and Water) | The proposed site already contains existing buildings which were previously used as a nursery. This would need to be demolished prior to any subsequent use as a Gypsy and Traveller site. The construction of the existing buildings is not known, but may contain hazardous materials such as asbestos which without careful treatment could lead to pollution / longer term health impacts. Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are very small and are not considered to be significant, particularly as the accommodation need would still need to be provided elsewhere in the District, potentially at a location further from services and facilities. Negative impact. |
| 9 Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF would ensure this requirement is met. Neutral impact.   |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.  |
| 11 Transport                                | This gypsy site is just under 2km from the southern edge of Billingshurst, and therefore provides reasonable access to Billingshurst. The site has previously been used as a plant nursery and is therefore accessible to larger vehicles, as delivery vehicles have previously accessed the site. The site is considered to be accessible to caravans and larger vehicles. Although a residential property is close to the site, the land has previously been used for businesses, and impacts on the amenity of these residents is lower than would be the case for a purely new greenfield site. Overall the impact is assessed as low positive   |
| <b>Conclusions</b>                          | Overall this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. The site is partially brownfield (and the existing greenfield element is not required for Gypsy and Traveller accommodation) which would limit landscape and biodiversity impacts. The site can also be accessed by larger vehicles. Overall there are however the need for careful demolition of the existing buildings on the site.   |



Bromeliad Nursery,  
Billingshurst

## Henfield Parish

### Pear Tree Farm, Furners Lane, Henfield

**Site Description:** This site lies in a countryside location and is currently occupied by two timber stable buildings. The southern boundary of the site extends along Furners Lane and the eastern edge of the site extends into an area of Ancient Woodland, and 142m to the east is a Grade II listed building Little Bylsborough. The nearest residential property Turnham's Gill is some 80m to the west of the site. The site is approximately 0.2ha and is approximately 1km to the East of Henfield. An application for 3 gypsy pitches and associated utility building which was refused earlier in 2017 (DC/17/1374)

### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact   |
|--|--|
| 1. Housing                                   | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community and is therefore assessed as a positive impact.  |
| 2. Access to community and retail facilities | Henfield is classified as a 'small town and larger village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and contains educational, health and community facilities. The site is relatively close to the facilities although reliance on the private car will still remain. The gypsies will however have access to local stores, schools, health facilities as well as recreation facilities in Henfield although due to the likelihood of car use, this is assessed as a neutral impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4. Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.  |
| 5. Biodiversity                              | This site contains some existing stabling, but it is likely that the development of this site for Gypsy and Traveller accommodation would increase the amount of hardstanding and increase activity levels on the site, which may have a negative impact on biodiversity if adequate mitigation is not provided. Potential negative impact.  |
| 6. Landscape                                 | This site contains some existing stabling, but it is likely that the development of this site for Gypsy and Traveller accommodation would increase the amount of hardstanding and increase activity levels on the site, which will have an urbanising impact on the site, particularly if adequate mitigation is not provided. Potential negative impact.  |

|   |   |
|---|---|
| 7 Archaeology and Cultural Heritage         | The closest listed building is “Little Bilsborough, Furners Lane” (Grade II), but due to the large amount of screening between this property and the potential Gypsy and Traveller site, this is not considered to be harmed through the provision of pitches on this site. Neutral impact.   |
| 8 Environment Quality (Soil, Air and Water) | The proposed site already contains a couple of existing stables. These would potentially need to be demolished prior to any subsequent use as a Gypsy and Traveller site. Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are very small and are not considered to be significant, particularly as the accommodation need would still need to be provided elsewhere in the District, potentially at a location further from services and facilities. Small negative impact. |
| 9 Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.   |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11 Transport                                | This gypsy site is close to the A281, which is directly accessed by Furners Lane in Henfield Village Centre. However, Furners Lane is relatively narrow and accessibility for larger vehicles may present some difficulties. Neutral Impact   |
| <b>Conclusions</b>                          | Overall this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. Development of this site does however have the potential to increase the urbanised appearance of this site and without adequate mitigation could have adverse biodiversity impacts. Concerns have been raised in relation to site access, and this would also need to be resolved in the event that the site were selected for allocation.   |



Pear Tree Farm, Woodmancote

## Whiteoaks, Shoreham Road, Small Dole

**Site Description:** This site lies in a countryside location north of Small Dole, but located behind a ribbon development of residential properties with warehouse and light industrial uses in close proximity. Three residential properties lie close to the site, 'Sunnydene' is 130m to the east, 'Bechens' 115m to the south east and the host property 'Whiteoaks' (yet to be rebuilt) 80m to the east. The remainder of the surroundings are pasture/ grassland. The site is approximately 0.4ha in size and located about 0.6km to the North of Small Dole. DC/17/1375, for a Gypsy and Traveller pitch was recently refused on the grounds that it would be in an unsustainable location remote from services and facilities. An appeal has been lodged in relation to this decision.

### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact   |
|--|--|
| 1. Housing                                   | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community and is therefore assessed as a positive impact.  |
| 2. Access to community and retail facilities | The site is located 0.6km north of Small Dole. This settlement is classified as a 'smaller village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy), which has some limited services. The occupiers of the site would be reliant upon the larger settlements of both Upper Beeding, Steyning and Henfield for their educational and wider community needs which are over 2km away by road. Residents of this site would therefore be reliant on the private car to reach most services and facilities. Low negative impact |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4. Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.  |
| 5. Biodiversity                              | This site is currently a greenfield site, and some of this land would be lost through the provision of the new pitches. Given the relatively small scale of the development impacts are relatively low, and consideration would need to be made in relation to potential mitigation measures. Low negative impact.   |
| 6. Landscape                                 | The development of a greenfield site for Gypsy and Traveller accommodation will have some impacts on the landscape. This site is however well screened by mature trees and hedgerows on most sites, and is relatively well contained, although some additional screening would likely be required to the west of the site. Landscape impacts from this site are therefore likely to be relatively small – Low negative impact..  |

|                    |   |   |
|--------------------|---|---|
| 7                  | Archaeology and Cultural Heritage         | The closest listed building is “Woodsmill, Shoreham Road” (Grade II), but this building is around 250m to the south and there would be no direct impact on the setting of this building. Neutral impact.  |
| 8                  | Environment Quality (Soil, Air and Water) | Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are very small and are not considered to be significant, particularly as the accommodation need would still need to be provided elsewhere in the District, potentially at a location further from services and facilities. Small negative impact.   |
| 9                  | Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.   |
| 10                 | Economy                                   | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location. |
| 11                 | Transport                                 | This site directly accesses the B2037, which provides reasonable road access to Small Dole as well other villages such as Upper Beeding and Henfield. Access to the site is through Whiteoaks and is close to other nearby properties which may have some potential for loss of amenity. Neutral Impact   |
| <b>Conclusions</b> |   | If allocated, this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. Overall the site is a greenfield location and there would be some urbanising impacts. The site, whilst close to Small Dole is not in close proximity to health care services or schools and some travel by car would be necessary.   |



Whiteoaks, Small Dole

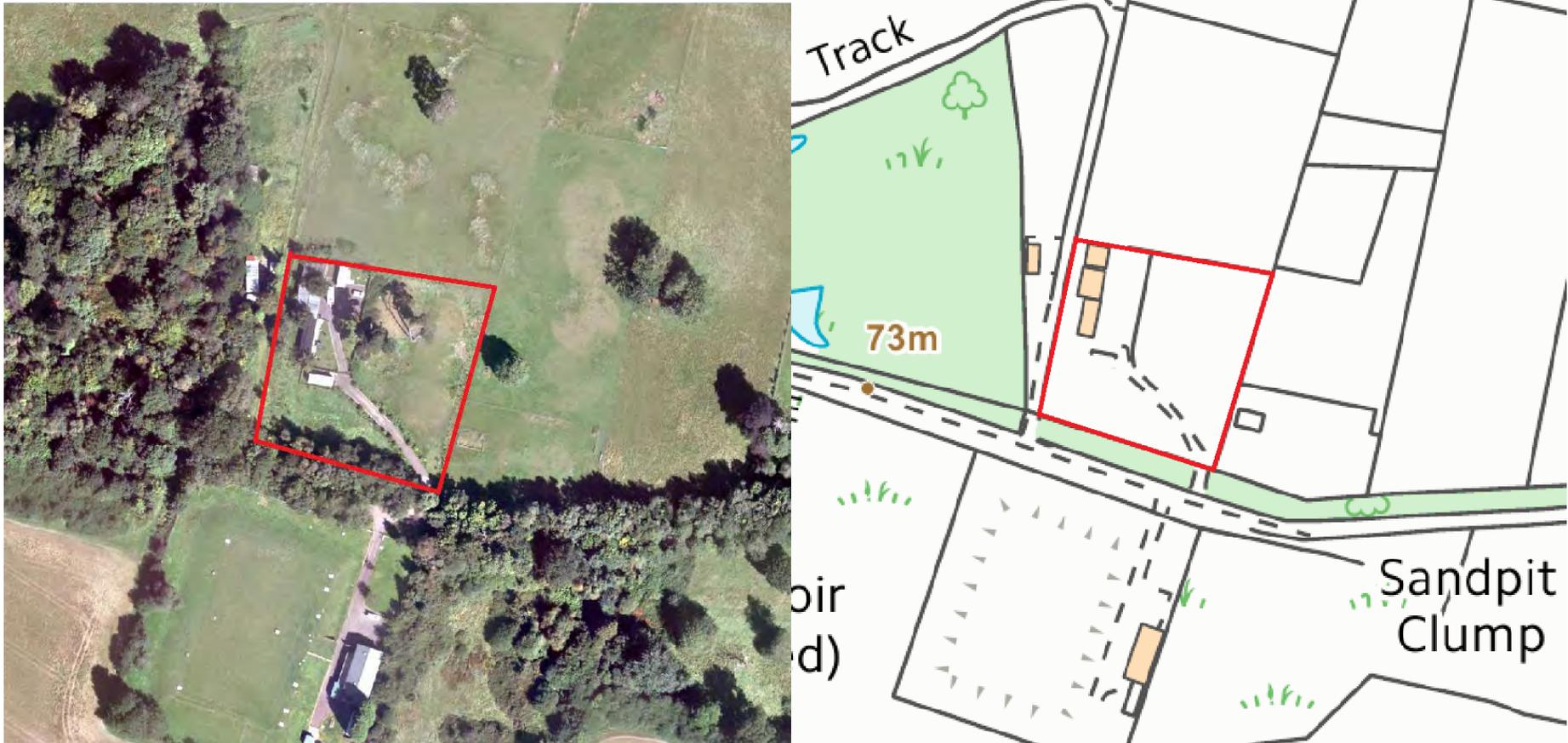
## Horsham

### Deer Park Farm, Hampers Lane, Horsham (Forest Ward)

**Site Description:** This site is located approximately 0.5 km to the east of Horsham. The site is approximately 0.51ha.

| SA Objective                                 | Commentary and/or Impact   |
|--|--|
| 1. Housing                                   | The existing site contains one permanent pitch (one static caravan and one touring caravan) The site is owned privately and has not been put forward as part of the 'Calls for Sites' exercise. The site has also been visited twice in the winter of 2016/17, but the owners were not available. It is therefore not known what additional deliverable potential this site may have in meeting the additional accommodation needs for Gypsies and Travellers. Impact unknown                      |
| 2. Access to community and retail facilities | Horsham is classified as the Main Town in District by policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and is the focus for new development in the District. At 0.5km away from the built edge of Horsham the site is theoretically within walking distance of some amenities, albeit some reliance on the private car may be necessary, but this may be more limited due to the rural location of the site. Due to the likelihood of car use, this is assessed as a neutral impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4. Equalities and Social Inclusion           | This continued allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. If the site had potential it would have a significant positive impact.   |
| 5. Biodiversity                              | The further development of this site will lead to some loss of greenfield land which may have some negative impact on biodiversity, but given the relatively small scale of the development impacts are relatively low. Low negative impact.   |
| 6. Landscape                                 | This gypsy site is located in an Area of Outstanding Natural Beauty, and additional development in this area is likely to have an impact on this nationally important landscape. The Inspectors report, in allowing the pitch in 2014, confirmed that there would be some detriment to the character and quality of the AONB caused by the development, Further development in this location would exacerbate these negative impacts. Negative impact.   |

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 7. Archaeology and Cultural Heritage         | The site is also located within the non-designated heritage asset of St Leonard's Park and is contained within setting of the Listed Building Leonard's Park House. The Inspectors report, in allowing the pitch in 2014, concluded that one pitch would cause harm no harm to the setting of the listed building at St Leonard's Park House or the non-designated heritage asset of St Leonard's Park. Additional development may have some detrimental impact on the setting of this asset, and therefore some negative impact is identified at this stage. |
| 8. Environment Quality (Soil, Air and Water) | The site is already in use as a Gypsy and Traveller site. Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are very small and are not considered to be significant, particularly as the accommodation need would still need to be provided elsewhere in the District, potentially at a location further from services and facilities. Small negative impact.   |
| 9. Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact  |
| 10. Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11. Transport                                | This gypsy site will be very close to Horsham, and therefore provides good access into Horsham. Therefore this is considered to be a significant positive impact.   |
| <b>Conclusions</b>                           | Although this site is very close to Horsham and is therefore close to services and facilities, it is located within a nationally important landscape and in close proximity to a Listed building and local heritage asset. It has already been noted that the existing pitch has some impact on the landscape and the expansion of this site is likely to have further negative impacts. In addition, there is no information available as to the likely prospect of this site being available to meet additional Gypsy and Traveller accommodation needs.    |



Deer Park Farm, Hampers Lane, Horsham (Forest)

## Itchingfield Parish

### Kingfisher Farm, West Chiltington Lane, Itchingfield

**Site Description:** The Kingfisher Farm site is located to the east of West Chiltington Lane and to the west of Barns Green, with the site located approximately 1.9 km from Barns Greens by road and on foot. The site area is approximately 4.85 ha.

### Impacts of the Development

| SA Objective                                | Commentary and/or Impact  |
|---|---|
| 1. Housing                                  | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community and is therefore assessed as a positive impact The principle of the development has already been established under a planning appeal (APP/Z3825/A/11/2150329) in 2011 for the 11 pitches. Planning permission was not implemented in accordance with the pre-commencement conditions or approved plans. Positive impact.  |
| 2 Access to community and retail facilities | Barns Green is classified as a 'medium village' within policy 3 of the HDPF and contains an infant school, village store and community facilities, albeit reliant on larger settlements to meet a number of requirements. Whilst the use of the private car is likely to remain the predominant mode of transport, the site itself is not in a remote or isolated location as some services (such as the infant school) are quite close to hand. It is recognised that due to the proximity to nearby Greenfield Farm to the south there is local concern that both sites place pressure on the existing services and facilities in Barns Green. Current assessments through planning applications have not identified any showstoppers in this respect. Given the reliance on the private car impacts are assessed as a low negative effect. |
| 3 Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4 Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.   |
| 5 Biodiversity                              | The development of this site will lead to some loss of greenfield land which may have some negative impact on biodiversity, but given the relatively small scale of the development impacts are relatively low. Although land to the south is also in use as gypsy and traveller accommodation, the cumulative impacts on biodiversity from both these locations is considered to be low, It should also be noted that the principle of development on this site has already been established and biodiversity impacts identified and mitigation measure identified. Low negative impact.   |

| SA Objective                                | Commentary and/or Impact   |
|---|--|
| 6 Landscape                                 | There are no significant planning designations or physical constraints that would have a significant impact upon its allocation. For the appeal process in 2011, the Council considered that the proposal for 11 pitches would not have a material adverse impact on the visual amenities of the rural area including in cumulation with Greenfield Farm to the south. The Inspector agreed that the main body of the site is set well back from West Chiltington Lane, the mature tree screening along the road frontage is extensive and there are limited wider public views of the site. Neutral impact. |
| 7 Archaeology and Cultural Heritage         | The closest listed building is "Peartree Farm, West Chiltington Lane" (Grade II). This is not very close to the site and therefore the gypsy site has not been identified as having any adverse impacts on cultural heritage. Neutral impact.  |
| 8 Environment Quality (Soil, Air and Water) | The site is already in use as a Gypsy and Traveller site and no new pitches are identified over those which have already been agreed in principle. Whilst these pitches will have some impacts on air quality (through increased car journeys) they have already been considered through the planning process. Although there is some potential for there to be cumulative impacts with Greenfield Farm, there are not in addition to those which have already been identified. Neutral impact.  |
| 9 Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.  |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.  |
| 11 Transport                                | This gypsy site will be close to Barns Green, and as it is in use as a Gypsy and Traveller site is know to be accessible to caravans and larger vehicles. Positive impact.   |
| <b>Conclusions</b>                          | This site has already been identified for Gypsy and Traveller accommodation through the planning appeal process. The site is reasonably close to existing services and facilities and there are no significant environmental constraints affecting the site. There is the potential for cumulative impacts with Greenfield Farm at Valewood Lane, but these are have not been identified as being so significant at this stage.  |

Kingfisher Farm, West Chilmington Lane, Itchingfield



## Greenfield Farm, Valewood Lane, Barns Green, Itchingfield

**Site Description:** The Greenfield Farm site is located to the north of Valewood Lane and to the west of Barns Green. The site is located approximately 1.6 km from Barns Greens by road and on foot. The site area is approximately 4.7ha. The total number of authorised pitches on site is 10 pitches, albeit 5 are tied to the applicant and their family (see DC10/0721 and DC/12/0298). The recently permitted DC/16/2721 changed the single unauthorised caravan onsite to authorised and granted permission for an additional 4 touring caravans.

### Impacts of the Development

| SA Objective                                | Commentary and/or Impact   |
|---|--|
| 1. Housing                                  | This site is not considered to have additional capacity in addition to the pitches which have recently been granted permission of this site. Authorisation of existing sites would contribute to demonstrating that the need for Gypsy and Traveller accommodation can be met now and into the future but would not increase the number of pitches on the site. If not provided in this location, the accommodation needs of this family would need to be met elsewhere in the District. Positive impact.  |
| 2 Access to community and retail facilities | Barns Green is classified as a 'medium village' within policy 3 of the HDPF and contains an infant school, village store and community facilities, albeit reliant on larger settlements to meet a number of requirements. It is recognised that due to the proximity to nearby Kingfisher Farm to the north there is local concern that both sites place pressure on the existing services and facilities in Barns Green. Current assessments through planning applications have not identified any showstoppers in this respect. Whilst the use of the private car is likely to remain the predominant mode of transport, the site itself is not in a remote or isolated location as some services (such as the infant school) are quite close to hand. Given the reliance on the private car impacts are assessed as an ongoing low negative effect. |
| 3 Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4 Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district now and in the future. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.  |
| 5 Biodiversity                              | The site is already in use for Gypsy and travellers and no increase in the existing numbers of pitches is proposed. No additional biodiversity impacts. Neutral impact   |

| SA Objective                                | Commentary and/or Impact   |
|---|--|
| 6 Landscape                                 | There are no significant planning designations or physical constraints that would have a significant impact upon its allocation. For the appeal process in 2011, the Council considered that the proposal for 11 pitches at Kingfisher farm would not have a material adverse impact on the visual amenities of the rural area including in cumulation with Greenfield Farm. This site is already in use as Gypsy and Traveller accommodation and no additional landscape impacts would arise. Neutral impact.   |
| 7 Archaeology and Cultural Heritage         | The closest listed building is “Peartree Farm, West Chilton Lane” (Grade II). This is not very close to the site and therefore the gypsy site has not been identified as having any adverse impacts on cultural heritage. Neutral impact.  |
| 8 Environment Quality (Soil, Air and Water) | The site is already in use as a Gypsy and Traveller site and no new pitches are identified over those which are already present on the site. These pitches will have some impacts on air quality (through increased car journeys) but are not over those which have already been considered through the planning process. Although there is some potential for there to be cumulative impacts with Greenfield Farm, there are again not in addition to those which have already been identified. Neutral impact. |
| 9 Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.  |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.                        |
| 11 Transport                                | This gypsy site will be close to Barns Green, and as it is already in use as a Gypsy and Traveller site is known to be accessible to Caravans and larger vehicles. Positive impact.  |
| <b>Conclusions</b>                          | This site has already been identified for Gypsy and Traveller accommodation through the planning appeal process. The site is reasonably close to existing services and facilities and there are no significant environmental constraints affecting the site. There is the potential for cumulative impacts with Kingfisher Farm but these have not been identified as being so significant. Impacts arising from any allocation of this site would be limited as the pitches are already present on the site.    |

Greenfield Farm, Valewood Lane, Barns Green, Itchingfield



## Nuthurst

### Hawthorns Bar, Copsale, Nuthurst Parish

**Site Description:** The 0.30ha site is in a rural location approximately 2.9km by road to the south of Southwater, but located in Nuthurst Parish. The land has been subject to several planning applications in recent years, the latest of which is for 6 gypsy pitches (DC/17/2216). This application is yet to be determined.

| Objective                                    | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | This site is already in not currently in use as Gypsy and Traveller accommodation, If planning permission is granted on this site or the land is allocated for development it provide additional accommodation. Positive impact.  |
| 2. Access to community and retail facilities | Although this site is in Nuthurst Parish, the nearest settlement where services and facilities could be accessed is Southwater. Southwater is classified as a 'small town and larger village' through policy 3 of the HDPF (Settlement Policy: Development Hierarchy) and contains both educational and community facilities. However, the existing and proposed occupiers of the site would be, reliant on the private motor vehicles as the site is nearly 3km away by car. Given this reliance on vehicle use and the relatively long distance to services and facilities this is assessed as a small negative impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | If existing permissions were authorised fully and new pitches provided, this would provide three plots for Gypsy and Traveller community. This will then meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. This is therefore assessed as positive impact.   |
| 5. Biodiversity                              | This site is not currently in use for Gypsy and Traveller accommodation and is a greenfield site. It also abuts both Ancient Woodland and a Site of Nature Conservation Importance (SNCI) at the southeast corner. There is therefore the potential for a negative impact to arise if no mitigation is provided.  |
| 6. Landscape                                 | The site comprises a field which is mostly bounded by trees / woodland although the eastern boundary of the site is more open and mitigation would be required. The development of this site would introduce urbanising features into a rural part of the district. Some negative impact.   |
| 7. Archaeology and Cultural Heritage         | There are no listed buildings in close proximity to the site that would be adversely impacted by the development of this site. Neutral impact.  |

| Objective                                    | Commentary and/or Impact   |
|--|--|
| 8. Environment Quality (Soil, Air and Water) | Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are very small and are not considered to be significant, particularly as the accommodation need would still need to be provided elsewhere in the District, potentially at a location further from services and facilities. Small negative impact.  |
| 9. Flooding and Drainage                     | The application site includes a small section of land at the northeast corner of the site that is within Flood Risk Zones 2 and 3. Further investigation would be necessary to ensure that development on the site would not have any adverse impact to residents of the site or elsewhere, but no residential development would be located in this section of the site. Neutral impact with mitigation.   |
| 10. Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location. Neutral impact |
| 11. Transport                                | This site is located away from the main A road network, although it is relatively close to the A24 which links to Southwater and onwards to Horsham. Given the planning application for this site, it is likely that the site is accessible by caravans. Therefore this is considered to be a neutral impact.  |
| Conclusions                                  | Overall this site would help to meet the accommodation needs of Gypsies and Travellers in Horsham District. The site is however located in relatively remote location away from services and facilities, and development of the site has the potential to have adverse impacts on biodiversity and flood risk on the site would require mitigation.  |

# Hawthornes Bar



## Pulborough Parish

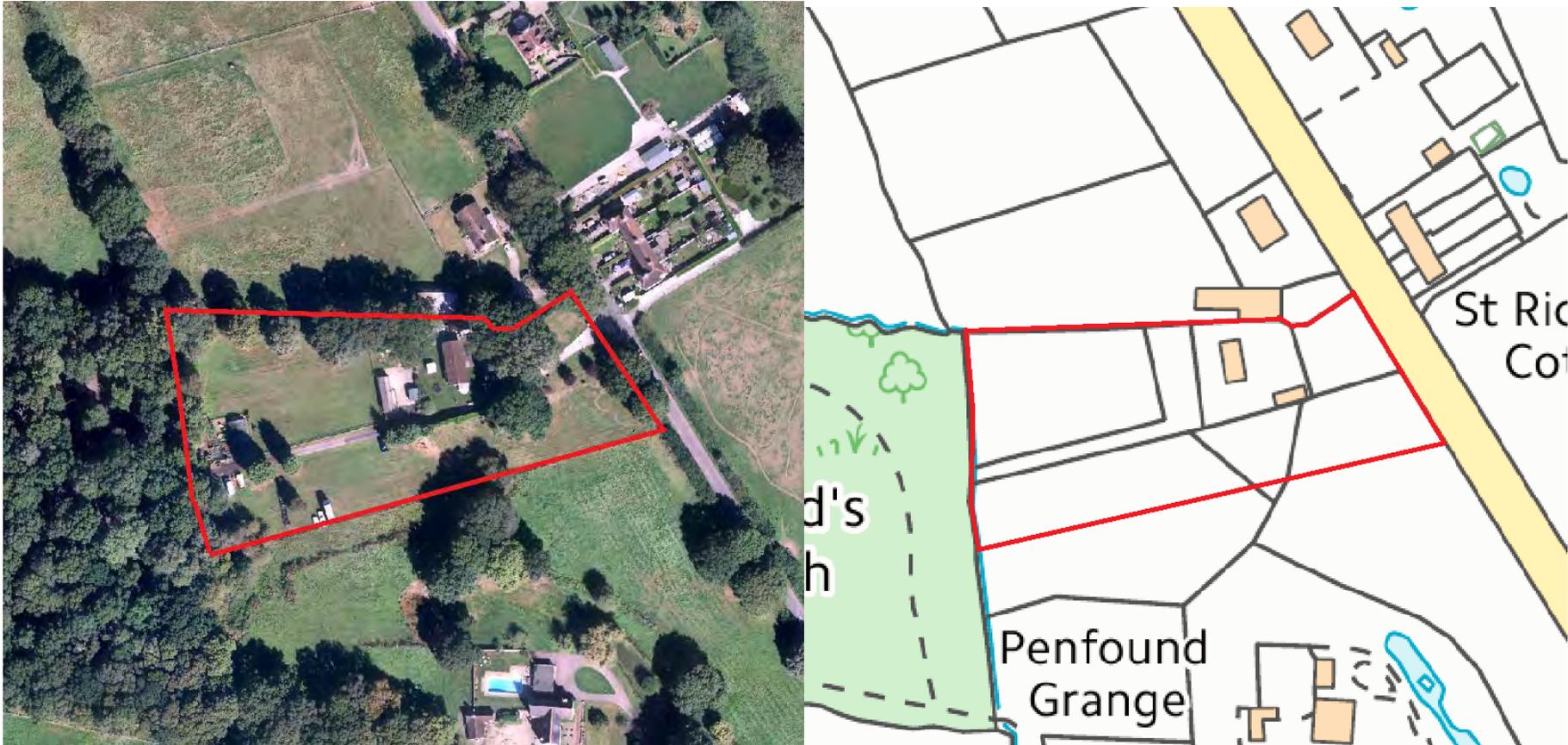
### Oakdene Blackgate Lane, Codmore Hill, Pulborough

**Site Description:** The site is located to the northwest of the Built-up Area Boundary (BUAB) of Codmore Hill (at approximately 0.6km) and is located a shorter distance to Stane Street (the A29). There are four existing pitches present on the site with room for expansion to the south of the access lane for a further three pitches. The total site area is 0.91ha. Since April 2017 an application to retain the four existing pitches has been submitted (DC/17/2121). In addition to an application to facilitate four additional pitches onsite (DC/17/2084). Both these applications have now been granted permission.

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | Since April 2017 an application to retain the four existing pitches has been submitted (DC/17/2121). In addition to an application to facilitate four additional pitches onsite (DC/17/2084). Both these applications have now been granted permission. It is not possible for any additional pitches to be provided on this site. There is therefore no capacity for additional provision at this location. Negative impact. |
| 2. Access to community and retail facilities | Pulborough and Codmore Hill is classified as a 'small town and larger village' through policy 3 of the HDPF (Settlement Policy: Development Hierarchy) and contains both educational and community facilities. However, the existing and proposed occupiers of the site would be in part, reliant on the private motor vehicle. This site has not being proposed for any additional sites. Neutral Impact.                    |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | This site is no longer available for additional Gypsy and Traveller accommodation. Neutral impact.  |
| 5. Biodiversity                              | This site is no longer available for additional Gypsy and Traveller accommodation. Neutral impact.  |
| 6. Landscape                                 | This site is no longer available for additional Gypsy and Traveller accommodation. Neutral impact   |
| 7. Archaeology and Cultural Heritage         | This site is no longer available for additional Gypsy and Traveller accommodation. Neutral impact.  |
| 8. Environment Quality (Soil, Air and Water) | This site is no longer available for additional Gypsy and Traveller accommodation. Neutral impact   |

| <b>SA Objective</b>      | <b>Commentary and/or Impact</b>  |
|--------------------------|--|
| 9. Flooding and Drainage | This site is no longer available for additional Gypsy and Traveller accommodation. Neutral impact  |
| 10. Economy              | This site is no longer available for additional Gypsy and Traveller accommodation. Neutral impact.   |
| 11. Transport            | This site is no longer available for additional Gypsy and Traveller accommodation. Neutral impact.   |
| <b>Conclusions</b>       | This site is no longer available for additional Gypsy and Traveller accommodation as it has recently gained permission for four additional units and the personal permissions have been converted into full Gypsy and Traveller pitches. |

Oakdene Blackgate Lane, Codmore Hill, Pulborough



## Parsons Field Stables, Pickhurst Lane, Pulborough

**Site Description:** This site is located approximately 1.1 km to the northwest of Codmore Hill by road, and 0.6 km away from the A29. The site area is 1.72ha. A planning application for the change of use of land to a caravan site for stationing of up to three caravans (two pitches with two mobile homes and one touring caravan) and associated development (see reference DC/16/2388) was approved on a temporary basis until the 31 December 2019.

| A Objective                                  | Commentary and/or Impact   |
|--|--|
| 1. Housing                                   | This site is already in use as Gypsy and Traveller accommodation, with a temporary permission pending the consideration of this site together with other alternatives as part of the preparation of a Site Allocations document. If the authorisation of this site were made permanent it would contribute to meeting identified accommodation needs but would not provide additional accommodation. Positive impact.  |
| 2. Access to community and retail facilities | Pulborough and Codmore Hill is classified as a 'small town and larger village' through policy 3 of the HDPF (Settlement Policy: Development Hierarchy) and contains both educational and community facilities. However, the existing and proposed occupiers of the site would be in part, reliant on the private motor vehicles. The gypsies will however have access to be able to use local stores, schools, health facilities as well as recreation facilities in Pulborough although it is likely residents of the site will use cars to reach these facilities. Overall this is assessed as a neutral impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4. Equalities and Social Inclusion           | If existing permissions were authorised fully and new pitches provided, this would provide three plots for Gypsy and Traveller community. This will then meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.  |
| 5. Biodiversity                              | This site is already in use for Gypsy and Traveller accommodation and would not create any additional adverse impacts. Making this site permanent would however mean such impacts would be retained in perpetuity, whereas they are currently short term. Potential for a small negative impact.   |
| 6. Landscape                                 | The appeal (APP/Z3825/A/14/2218650) stated that the harm to the rural character and appearance of the countryside was considerable. There is potential for development on this site to have an adverse impact on rural character, although the existing hedgerow planting (that could be supplemented further) does mean that the existing mobile homes are not overly prominent within the street scene. These impacts are however temporary, and if this were a permanent site, these impacts would be permanent in nature and further mitigation would be required. Negative impact.                            |

| <b>A Objective</b>                           | <b>Commentary and/or Impact</b>   |
|--|---|
| 7. Archaeology and Cultural Heritage         | Whitehall Cottage, which is Grade II listed is located approximately 60 meters to the east of site. The recent planning application considered the additional planting undertaken by the owner of this site and the distances between the properties and was found to be sufficient to not result in harm to the amenities of neighbouring occupiers or the setting of the listed building. However, this planning application was for temporary use, and therefore if this were to be a permanent site, the impacts would be permanent and long term. This is therefore considered to have a slight negative impact. |
| 8. Environment Quality (Soil, Air and Water) | This site is already in use for three pitches. Authorisation of the use on this site would not generate any additional environmental impacts. Neutral impact.   |
| 9. Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.   |
| 10. Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11. Transport                                | This gypsy site will be close to the A29, which provides fast access into Pulborough and beyond. Horsham. The site is already accessible by caravans. Therefore this is considered to be a positive impact.   |
| <b>Conclusions</b>                           | Overall this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. This site is already in use (with temporary permissions). This site is close to Pulborough so is relatively close to services and facilities. There are however clear landscape impacts and some potential impacts to nearby listed properties, which are currently only permanent in nature. A permanent Gypsy and Traveller site on this location would result in these impacts arising in perpetuity. These would be more difficult to mitigate.  |

Parsons Field, Pickhurst Lane, Pulborough



## Lane Top, Nutbourne, Pulborough

**Site Description:** The site is located 1.1km (by road) to the northwest of West Chiltington Common and 1.77km (by road) east of Pulborough. The site area is approximately 0.51 ha. This site has permission for three pitches with personal occupancy conditions. It was therefore proposed that these were converted to a 'full' authorisation, and was therefore allocated for 3 pitches within policy 21 of the HDPF (Strategic Policy: Gypsy and Traveller Sites Allocations) for this purpose.

| SA Objective                                 | Commentary and/or Impact   |
|--|--|
| 1. Housing                                   | This site is already allocated for 3 pitches in policy 21 of the HDPF, but has yet to come forward. If it does this site will help meet the needs of this community and is therefore assessed as a positive impact.  |
| 2. Access to community and retail facilities | Pulborough and Codmore Hill is classified as a 'small town and larger village' through policy 3 of the HDPF (Settlement Policy: Development Hierarchy) and contains both educational and community facilities. However, the existing and proposed occupiers of the site would be in part, reliant on the private motor vehicles. The gypsies will however have access to be able to use local stores, schools, health facilities as well as recreation facilities in Pulborough although it is likely residents of the site will use cars to reach these facilities. Overall this is assessed as a neutral impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4. Equalities and Social Inclusion           | This continued allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.   |
| 5. Biodiversity                              | The proposed allocation is for the full authorisation of 3 existing pitches with personal occupancy conditions rather than for additional new sites. There is therefore no additional impact over the current position on the site. Neutral Impact.  |
| 6. Landscape                                 | The proposed allocation is for the full authorisation of 3 existing pitches with personal occupancy conditions rather than for additional new sites. There is therefore no additional impact over the current position on the site. Neutral Impact.  |
| 7. Archaeology and Cultural Heritage         | The proposed allocation is for the full authorisation of 3 existing pitches with personal occupancy conditions rather than for additional new sites. There is therefore no additional impact over the current position on the site. Neutral Impact.  |

| <b>SA Objective</b>                         | <b>Commentary and/or Impact</b>  |
|---|--|
| 8 Environment Quality (Soil, Air and Water) | The proposed allocation is for the full authorisation of 3 existing pitches with personal occupancy conditions rather than for additional new sites. There is therefore no additional impact over the current position on the site. Neutral Impact.  |
| 9 Flooding and Drainage                     | The proposed allocation is for the full authorisation of 3 existing pitches with personal occupancy conditions rather than for additional new sites. There is therefore no additional impact over the current position on the site. Neutral Impact.  |
| 10 Economy                                  | The proposed allocation is for the full authorisation of 3 existing pitches with personal occupancy conditions rather than for additional new sites. There is therefore no additional impact over the current position on the site. Neutral Impact.  |
| 11 Transport                                | The proposed allocation is for the full authorisation of 3 existing pitches with personal occupancy conditions rather than for additional new sites. There is therefore no additional impact over the current position on the site. Neutral Impact.  |
| <b>Conclusions</b>                          | Overall this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. This site is already allocated, and now new sites are proposed. There are therefore no additional impacts which would be likely to arise from the full authorisation of these sites. Should the site continue to be allocated it may be helpful to state that existing boundary treatments should be retained, although other HDPF policies would assist in this respect. |

Lane Top, Nutbourne, Pulborough



## Rudgwick Parish

### Sussex Topiary, Naldretts Lane, Rudgwick

**Site Description:** This site is located in a relatively rural location to the south of Naldretts Lane and is approximately 0.95km (by road) to the south Bucks Green and 1.1km (by road) to the south of Rudgwick. The site area is 3.38ha.

| SA Objective                                | Commentary and/or Impact   |
|---|--|
| 1. Housing                                  | This site is in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. There is therefore no capacity for additional provision at this location. Negative impact.   |
| 2 Access to community and retail facilities | Rudgwick is classified as a 'medium village' for policy 3 of the HDPF (Strategic Policy: Development Hierarchy). The settlement does contain educational facilities and community facilities and it is therefore regarded as a reasonably sustainable location, although there would be some reliance on the private motor car to larger settlements. The need to use the car has led to an low negative impact. |
| 3 Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4 Equalities and Social Inclusion           | This site already meets the needs of a specific ethnic group that are identified as having accommodation requirements in the district. Expansion of the site would meet further needs, but this cannot be delivered at the current time. This is therefore assessed as a neutral impact.   |
| 5 Biodiversity                              | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.   |
| 6 Landscape                                 | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.   |
| 7 Archaeology and Cultural Heritage         | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.   |
| 8 Environment Quality (Soil, Air and Water) | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.   |
| 9 Flooding and Drainage                     | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.   |
| 10 Economy                                  | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.   |
| 11 Transport                                | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.   |

| SA Objective       | Commentary and/or Impact   |
|--------------------|--|
| <b>Conclusions</b> | This site is already in use as Gypsy and Traveller accommodation. The site owner has confirmed that they do not own any surrounding land and there is no capacity to intensify the site. There is therefore no possibility that this site could be allocated for further Gypsy Accommodation in the plan period. |

Sussex Topiary, Naldretts Lane, Rudgwick



## Smithers Rough, Guildford Road, Rudgwick

**Site Description:** The site is located on the south side of the Guildford Road (the A281) and approximately 1.3km (by road) to the east of Rudgwick. The site is approximately 3.45 ha.

| SA Objective                                 | Commentary and/or Impact   |
|--|--|
| 1. Housing                                   | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community and is therefore assessed as a positive impact. It could potentially provide 15 pitches. The site is partly owned by Horsham District Council and is partly in the ownership of private individuals. This would need to be resolved prior to development being able to come forward in the very short term. Positive impact. |
| 2. Access to community and retail facilities | Rudgwick is classified as a 'medium village' for policy 3 of the HDPF (Strategic Policy: Development Hierarchy). The settlement does contain educational facilities and community facilities and it is therefore regarded as a reasonably sustainable location, although there would be some reliance on the private motor car to larger settlements. The need to use the car has led to a low negative impact.                        |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4. Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.                    |
| 5. Biodiversity                              | The development of this site will lead to some loss of greenfield land and woodland which may have some negative impact on biodiversity, but given the relatively small scale of the development impacts are relatively low. Land opposite the site has been designated as ancient woodland but this is on the other side of the A281 and is unlikely to be directly impacted by any development on the site. Low negative impact.     |
| 6. Landscape                                 | The development of this site will lead to some loss of greenfield land and woodland which may have some negative impact on the landscape and would require that the site boundaries remain screened, but given the relatively small scale of the development impacts are relatively low. Low negative impact.  |
| 7. Archaeology and Cultural Heritage         | The closest listed buildings are "Upper Swaynes Barn, Guildford Road" (Grade II) and "Swaynes, Guildford Road" (Grade II), which are north of the A281 and approximately 400m west of the site. They are therefore not likely to be affected by the gypsy site. Neutral impact.  |

| SA Objective                                | Commentary and/or Impact  |
|---|---|
| 8 Environment Quality (Soil, Air and Water) | Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are very small and are not considered to be significant, particularly as the accommodation need would still need to be provided elsewhere in the District, potentially at a location further from services and facilities. Landfilling has taken place on a portion of the site in the past, and further investigation is necessary, but mitigation is considered likely to be feasible. Small negative impact.                                     |
| 9 Flooding and Drainage                     | The majority of the site is not located within a floodzone, however a very small strip at the South side of the site is in flood zones 2 and 3. Further investigation would be necessary to ensure that development on the site would not have any adverse impact to residents of the site or elsewhere, but no residential development would be located in this section of the site. Neutral impact with mitigation.   |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11 Transport                                | The outcome of the consultation in April 2017 raised access concerns in relation to this site, together with the fast moving nature in relation along this section of road. Without mitigation, there would be a negative impact in locating a Gypsy and Traveller site in this location. Specialist advice from the Local Highway Authority at WSCC has been sought and discussions towards a technical solution are ongoing. It is considered that this can be resolved, but until this mitigation is fully identified the outcome is assessed as a low negative impact.          |
| <b>Conclusions</b>                          | This site has the potential to meet the needs of Gypsies and Travellers subject to the land ownership issues being resolved – delivery on this site is therefore more likely in the medium term. The site is reasonably close to services and facilities in Rudgwick. Access issues also need to be finalised and discussions with the highways authority are ongoing. Any policy should also require that the landscape impacts arising from the proposal be minimised and that there is no development on the flood plain. Mitigation of contaminated land may also be necessary. |

Smithers Rough, Guildford Road, Rudgwick



## Rusper Parish

### Northside Farm, Burnthouse Lane, Rusper

**Site Description:** The site is located within the open countryside, approximately 1.9 km (by road) from the nearest settlement of Rusper. The large town of Crawley is approximately 2.5km (by road) to the east. The site is approximately 3.2 ha.

| SA Objective                                | Commentary and/or Impact  |
|---|---|
| 1. Housing                                  | This site acquired planning permission in June 2015 (see reference DC/14/2385) for a maximum of 3 caravans. The site is tied by a personal occupancy condition to the applicant and his family only and if the family cease to occupy the site, the land would need to be restored to its previous use as pasture land. Should this permission be made permanent it would meet Gypsy and Traveller accommodation needs more generally. Positive impact. |
| 2 Access to community and retail facilities | Rusper is considered only a 'small village' by policy 3 of the HDPF (Strategic Policy: Development Hierarchy), which are considered to have limited services, facilities, social networks but with good accessibility to larger settlements. A greater range of facilities is available either in Crawley or Horsham. Occupiers of the site would however be heavily reliant upon private modes of transport in this location. Some negative impact.    |
| 3 Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4 Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.                                     |
| 5 Biodiversity                              | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location. Neutral impact  |

| SA Objective                                | Commentary and/or Impact  |
|---|---|
| 6 Landscape                                 | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location. The site contains a number of rural (agricultural/equestrian) buildings in varying states of repair and the residential accommodation is located within this existing part of the site. The site is screened by mature trees that border Burnthouse Lane on the southern boundary of the site; views are still possible from the public highway that is at odds with the existing character of the area. However, given the existing buildings on site and the location of the caravans on the northern boundary of the site, the harm to character of the area has been reduced, with further work on screening the site still possible if the personal occupancy condition was to be removed. Neutral Impact, |
| 7 Archaeology and Cultural Heritage         | The closest listed building is "Chowles Cottage, East Street" (Grade II), which is fairly close to the site, however no direct impacts were identified during the consideration of the planning application for this site. Neutral impact.  |
| 8 Environment Quality (Soil, Air and Water) | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location. Neutral impact.   |
| 9 Flooding and Drainage                     | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location. Neutral impact.   |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11 Transport                                | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location. Neutral impact.   |
| <b>Conclusions</b>                          | Overall this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. This site is already in use (with personal permissions), and no additional pitches are proposed. There would therefore be no additional impacts arising from this site in addition to those which already exist. There is however the potential for further impacts to the landscape would need to be mitigated should the site be allocated for permanent use.  |

Northside Farm, Burnthouse Lane, Rusper



## Slinfold

### Southview, The Haven, Slinfold

**Site Description:** The site is located to the west of the A29 (Stane Street) along the Haven Road, 1.1km (by road) to the northwest of the unclassified settlement of Five Oaks. The site area is approximately 0.95 ha.

| SA Objective                                | Commentary and/or Impact  |
|---|---|
| 1. Housing                                  | This site was allocated for 4 pitches within policy 21 of the HDPF (Strategic Policy: Gypsy and Traveller Sites Allocations) but has not yet come forward through the formal planning processes. There are 4 pitches that are unauthorised, at the application site. Bringing forward the allocation will ensure that the housing needs of the Gypsy and Traveller Community are met now and into the future. Positive impact.  |
| 2 Access to community and retail facilities | Slinfold is approximately 3km away. Slinfold is classified as a 'medium village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and contains a primary school and other community facilities. The existing occupiers of the site are relatively reliant upon private motor vehicle journeys owing to their location. This position would not change from the existing scenario but is assessed as low negative due to the reliance on the private car. |
| 3 Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4 Equalities and Social Inclusion           | The continued allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.   |
| 5 Biodiversity                              | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location including cumulative impacts with Cousins Copse. Needs would otherwise need to be met on a different site and this location could potentially be more sensitive in terms of biodiversity. Given the relatively small scale of the development impacts and the fact that no new impacts are likely impacts are assessed as neutral.           |
| 6 Landscape                                 | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location including cumulative impacts with Cousins Copse.. Needs would otherwise need to be met on a different site and this location could potentially be more sensitive in terms of landscape. Given the relatively small scale of the development impacts and the fact that no new impacts are likely impacts are assessed as neutral.             |

| <b>SA Objective</b>                         | <b>Commentary and/or Impact</b>   |
|---|---|
| 7 Archaeology and Cultural Heritage         | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location including cumulative impacts with Cousins Copse. No specific harm has been identified to nearby listed buildings. Neutral impact.  |
| 8 Environment Quality (Soil, Air and Water) | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location. Neutral impact.   |
| 9 Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.   |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location. |
| 11 Transport                                | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location. Neutral impact.   |
| <b>Conclusions</b>                          | Overall this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. This site is already in use (albeit unauthorised) and the principle of this site was established as part of the HDPF Examination where this site was allocated in Policy 21. There are therefore unlikely to be any additional impacts on the existing situation by bringing the site into a fully authorised site for Gypsies and Travellers.                                 |

Southview, The Haven, Slinfold



## Cousins Copse, The Haven, Slinfold

**Site Description:** This is an existing Gypsy and Traveller site owned by WSCC and is authorised for 12 pitches.

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. There is therefore no capacity for additional provision at this location. Negative impact.  |
| 2. Access to community and retail facilities | Slinfold is classified as a 'medium village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and contains a primary school and other community facilities. The existing occupiers of the site are relatively reliant upon private motor vehicle journeys owing to their location. The reliance on the private car is therefore assessed as a negative impact. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.   |
| 5. Biodiversity                              | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 6. Landscape                                 | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 7. Archaeology and Cultural Heritage         | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 8. Environment Quality (Soil, Air and Water) | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |
| 9. Flooding and Drainage                     | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.   |

| SA Objective       | Commentary and/or Impact   |
|--------------------|--|
| 10 Economy         | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.  |
| 11 Transport       | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. No additional impacts – Neutral impact.  |
| <b>Conclusions</b> | This site is already allocated for Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. There is therefore no possibility that this site could be allocated for further Gypsy Accommodation. |

Cousins Copse, The Haven, Slinfold



## Storrington and Sullington

### Fryern Park Farm, Fryern Road, Storrington

*Site Description:* Located to the west of Fryern Road, with the existing site access opposite Melton Drive, Storrington. The total size of the land owned is 1.82 Ha, although it is expected that only smaller part of the land would be allocated for pitch provision. The site has been put forward by a private land owner for between 3 and 5 pitches.

### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community with 3 – 5 pitches and is therefore assessed as a positive impact.  |
| 2. Access to community and retail facilities | The site is located in close proximity to the Built-up Area Boundary (BUAB) of Storrington, to the north of village. Storrington and Sullington, is categorised as a small town and larger village within Policy 3 of the Horsham District Planning Framework (HDPF) (Strategic Policy: Development Hierarchy). Therefore, the site is considered to be in a relatively sustainable location, with access to both health services and education. The site is very close to the built up area of Storrington and there may be some potential for the site to be accessed on foot although it is likely there would still be some reliance on the private car. Given the distance to facilities is similar to other residents in Storrington the impact is assessed as neutral. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.   |
| 5. Biodiversity                              | The development of this site will lead to some loss of greenfield land which may have some negative impact on biodiversity, but given the relatively small scale of the development impacts are relatively low. Low negative impact.  |
| 6. Landscape                                 | There is mature tree screening on the eastern side of the site, beside the 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 through this process. Views to the site from a westerly and northerly direction are relatively open however and would require a degree of screening, given the sites' location in the countryside. Low negative impact.   |

| <b>SA Objective</b>                         | <b>Commentary and/or Impact</b>   |
|---|---|
| 7 Archaeology and Cultural Heritage         | There is no listed building in close proximity to this site that would be adversely impacted by the development of this site for Gypsy and Traveller accommodation.<br>Neutral / no impact.   |
| 8 Environment Quality (Soil, Air and Water) | Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are very small and are not considered to be significant, and given the distance to Storrington would not be dissimilar to other local residents of the settlement. Given the proximity of the Air Quality Management Area in Storrington this is assessed as a small negative impact. .   |
| 9 Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.   |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11 Transport                                | This gypsy site will be very close to Storrington. Access would be via a track that is also a designated public right of way. However there are various land ownership issues which arise with this access, and at this time it is not certain that they can be resolved. This is therefore assessed as a negative impact.  |
| <b>Conclusions</b>                          | This site is very close to Storrington which has a good range of services and facilities, and is indeed a similar distance to many in bricks and mortar accommodation. Allocation of this site would also contribute to meeting the housing needs of Gypsies and Travellers. There are limited environmental issues, although there would be some impact on the landscape and potentially a small impact on the Air Quality Management area in Storrington. At this stage there are land ownership issues which limit the access arrangements to this site. |

Fryern Park Farm, Fryern Road, Storrington



## Oldfield Stables, Fryern Road, Storrington

**Site Description:** The site is privately owned and is located a short distance (0.3km) north of the Built-up Area Boundary (BUAB) of Storrington. The site area is 0.69ha.

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | This site is in use as Gypsy and Traveller accommodation. WSCC have confirmed that they do not own any surrounding land and there is no capacity to intensify the site. There is therefore no capacity for additional provision at this location. Negative impact.  |
| 2. Access to community and retail facilities | The site is located in close proximity to the Built-up Area Boundary (BUAB) of Storrington, to the north of village. Storrington and Sullington, is categorised as a small town and larger village within Policy 3 of the Horsham District Planning Framework (HDPF) (Strategic Policy: Development Hierarchy). Therefore, the site is considered to be in a relatively sustainable location, with access to both health services and education. The site is close to the built up area of Storrington and there may be some potential for the facilities to be accessed on foot, although is likely to be some reliance on the private car. Given the distance is similar to other bricks and mortar residents in Storrington the impact is assessed as neutral. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | This site already meets the needs of a specific ethnic group that are identified as having accommodation requirements in the district. Expansion of the site would meet further needs, but this cannot be delivered at the current time. This is therefore assessed as a neutral impact.  |
| 5. Biodiversity                              | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.  |
| 6. Landscape                                 | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.  |
| 7. Archaeology and Cultural Heritage         | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.  |
| 8. Environment Quality (Soil, Air and Water) | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.  |
| 9. Flooding and Drainage                     | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.  |
| 10. Economy                                  | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.  |

| SA Objective       | Commentary and/or Impact   |
|--------------------|--|
| 11 Transport       | This site is already in use for Gypsy and Traveller accommodation with limited prospect of expansion in the plan period. Neutral impact.   |
| <b>Conclusions</b> | This site is already in use as Gypsy and Traveller accommodation. The site owner has confirmed that they do not own any surrounding land and there is no capacity to intensify the site. There is therefore no possibility that this site could be allocated for further Gypsy Accommodation in the plan period. |

Oldfield Stables, Fryern Road, Storrington



## Horsham District Council Depot, Hurston Lane, Storrington

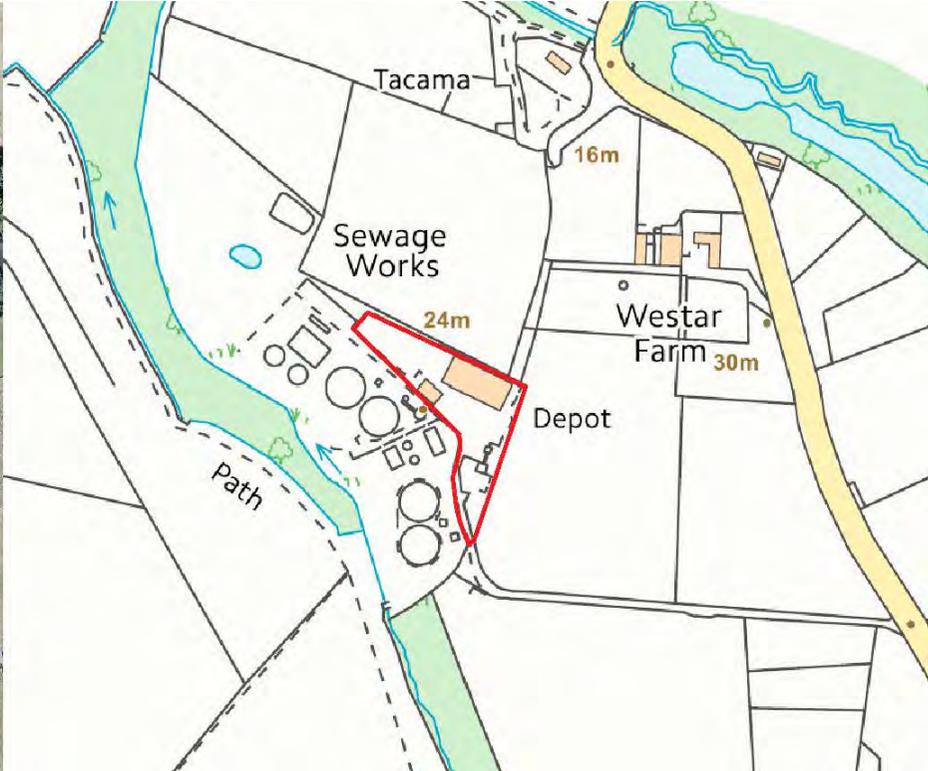
**Site Description:** The site is located approximately 0.5km (by road) to the northwest of the Built-up Area Boundary (BUAB) of Storrington and is located to the west of Hurston Lane.

### Impacts of the Development

| SA Objective                                | Commentary and/or Impact   |
|---|--|
| 1. Housing                                  | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community with 6-8 pitches and is therefore assessed as a positive impact.   |
| 2 Access to community and retail facilities | The site is located in close proximity to the Built-up Area Boundary (BUAB) of Storrington, to the north of village. Storrington and Sullington, is categorised as a small town and larger village within Policy 3 of the Horsham District Planning Framework (HDPF) (Strategic Policy: Development Hierarchy). Therefore, the site is considered to be in a relatively sustainable location, with access to both health services and education. The site is close to the built up area of Storrington but there would still be some reliance on the private car. The impact is therefore assessed as neutral. |
| 3 Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4 Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.  |
| 5 Biodiversity                              | This is a brownfield site and development of this site would be unlikely to have any additional adverse impacts on biodiversity. Neutral impact  |
| 6 Landscape                                 | The land is located in the open countryside and is not well screened to either the north or east of the proposed site, so development has the potential to harm the character of the countryside (albeit, that there is an existing industrial building on site). Low negative impact  |
| 7 Archaeology and Cultural Heritage         | This is a brownfield site and development of this site would be unlikely to have any additional adverse impacts on archaeology or cultural heritage. Neutral impact  |

| <b>SA Objective</b>                         | <b>Commentary and/or Impact</b>   |
|---|---|
| 8 Environment Quality (Soil, Air and Water) | This site is a brownfield site. It is adjacent to Storrington Sewage treatment works and there is therefore potential that residents of this site would be adversely impacted by noise and odour in particular. Southern water have confirmed that the sewage works is a 24 hour operation, and such impacts would be permanent and noise could be overnight. Additional pitches will have some additional impacts on air quality (through increased car journeys) but the individual impacts are relatively low. The potential environmental quality issues are assessed as negative at this stage as it is not known if they can be mitigated adequately. |
| 9 Flooding and Drainage                     | The site is not located within a floodzone, however, it is 70 metres north of floodzones 2 and 3 but new residents would not be at risk from flooding. The site is brownfield and is unlikely to generate significant new areas of hardstanding over the existing that would impact on local drainage. Neutral impact.  |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11 Transport                                | This gypsy site will close to Storrington. Access would be via a track that is narrow with passing places and may therefore be difficult to secure access for caravans and larger vehicles. An additional passing place would be required, and the land owner is not interested in which the land owner has confirmed would require 24 hour access, therefore limiting the access to this site. Significant negative impact.  |
| <b>Conclusions</b>                          | This site is very close to Storrington which has a good range of services and facilities, and is indeed a similar distance to many in bricks and mortar accommodation. Allocation of this site would also contribute to meeting the housing needs of Gypsies and Travellers. There are however environmental issues in relation to odour and noise and this together with significant access constraints do limit the sustainability of the site at this stage.   |

Horsham District Council Depot, Hurston Lane, Storrington



## Upper Beeding Parish

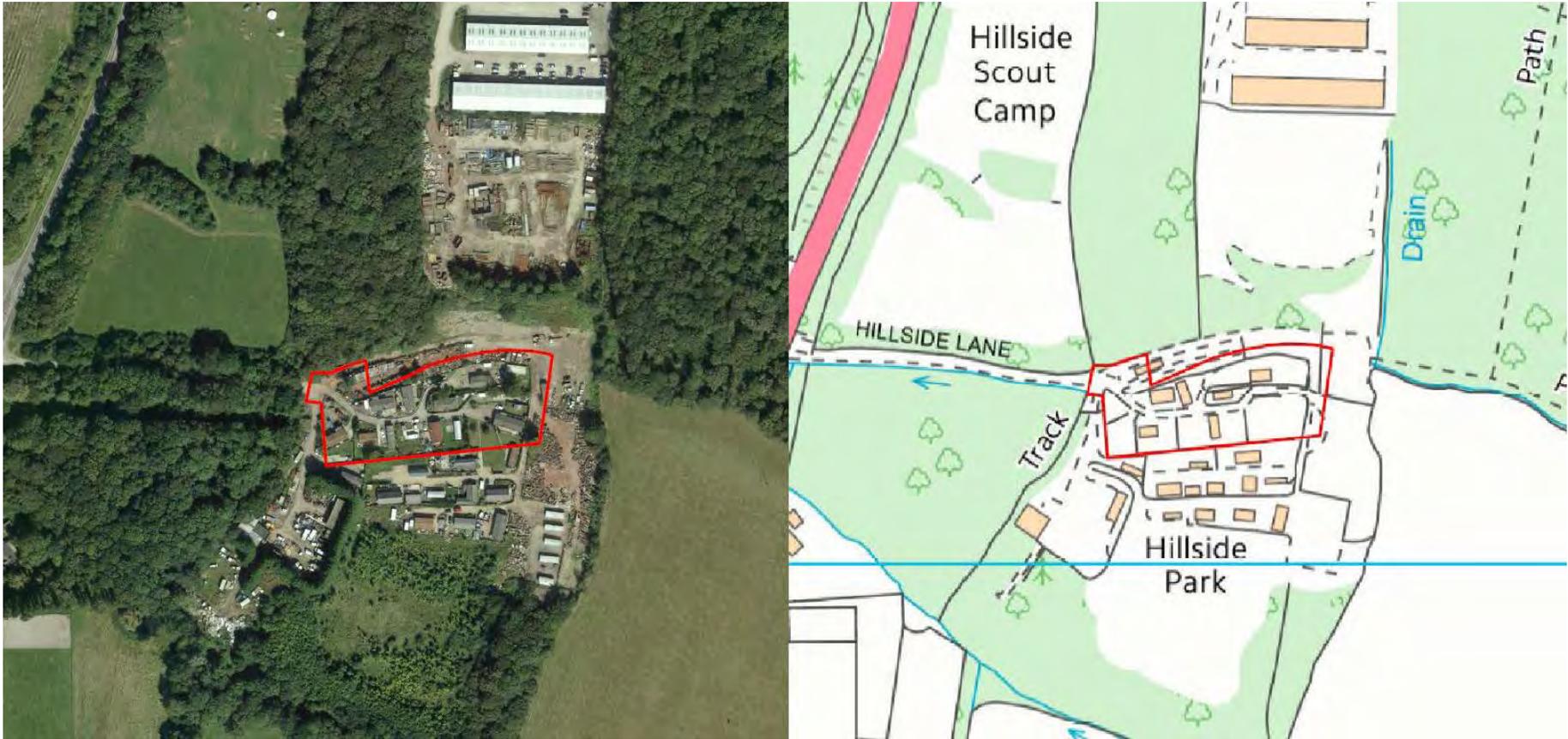
### Hillside Park, Hillside Lane, Small Dole, Upper Beeding

**Site Description:** This is an existing site which is owned by Horsham District Council. It is authorised for 12 pitches

| SA Objective                                 | Commentary and/or Impact   |
|--|--|
| 1. Housing                                   | This is an existing site which is owned by Horsham District Council. It is authorised for 12 pitches. There is no capacity on the site for expansion. Land adjacent to the site is also in use as an unauthorised (but allocated in the HDPF) Gypsy site. There is no potential to expand on other boundaries given land ownership constraints, the proximity of the national park and significant areas of woodland. Negative Impact. |
| 2. Access to community and retail facilities | Small Dole is classified as a 'smaller village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy), which has some limited services. The occupiers of the site are reliant upon the larger settlements of both Upper Beeding and Henfield for their educational and community needs. These are both relatively close, but the reliance on the private car is therefore assessed as a low negative impact.           |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.  |
| 4. Equalities and Social Inclusion           | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.  |
| 5. Biodiversity                              | This site is already in use for Gypsy and Traveller accommodation. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.   |
| 6. Landscape                                 | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.  |
| 7. Archaeology and Cultural Heritage         | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.  |

| <b>SA Objective</b>                         | <b>Commentary and/or Impact</b>   |
|---|---|
| 8 Environment Quality (Soil, Air and Water) | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact. |
| 9 Flooding and Drainage                     | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact. |
| 10 Economy                                  | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact. |
| 11 Transport                                | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact. |
| <b>Conclusions</b>                          | This site is already in use as Gypsy and Traveller accommodation. There is no capacity to intensify the site. There is therefore no possibility that this site could be allocated for further Gypsy Accommodation in the plan period.   |

Hillside Park, Hillside Lane, Small Dole, Upper Beeding



## Greenacres Hillside Lane, Small Dole, Upper Beeding

**Site Description:** The site is located approximately 0.8km (by road) to the south of Small Dole. The site area is approximately 0.45 Ha and is located to the south of the existing Hillside Park site owned by Horsham District Council.

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | This site is already allocated for 12 pitches in policy 21 of the HDPF, but has yet to come forward. If it does this site will help meet the needs of this community and is therefore assessed as a positive impact.  |
| 2. Access to community and retail facilities | Small Dole is classified as a 'smaller village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy), which has some limited services. The occupiers of the site are reliant upon the larger settlements of both Upper Beeding and Henfield for their educational and community needs. These are both relatively close, but the reliance on the private car is therefore assessed as a low negative impact.  |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | This continued allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.  |
| 5. Biodiversity                              | This site is already in use as a site for Gypsy and Traveller accommodation and continued use of this site would not have any additional biodiversity impacts. Current accommodation needs from this site would still need to be met on a different site and this location could potentially be more sensitive in terms of biodiversity. Given the relatively small scale of the development impacts and the fact that no new impacts are likely impacts are assessed as neutral including cumulative impacts with Hillside to the north.   |
| 6. Landscape                                 | This site is already in use as a site for Gypsy and Traveller accommodation and continued use of this site would not have any additional biodiversity impacts. Current accommodation needs from this site would still need to be met on a different site and this location could potentially be more sensitive in terms of biodiversity. Given the relatively small scale of the development impacts are relatively low although it is recognised that the site adjoins the SDNP. Intensification on this site, particularly in combination with the existing Gypsy site to the north could have adverse landscape impacts. Given the small scale of the development impacts and the fact that no new impacts are likely impacts are assessed as neutral including cumulative impacts with Hillside to the north. |

| SA Objective                                | Commentary and/or Impact   |
|---|--|
| 7 Archaeology and Cultural Heritage         | There are no designated cultural heritage assets that are impacted by this site. By not retaining the allocation of this site accommodation needs from this site would still need to be met on a different site and this location could potentially be more sensitive in terms of archaeology and cultural heritage. Overall neutral impact including cumulative impacts with Hillside to the north.   |
| 8 Environment Quality (Soil, Air and Water) | This site is already in use as a gypsy site and making this use permanent would not generate additional impacts at this location including cumulative impacts with Hillside. Needs would otherwise need to be met on a different site and this location could potentially be more sensitive in terms of environmental impact. The need to secure foul drainage on this site was however raised by the Environment Agency in relation to this site, although this is addressed in policy 23 of the HDPF. Continuation of the gypsy and traveller accommodation use on this site is assessed as a low negative impact. |
| 9 Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The development already exists and no new impacts would arise. By not retaining this allocation, new accommodation would need to be found which could be more at risk from flooding or have more potential to create drainage problems. Overall neutral impact.   |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.  |
| 11 Transport                                | This gypsy site is demonstrably accessible to caravans and larger vehicles as it is already in use as a Gypsy and Traveller site. It is also accessible to the Shoreham– Henfield road, linking Small dole, Henfield and Upper Beeding. Positive impact.   |
| <b>Conclusions</b>                          | Overall this site will help to meet the accommodation needs of Gypsies and Travellers in Horsham District. This site is already in use (albeit unauthorised) and the principle of this site was established as part of the HDPF Examination where this site was allocated in Policy 21.  |

Greenacres Hillside Lane, Small Dole, Upper Beeding



## West Chiltington Parish

### The Spoons, Harbolets Road, West Chiltington

**Site Description:** This site is in open countryside bound to the east by Harbolets Lane. There are a couple of residential properties close to the site, the nearest being Hazelwood 0.04km away. The site is bound on all sides by a post and rail fence. The site is approximately 0.095ha in size and is located approximately 3.7km (by road) to the North-East of West Chiltington.

### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community and is therefore assessed as a positive impact. It has only been proposed to the Council for a single pitch through recent planning applications and the overall contribution towards meeting needs is therefore low. Small positive impact   |
| 2. Access to community and retail facilities | West Chiltington and West Chiltington Common are classified as 'medium village's' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy), which contain educational, health and community facilities. The site is nearly 4km away from West Chiltington / West Chiltington Common, and therefore car travel will be essential. This is therefore seen as a negative impact.                          |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact. |
| 5. Biodiversity                              | This site is greenfield, and some of this greenspace would be lost through pitches but given the relatively small scale of the development impacts are relatively low. Low negative impact.   |
| 6. Landscape                                 | The site is fairly well screened by mature trees and is relatively well contained. The area is very rural in character, and development in this location would have a large urbanising impact, which has been assessed as having a large negative impact.   |
| 7. Archaeology and Cultural Heritage         | There are no listed buildings that would be impacted by the development of this site. Neutral impact.   |
| 8. Environment Quality (Soil, Air and Water) | There are no specific environmental quality impacts that have been identified from any proposed development in this location. The high level of car use would however contribute to emissions of fossil fuels which can contribute to climate change and poor air quality and impacts are therefore   |

|                         |   |
|-------------------------|---|
|                         | assessed as low negative.   |
| 9 Flooding and Drainage | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.   |
| 10 Economy              | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location. |
| 11 Transport            | This site is in a remote rural location, and whilst access to the site can be achieved, the site is not close to the A24 or A29, and the wider strategic road network. Small negative impact.   |
| <b>Conclusions</b>      | Overall this site will help to meet limited accommodation needs of Gypsies and Travellers in Horsham District. Overall the site is very remote from nearby services and facilities which will lead to full reliance on the private car to reach services and facilities.  |



The Spoons, West Chilton

## West Grinstead Parish

### Oaklands, Honeybridge Lane, Dial Post

**Site Description:** This site is privately owned and is located to the west of Grinders Lane in a rural location to the east of the A24. The site is limited in terms of its scale at approximately 0.3ha.

#### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | The existing site is authorised for four pitches. An original personal occupancy condition was removed in 2014 and an additional pitch was permitted in 2015 (DC/15/1145). The implementation of this additional pitch has not yet taken place. Should this site be implemented, it will contribute meeting existing identified need, but will not meet future accommodation needs of the Gypsy and Traveller community. Neutral impact.  |
| 2. Access to community and retail facilities | Dial Post is considered an 'unclassified settlement' in policy 3 of the HDPF (Strategic Policy: Development Hierarchy) that is defined as a 'settlement with few or no facilities or social networks and limited accessibility, that are reliant on other villages and towns to meet the needs of residence.' Such settlements are considered to be least sustainable in the development hierarchy and the occupiers of the site would be heavily reliant upon private motor vehicles. The lack of school, retail or healthcare facilities locally and high car use is therefore assessed as a negative impact as the volume of journeys from a relatively small community would be relatively small. |
| 3. Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4. Equalities and Social Inclusion           | This site already in use as a Gypsy and Traveller site and will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. There is no capacity for extension or intensification beyond those which have been permitted, and there are therefore no additional changes in relation to this site. Neutral impact.   |
| 5. Biodiversity                              | This site is already in use as a site for Gypsy and Traveller accommodation and continued use of this site would not have any additional biodiversity impacts. There is no capacity for additional extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.   |

| <b>SA Objective</b>                         | <b>Commentary and/or Impact</b>   |
|---|---|
| 6 Landscape                                 | This site is already in use as a site for Gypsy and Traveller accommodation and continued use of this site would not have any additional landscape impacts particularly given the proximity of Old Barn nurseries. There is no capacity for additional extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.   |
| 7 Archaeology and Cultural Heritage         | This site is already in use as a site for Gypsy and Traveller accommodation and continued use of this site would not have any additional impacts. There is no capacity for additional extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.  |
| 8 Environment Quality (Soil, Air and Water) | This site is already in use as a site for Gypsy and Traveller accommodation and continued use of this site would not have any additional biodiversity impacts. There is no capacity for additional extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.   |
| 9 Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The development already exists and no new impacts would arise. There is no capacity for additional extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.  |
| 10 Economy                                  | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location. |
| 11 Transport                                | This gypsy site is close to the A24, which provides access to Ashington and Horsham. Access to the site is via Grinders Lane which is narrow, but can be achieved given the existing permission on the site. There is no capacity for additional extension or intensification and there are therefore no additional changes in relation to this site. Neutral impact.   |
| <b>Conclusions</b>                          | This site is already in use as Gypsy and Traveller accommodation. There is no capacity to intensify the site other than the existing unimplemented permission for one pitch. There is therefore no possibility that this site could be allocated for further Gypsy Accommodation in the plan period.  |



Oaklands, Honeybridge Lane, Dial Post, West Grinstead

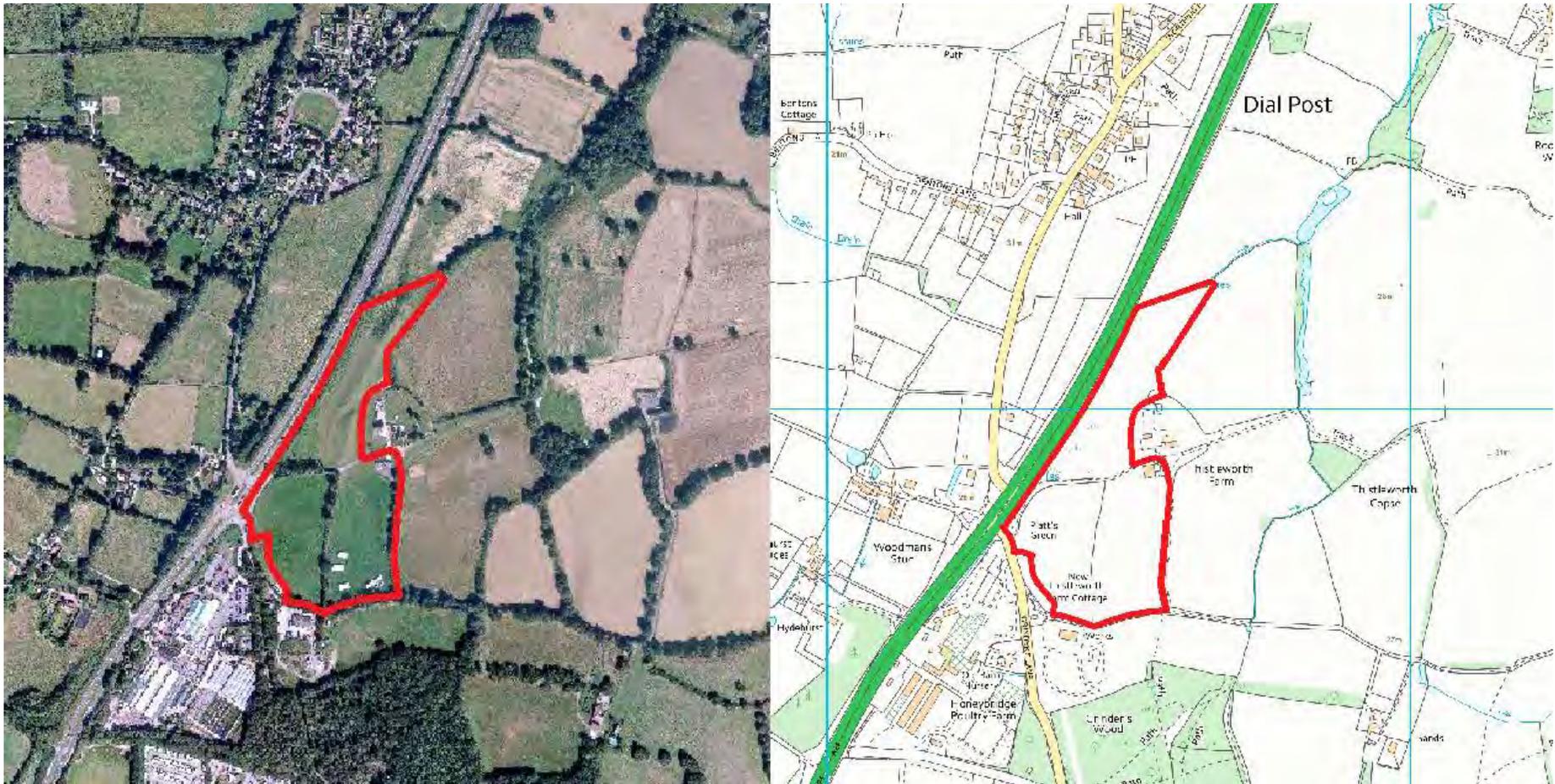
## Showground, Dial Post, West Grinstead

**Site Description:** This site comprises three separate fields located to the east of the A24 dual carriageway and to the north Grinders Lane and the Old Barn Nurseries. The nearest settlement to the site is Dial Post that is located approximately 0.64 km (by road) to the northwest of the access to the site. The site area is 8.8 ha.

### Impacts of the Development

| SA Objective                                | Commentary and/or Impact  |
|---|---|
| 1. Housing                                  | If allocated, this site would help meet the current and future needs of the Gypsy and Traveller community and is therefore assessed as a positive impact. The need to undertake noise mitigation on this site may slow delivery to the medium term. Lower positive impact.  |
| 2 Access to community and retail facilities | Dial Post is considered an 'unclassified settlement' in policy 3 of the HDPF (Strategic Policy: Development Hierarchy) that is defined as a 'settlement with few or no facilities or social networks and limited accessibility, that are reliant on other villages and towns to meet the needs of residence.' Such settlements are considered to be least sustainable in the development hierarchy and the occupiers of the site would be heavily reliant upon private motor vehicles. The lack of school, retail or healthcare facilities locally and high car use is therefore assessed as a negative impact as the volume of journeys from a relatively small community would be relatively small. |
| 3 Community Safety and Crime                | No significant impacts identified – Neutral impact.   |
| 4 Equalities and Social Inclusion           | The allocation of this site will meet the needs of a specific ethnic group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. This is therefore assessed as significant positive impact.   |
| 5 Biodiversity                              | The development of this site will lead to some loss of greenfield land which may have some negative impact on biodiversity, but given the relatively small scale of the development impacts are relatively low. Low negative impact.  |
| 6 Landscape                                 | The site is also very open and would have significant impacts on the landscape. Negative Impact   |
| 7 Archaeology and Cultural Heritage         | The closest listed building is "Thistleworth Farmhouse, Worthing Road" (Grade II), which is located to the East of the site. The site wraps around this listed building and therefore is considered to have a significant adverse impact upon the listed building. Negative impact.   |
| 8 Environment Quality (Soil, Air and Water) | The site is adjacent to the A24 to the west and may therefore be subject to noise impacts which may need mitigation in the form of bunds. Some bunding is already in place but is not sufficient and this would limit deliverability of the site in the short term. At this stage the impact is assessed as negative.   |

|                         |   |
|-------------------------|---|
| 9 Flooding and Drainage | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.   |
| 10 Economy              | Gypsy and Traveller communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. Impacts are assessed as neutral given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location.   |
| 11 Transport            | This gypsy site is close to the A24, which provides access to Ashington and Horsham. The access at Grinders Lane is however wide, with further space to widen if necessary. This access road is designated as a Public Right of Way (PRoW).which would need to be resolved should the site be allocated for development. The current assessment is low negative impact.   |
| <b>Conclusions</b>      | Although the allocation of this site would contribute to meeting the accommodation needs of Gypsies and Travellers, the site performs poorly against a number of other sustainability criteria, including the long distance to any services and facilities, the open landscape, the impact on the setting of a listed building, and the impact of road noise from the A24 on any residents. Although this could be mitigated by bunds this would slow potential delivery of the site. The site access also currently doubles as a right of way which would need to be resolved before this site could come forward. |



Showground, Dial Post

## Sites for Travelling Showpeople

### The Orchard, Hole Street, Ashington

**Site Description:** This is an existing site that is authorised for four plots and space for storage of equipment.

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | A visit was undertaken in January 2017 to The Orchard in Ashington, but this did not yield any further information on household formation within the site. With no details of likely household formation for the period 2012-2017 the projected supply was calculated using a baseline figure of 4 households (plots) and applying a 1.5% family formation compound growth rate. This method only yielded 1 extra plot requirement by 2027. This site may have some capacity to meet this need but this is uncertain given the lack of details available. |
| 2. Access to community and retail facilities | This is an existing site close to Ashington, which is classified as a medium settlement in the HDPF and has some local services and facilities which are within walking distance to the site. Additional plots on this site, if available would be similarly accessible to these facilities. Positive Impact (if land is available).  |
| 3. Community Safety and Crime                | No significant impacts identified. Neutral impact.  |
| 4. Equalities and Social Inclusion           | This is an existing authorised site which already meets the needs of this community. It is unknown if there is further need or capacity in the longer term.   |
| 5. Biodiversity                              | This is an existing authorised site and development on this site would not have any additional impacts. Neutral impact.   |
| 6. Landscape                                 | This is an existing authorised site and development on this site would not have any additional impacts. Neutral impact.   |
| 7. Archaeology and Cultural Heritage         | This is an existing authorised site and development on this site would not have any additional impacts. Neutral impact.   |
| 8. Environment Quality (Soil, Air and Water) | This is an existing authorised site and development on this site would not have any additional impacts. Neutral impact.   |
| 9. Flooding and Drainage                     | This is an existing authorised site and development on this site would not have any additional impacts. Neutral impact.   |
| 10. Economy                                  | Travelling Showpeople contribute to the local and wider economy through their businesses and through use of local retail centres This is an existing authorised site and development on this site would not have any additional impacts. Neutral impact.  |

|                    |  |
|--------------------|--|
| 11. Transport      | This site is already in use for travelling Showpeople. IT has good access to the A24 and is accessible by larger vehicle. This is an existing authorised site and development on this site would not have any additional impacts. Neutral impact.  |
| <b>Conclusions</b> | This site is already in use for travelling Showpeople. It is in a relatively sustainable location close to Ashington which has some local facilities, and in addition is accessible to the A24. Additional accommodation on this site would be unlikely to have significant impacts over the existing. It is however not known what the accommodation needs from this site are as contact cannot be made with the occupants at the current time. It is therefore not known what capacity or deliverability there may be for intensification of the use of this site. |



## Southside, Honeybridge Lane, Dial Post, West Grinstead

**Site Description:** The site is located to the east of the A24 near Dial Post. The site is approximately 3.6ha in size. The site has been proposed as a site for travelling showpeople as opposed to the Gypsy and Traveller community. The site is subject to an ongoing application for 5 travelling showpeople plots (DC/17/0387). Two previous applications on this land have been withdrawn (DC/16/1340 and DC/15/0807).

### Impacts of the Development

| SA Objective                                 | Commentary and/or Impact  |
|--|---|
| 1. Housing                                   | This proposal would if permitted provide accommodation for the Travelling Showpeople community. The accommodation needs of this community within Horsham District have yet to be confirmed, but this site does have the potential to meet the accommodation needs of this community. Positive impact.   |
| 2. Access to community and retail facilities | Dial Post is considered an 'unclassified settlement' in policy 3 of the HDPF (Strategic Policy: Development Hierarchy) that is defined as a 'settlement with few or no facilities or social networks and limited accessibility, that are reliant on other villages and towns to meet the needs of residence.' Such settlements are considered to be least sustainable in the development hierarchy and the occupiers of the site would be heavily reliant upon private motor vehicles. The lack of school, retail or healthcare facilities locally and high car use is therefore assessed as a negative impact as the volume of journeys from a relatively small community would be relatively small. |
| 3. Community Safety and Crime                | No significant impacts identified.  |
| 4. Equalities and Social Inclusion           | If existing permissions were authorised fully and new pitches provided, this would provide five plots for Travelling showpeople. This will then meet the needs of a specific group that are identified as having accommodation requirements in the district. The provision of an authorised site will have certainty regarding their accommodation and this is likely to enhance access to school, health care and the ability to mix with the nearby community. Given that this site is not particularly close to existing services, this is assessed as a positive impact.  |
| 5. Biodiversity                              | No specific nature conservation designations impact this site. The development of this site will lead to some loss of greenfield land which may have some negative impact on biodiversity, but given the relatively small scale of the development impacts are relatively low. Low negative impact.   |
| 6. Landscape                                 | The site is bounded on all sides by mature trees and adjoins an existing caravan park to the east. The site is well contained and this use would be similar to that in close proximity. Impacts are therefore considered to be neutral.   |

|  |  |
|--|--|
| 7. Archaeology and Cultural Heritage         | The closest listed building is “Woodmans Studio, Worthing Road” (Grade II). This is considered to be far enough away to not be affected by this gypsy site. Therefore this is assessed to have a neutral impact.   |
| 8. Environment Quality (Soil, Air and Water) | The site is adjacent to the A24 to the west and may therefore be subject to noise impacts which may need mitigation in the form of bunds. At this stage the impact is assessed as negative.  |
| 9. Flooding and Drainage                     | The site is not located within an area of flood risk and new residents would not be at risk from flooding. The additional development may generate a small amount of additional hardstanding, but there is potential for this to be permeable in nature and would not therefore impact on local drainage to any significant extent and existing HDPF policies address this requirement. Neutral impact.  |
| 10. Economy                                  | Travelling Showpeople contribute to the local and wider economy through their businesses and through use of local retail centres. An additional site may therefore have a small positive impact.   |
| 11. Transport                                | This gypsy site will be next to the A24, which provides very fast access onto the road network, which for Travelling Showpeople will be of assistance in transporting large vehicles to shows during the summer months in particular. The site is accessed from Honeybridge Lane. The adjacent caravan park means that the site can already be accessed by larger vehicles.  |
| <b>Conclusions</b>                           | It is noted that for the accommodation of this Travelling Showpeople, it would have a positive impact in meeting accommodation needs for this community group. There are however adverse sustainability impacts, most notably the distance from services and facilities such as schools, and the potential for noise impacts arising from the proximity of the site to the A24. Should this site be allocated for development, this requirement should be addressed. If other sites are available that are closer to services and facilities they may be preferable. |

Land Parcel West of Honeybridge Park, Honeybridge Lane, Dial Post, West Grinstead



## 7.0 Conclusions and Recommendations

7.1 From the analysis of the potential sites for Gypsy and Traveller sites, it is clear that all sites have both positive and negative impacts on sustainability to a greater or lesser extent. The overarching issues can be summarised below:

### Social Impacts

- In some cases, sites were found to have no capacity for additional accommodation either through intensification on site or due to lack of ability to expand these sites. There is no prospect of allocating these sites for further Gypsy and Traveller accommodation.
- Most other sites have the potential to meet identified accommodation needs, either now, or if land ownership needs to be resolved in the slightly longer term. This would however meet housing needs over the plan period.
- In terms of access to services and facilities, no site which has been assessed for its suitability for Gypsy and Traveller accommodation is within or adjoining an existing settlement. (No sites in these locations have been proposed to the Council, or are available for this use; many sites adjoining settlements have been or are being promoted as potential bricks and mortar housing sites). A number of sites are however relatively close to these towns and villages which do provide the Gypsy and traveller community with access to key services such as schools or health care. This will also have a benefit on equalities by meeting the specific needs of this community. It is likely that most sites will have some reliance on the private car, but impacts will be lower on sites which are closer to existing settlements.

### Environmental Impacts

- Overall, there was no clear pattern of environmental impacts, as this on the specific circumstances for each site. In general terms however, where sites are already allocated or in use as Gypsy, Traveller or Travelling Showpeople sites, no further impact would arise, although in one case the sensitive rural landscape impacts would become permanent rather than temporary. There is also a risk that if allocations are not retained, new sites would need to be found, which may have more significant environmental impacts. The availability of new sites is also a potential issue.
- Whilst few adverse impacts were identified in relation to biodiversity or flood risk, for most sites, the rural location of many sites was found to have the potential to result in adverse impacts on the landscape, primarily through the urbanisation of the countryside. Sites with higher levels of screening would have lower impacts on this sustainability objective. Other sites may require specific landscape mitigation.
- Impacts on archaeology and cultural heritage are generally low, but some

sites are in close proximity to listed buildings and the potential for adverse impacts were identified.

- Some sites were identified to be at risk from noise due to the proximity to major roads, or in one instance a sewage works. The site close to the sewage works also has the potential for residents to be affected by odour.

### **Economy and Transport**

- The economic impacts of Gypsy and Traveller sites were difficult to identify, other than on a very general basis. It was found that these communities contribute to the local economy through use of local retail centres, and through any employment they may seek locally or through their own businesses. However, direct impact are likely to be small given that the overall contribution to the local economy from this site is small compared with economy of the District as a whole. In addition, the local of any Gypsy and Traveller site is likely to have similar economic impacts irrespective of its location. Travelling Showpeople sites have a slightly more direct economic impact given their business, but given the small scale and number of sites the impact will again be low
- In terms of access, a number of sites are relatively close to the strategic road network, including the A24 or A29 which are two key north south routes in the District. These routes lead to nearby settlements where services and facilities can be accessed. Most sites were also found to be accessible by caravans or larger vehicles, although this is not always the case, and further work is needed to resolve this issue, or cannot be allocated at this stage. In two instances accessed currently double as public rights of way which would have the potential to cause conflict with different 'road' users.

### **Recommendations and Proposed Mitigation Measures**

**7.2** In light of the findings from the assessment process a number of recommendations and mitigation measures to offset adverse impacts are set out below:

- As a key sustainability objective and aim of the Site Allocation DPD is to provide accommodation for Gypsies, Travellers and Travelling Showpeople, where sites cannot provide additional land or be intensified to meet needs, sites should not be taken forward.
- Where sites are already in use for Gypsy and Traveller accommodation or have already been allocated in the HDPF (even if the site has not yet come forward), sustainability impacts are known to be relatively low. Other sites within this assessment have higher environmental impacts, or are not deliverable in the shorter term. It is therefore considered that it is a sustainable approach to retain these sites.
- Given the potential for many sites to have adverse landscape impacts, the need to make specific landscape improvements may need to be incorporated into any forthcoming site allocation policies.
- Further work should be undertaken on sites close to listed buildings if there is a need for the land to be allocated. Where appropriate specific mitigation

measures should be incorporated into any forthcoming site allocation policies. If impacts cannot be resolved it should be considered if needs could be met on other sites in the District.

- Further work should be undertaken in relation to the sites with potential access issues. If impacts cannot be resolved it should be considered if needs could be met on other sites in the District.

## **8.0 Next Steps**

**8.1** This document is published for an eight week period of consultation in conjunction with the accordance with regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012 on the Gypsy, Traveller and Travelling Showpeople draft Site Allocations document.

**8.2** We are seeking your views on both the scoping and assessment elements of this document, including the baseline data, and sustainability objectives together with the initial findings from the assessment of alternative sites. The six week consultation will commence on **Friday 1 December 2017 and run until 5.00pm on Friday 26 January 2018**. Comments can be submitted online, via the council's website <https://www.horsham.gov.uk/planningpolicy/planning-policy/current-consultations> by email to [strategic.planning@horsham.gov.uk](mailto:strategic.planning@horsham.gov.uk) or by post to

Horsham District Council

Parkside

North Street

Horsham,

West Sussex

RH12 1RL

**8.3** Comments that are submitted to the Council will be summarised and suggested changes will be considered by the Council and will, where appropriate be incorporated into further iterations of this sustainability appraisal. The final sustainability appraisal document will be published together with the Proposed Submission document, which is currently anticipated will be programmed for publication in the spring 2018.

**8.4** The Sustainability Appraisal will be taken into account as part of the Examination of the Gypsy, Traveller and Travelling Showpeople draft Site Allocations document. If found sound the plan will be adopted.

### **Monitoring**

**8.5** The Council will undertake monitoring of the delivery of Gypsy and Traveller and Travelling Showpeople sites, together with the impacts on sustainability objectives including the economy and environment as part of the Annual Monitoring Report which is published by the Council each December.

## Appendix A

### APPENDIX 1: SEA REQUIREMENTS

**Table 1: SEA Requirements and Where They will be Addressed in SA Report**

| Requirements   | Where covered in Report   |
|--|---|
| a) An outline of the contents, main objectives of the plan or programme, and relationships with other relevant plans and programmes.   | Section 1 & 3   |
| b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.  | Section 4   |
| c) The environmental characteristics of areas likely to be significantly affected.   | Section 4   |
| d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.   | Section 4   |
| e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.  | Section 3 & 4   |
| f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative.   | Sections 6  |
| g) The measures envisaged to prevent, reduce and as fully as possible off-set any significant adverse effects on the environment of implementing the plan or programme.  | Section 6 & 7<br>(This will be updated in further iterations of the plan) |
| h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.  | Section 6   |
| i) A description of measures envisaged concerning monitoring in accordance with Article 10.  | To be provided following completion of the full assessment                |
| j) A non-technical summary of the information provided under the above headings.   | To be provided following completion of the full assessment                |
| <i>The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).</i>  |   |
| Consultation:  |   |
| <ul style="list-style-type: none"> <li>• Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).</li> <li>• Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).</li> <li>• Other EU Member States, where the implementation of the plan or programme is likely to</li> </ul> | Section 1   |

| Requirements  | Where covered in Report  |
|---|--|
| have significant effects on the environment of that country (Art. 7).   |  |
| Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)   | To be completed after consultation   |
| Provision of information on the decision:<br>When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> <li data-bbox="193 488 619 517">• The plan or programme as adopted;</li> <li data-bbox="193 577 1214 741">• A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li data-bbox="193 757 884 786">• The measures decided concerning monitoring (Art. 9 and 10)</li> </ul> | To be completed after adoption of the plan   |
| Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)   | To be updated in future iterations of this assessment when policies have been assessed |
| Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive   | This table seeks to signpost sections of the report that fulfil the SEA Directive      |