



South Downs National Park Authority

Gypsies, Travellers & Travelling Showpeople: Site Identification Report

March 2026 v1.3

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Version control

- 1.1 Appendix 1: Summary of Site Assessment for Site GYP002 clarified.
- 1.2 Appendix 1: Summary of Site Assessment for site GYP005 revised to ‘rejected’
- 1.3 Appendix 1: Summary of Site Assessment for Site GYP002 revised to ‘rejected’

I. Introduction

- 1.1 The South Downs National Park was designated as a National Park on 31 March 2010 in recognition of its landscape and scenic beauty. The South Downs National Park Authority (“the Authority”) was established on 01 April 2011 and is the local planning authority for the South Downs National Park.
- 1.2 The Authority is required to prepare a local plan to provide a positive vision for, and address local development needs and priorities in, the South Downs National Park over a minimum 15 year period. The South Downs Local Plan was adopted in July 2019 covering a plan period from 2014 to 2033. Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulation 2012 requires local planning authorities to review a local development document every five years from the date of adoption to ensure it remains up-to-date and effective. This is reiterated in the National Planning Policy Framework (NPPF) which explains that policies in local plans should be reviewed at least once every five years to assess whether an update is needed. In response, the Authority has commenced a local plan review to guide development up to 2042.
- 1.3 Planning for the provision of Gypsy, Travellers & Travelling Showpeople (GTTS) accommodation is an important part of the evidence base for the new South Downs Local Plan. This report provides an overview of the approach to identifying and assessing sites for permanent and transit accommodation for gypsies, travellers, and travelling showpeople across the South Downs National Park. This evidence will help the Authority to understand and identify sites for further consideration – subject to further technical work - in the South Downs Local Plan Review and any future Neighbourhood Development Plans.
- 1.4 In 2025 SDNPA joined a Working Group, comprised of officers from each of the local planning authorities in East Sussex¹ to work collaboratively on cross-boundary strategic planning issues relating to the provision of Gypsy, Traveller and Travelling Showpeople Sites. This includes planning for accommodation needs, identifying potential sites and assessing sites for their suitability, availability and achievability with as much consistency as possible.
- 1.5 To this end, a draft Site Selection Methodology, in accordance with the national Planning Policy for Traveller Sites (PPTS), has been prepared by the working group,

¹ The East Sussex Local Planning Authorities are: Eastbourne Borough Council, Hastings Borough Council, Lewes District Council, Rother District Council, the South Downs National Park Authority and Wealden District Council.

and a joint, East Sussex-wide Call for Sites was launched in summer 2025. Sites previously submitted to the SDNPA, together with additional sites submitted in response to the 2025 Call for Sites, have been assessed in accordance with the draft Site Selection Methodology, as reported later in this document. The sites have also been subject to Sustainability Appraisal (SA)², as reported in the separate Integrated Impact Assessment: <https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/regulatory-assessments/integrated-impact-assessment-ii-a-and-scoping-report/>

- 1.6 Those sites assessed as potentially suitable, available and achievable at this stage have been taken forward as proposed site allocations within the Regulation 19 Draft Local Plan – due to be published for consultation in May 2026. Following this consultation, any representations received, together with any updated information on sites will be submitted to the Secretary of State for independent examination.
- 1.7 It should be noted that the Call for Sites remains open, and new sites may still be submitted for consideration.

² In accordance with the Strategic Environmental Assessment Regulations (2004) and the Planning and Compulsory Purchase Act (2004)

2. Policy & Legal Context

2.1 The National Planning Policy Framework (NPPF) sets the overarching framework within which local plans must be prepared. It requires planning authorities to identify and meet the housing needs of all groups, explicitly including Gypsies, Travellers and Travelling Showpeople. Paragraphs 61–63 of the NPPF (2024) specify that local plans must address the size, type and tenure of housing required by different groups and signposts the role of the **Planning Policy for Traveller Sites (PPTS)** in establishing how to assess travellers' accommodation needs.

2.2 The **PPTS** (updated most recently in December 2024) sets out how local planning authorities must assess and meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople. It is a material consideration in planning decisions and must be used alongside the NPPF.

Key aims include:

- Ensuring fair and equal treatment for Travellers while respecting the settled community.
- Requiring authorities to assess need and identify a five-year supply of deliverable pitches and longer-term developable sites.
- Encouraging collaborative cross-boundary working.

The legal definition of Gypsies, Travellers and Travelling Showpeople set out in the PPTS (most recently updated December 2024) is central to determining planning status:

- *Persons of nomadic habit of life... including those who have ceased to travel temporarily or permanently due to educational, health or age-related needs; and all other persons with a cultural tradition of nomadism or living in a caravan, but excluding organised groups of travelling showmen or circus people travelling together as such.*

"Travelling showpeople" are defined as:

- *Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.*

These definitions have been used for the purposes of identifying and assessing sites in this report, and for the assessment of accommodation needs as presented in the **Gypsies & Travellers' Accommodation Assessment (2024)**.

2.3 The Equality Act 2010 recognises Romany Gypsies and Irish Travellers as ethnic groups protected against discrimination. This informs planning decision-making and equality impact assessments. Human rights considerations—including Article 8 (respect for family and private life) and Article 14 (non-discrimination) of the European Convention on Human Rights are relevant for accommodation needs assessments and enforcement action.

2.4 The South Downs Local Plan (adopted 2019) includes Policy SD33 which safeguards permanent lawful sites, establishes need for new sites up to 2033 and sets criteria against which applications are to be considered. The SDLP also includes 4 site allocations for Travellers' accommodation. All forms of development covered by the SDLP must reflect the landscape, environmental and statutory purposes of the National Park.

3. Assessing the Accommodation Needs

Gypsy & Traveller Accommodation Assessment (GTAA)

3.1 The GTAA provides the primary source of evidence on the level of permanent and transit accommodation required. It assesses households that meet (or may meet) the planning definition, and identifies need arising from household formation, concealed households, waiting lists, temporary permissions, and unauthorised sites.

3.2 Recognising the cross-boundary nature of need assessments, the National Park Authority has worked in partnership with all local authorities across the National Park to identify the need for further accommodation. Historically this has led to multiple area-based studies that cover the National Park. Most recently, the Authority jointly commissioned a study to pull together the outcomes of individual existing Gypsy Traveller and Travelling Showpeople Accommodation Assessments for parts of the National Park and update them to 2042, and carry out a more detailed refresh for the areas of Brighton & Hove and Adur and Worthing Councils:

<https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/gypsy-and-traveller-accommodation-assessment/>

The study followed national guidance (Planning Policy for Traveller Sites, PPTS 2024) and combined primary data collection with secondary data analysis to produce robust, evidence-based figures for accommodation needs (2024–2042).

The GTAA identifies the following accommodation needs (2024-2042) within the SDNP:

- Gypsies & Travellers (PPTS definition): 62 pitches

This need is broken down into the following areas to 2042:

- Adur 0
- Arun 15
- Brighton & Hove 11
- Chichester 14
- Worthing 3

- East Hampshire 12
- Lewes 4
- Horsham 0
- Mid Sussex 3
- Winchester 0

Travelling Showpeople: 11 plots

This need is broken into the following areas to 2042:

- Adur 2
- Arun 0
- Brighton & Hove 0
- Chichester 0
- Worthing 0
- East Hampshire 9
- Lewes 0
- Horsham 0
- Mid Sussex 0
- Winchester 0

4. Identifying Sites

4.1 There are 5 pitches across two sites which are allocated the current adopted Local Plan but which have not yet been developed. This falls short of the outstanding requirement set out in the GTAA.

4.2 Therefore, to seek to identify further potential pitches, the Authority launched a “Call for Sites” in 2022 to give landowners, developers, site promoters and individuals the opportunity to put forward sites to be considered for a range of uses including the allocation for gypsy or traveller pitches or travelling showpeople plots through the emerging Local Plan. The Call for Sites has remained open since that time, with subsequent additional publicity at the following times:

- Call to Local Authorities (i.e., borough, county, district and unitary councils) was carried out between 17 April and 02 June 2023. This was to understand if there was any surplus publicly-owned land in the South Downs National Park which was available and could be considered for development.
- Regulation 18 public consultation of the South Downs Local Plan Review was carried out between 20 January and 17 March 2025. During this time, the Authority received site submissions and information in relation to draft allocations, previously omitted sites, and wholly brand new sites.
- Call to existing gypsy or traveller site owners in March 2025 to understand whether there is scope to expand existing sites or land owned elsewhere within the National Park that could be considered for development

4.3 Furthermore, as part of the joint East Sussex working group, the call for sites was re-launched as part of a county-wide Call, in summer 2025. In addition to the above sources, the Authority has considered other sources of potential development land including planning enquiries and applications records.

4.4 A total of **10 sites** have been identified from the above sources to date. The assessment of these sites is detailed in Appendices 1 and 2 of this report.

5. Conclusions

5.1 Ten sites have been assessed for their suitability for Gypsy and Traveller accommodation. Of these, one site was excluded from further consideration and eight are rejected. The remaining site is considered potentially suitable, available and achievable and will inform the proposed development strategy for Gypsy, Traveller and Travelling Showpeople accommodation within the South Downs National Park. This assessment underpins the proposed site allocations to be included in the submission version of the draft Local Plan, which is due to be published for public consultation in May 2026 at Regulation 19 stage, prior to submission to the Secretary of State for independent examination and, subsequently, adoption by the Authority.

Appendix 1: Summary of Site Assessments

Only sites for which there is evidence of availability for Gypsy and Traveller accommodation have been assessed for suitability.

Site ID	Site Address	Site Identification	Proposed capacity	Summary of Environmental Constraints	Site Assessment Summary
GYP001	Land North of Kings Lane, Coldwaltham	Planning application	2 pitches	The site is in an area considered to be of moderate landscape sensitivity and is a relatively small field, screened by existing hedgerows. The route of a Roman Road passes through the site and will require further archaeological investigation. The site is entirely within flood zone 1 (low flood risk), although there is localised flooding along on Kings Lane. The site is within the Arun Valley SPA, Ebernoe Common and Mens SACs buffer zones, although this does not preclude development.	<p>Has Potential</p> <p>A relatively small and contained site with reasonable access to local facilities. Subject to satisfactory clearance of existing public water main the site is considered suitable for small-scale development (up to 2 pitches).</p>
GYP002	Three Corner Piece, Nyewood	Submitted site and site with temporary	4 pitches	The site is in an area of high landscape sensitivity given its remote, tranquil and enclosed character. The site does not impact international ecological sites but is within the 50m sensitivity zone of ancient	<p>Rejected</p> <p>The site currently benefits from a temporary planning permission for one family. However, it is a sensitive</p>

		planning permission		woodland and should be designed to avoid or mitigate harm. There is scope to create meadow buffer strips along hedgerows and woodland edges to connect with other habitats. Part of the site is at risk of flooding but the developable area is sufficient to accommodate the intended use. Landscape harm is unlikely to be entirely avoided although design measures may mitigate impact and there is scope to provide biodiversity improvements.	location, and further intensification of the existing use is not considered appropriate. Previous planning decisions have concluded that development on the site would result in harm to landscape character, and the planning appeal history has consistently identified unacceptable and permanent landscape impacts. Although no alternative sites have been identified, this does not outweigh the landscape harm. On balance, the site is therefore rejected on grounds of suitability.
GYP003	Land Rear of Dean Court, Rottingdean	Submitted site	85 pitches	The site is in an area of high landscape sensitivity due to the presence of public rights of way connecting to the wider Downs and the separation function the land provides between Rottingdean and Saltdean. The site is highly visible, and the southern boundary is adjacent to a Local Wildlife Site. There is risk of surface water flooding in the	Rejected This large open area at the rear of properties on Dean Court Road, has good access to local services. However, as an area of open downland, that borders the PRow network connecting to wider downland, development would have

				SW portion of the site, which is also a possible access point to the site.	a potential adverse impact on the character and appearance of the landscape with no scope for mitigation.
GYP004	Land at Butser Hill Quarry, Buriton	Submitted site	3 pitches or 3 Travelling Showpeople plots	The site is a chalk quarry and may be subject to contamination where remediation will be required. The quarry consists of steep slopes that would require works to establish stability and create a suitable environment for future occupants. The site is adjacent to the Queen Elizabeth Country Park / Butser Hill (NNR, SAC, SSSI) and the approved restoration plan for the quarry (including the importation of material) secures significant improvement of this area to ensure that there is not a permanent scar on the landscape. Site design will need to be compatible with the restoration plan, including protection of the historic Lime Kilns, additional planting and proposed viewpoints. There is ancient woodland adjacent to the site to the East. Parts of the site are subject to surface water flood risk.	Rejected Butser Hill Quarry is located adjacent to the Southbound side of the A3 from Petersfield to Portsmouth. Vehicle access is obtained via a slip-road off the disused former A3 highway which is also adjacent to the A3 and along the borders of the western boundary of the site. The nearest settlement is 2.5km away, which although this is considered reasonable proximity, there are no bus stops within walking distance of site. The site is safeguarded for minerals extraction and quarrying is likely to continue for several years. There may be scope for long term supply of pitches or plots at the site, subject to compatibility with the restoration plan but this is not

					anticipated to be delivered in the next 5 years.
GYP005	Land at Novington Sand Pit, Plumpton	Submitted site	10 pitches and 6 transit pitches	<p>The site is within the scarp footslopes character area of the National Park where the settlement pattern is characterised by springline villages. Whilst the site does not relate to an existing settlement, there is some residential development along Plumpton Lane.</p> <p>There is ancient woodland adjacent to the south of the site requiring a minimum 15m buffer. There are Grade II listed cottages on Plumpton Lane.</p> <p>Novington Sand Pit is a designated Local Geological Site, with permission allowing the extraction of sand and restoration of the quarry to be completed not later than 2 October 2026. It will be important to resolve potential conflicts between Gypsy & Traveller accommodation use and the final extraction and restoration.</p>	<p>Rejected</p> <p>The site comprises two grassed fields to the south of Novington Sand Pit. The fields are separated by a hedged boundary. Containing development to the eastern field will limit impacts on settlement pattern, amenity of the public footpaths and setting of historic buildings.</p> <p>Plumpton Green is located some 2km north of the site, where there is a convenience store and primary school as well as a railway station. The location of the site is currently limited in terms of its connectivity and accessibility to services, however improvements to the right of way network to the north have potential to mitigate this and better connect the site to Plumpton Green.</p>

				Public footpaths 28 and 20 cross the western field with potential amenity impacts on these from the proposed development.	<p>A spur off the existing track along northern boundary is preferred to minimise landscape impact.</p> <p>Whilst the site has been promoted for both permanent and transit provision, only its suitability for up to 10 permanent pitches has been assessed, as the evidence base does not identify a need for transit provision.</p> <p>Evidence has been submitted indicating that legal constraints on the land may render both the site and the proposed footpath link undeliverable. The site is therefore rejected on the grounds of deliverability.</p>
GYP006	Fern Farm, Longmore Road, Greatham	Submitted site	4 pitches (in addition to existing 4 pitches)	The site is within 400m of the Wealden Heaths Phase II SPA. Development proposals resulting in a net increase in residential units within this zone are required to demonstrate that the need for development cannot be solely met outside	<p>Excluded</p> <p>The Wealden Heaths Phase II SPA is vulnerable to recreational pressure, urbanisation and direct impacts. The Habitats Regulations Assessment for the South Downs Local Plan identified that a certain amount of</p>

				of the 400m zone and undertake a project-specific HRA.	new development could come forward within the 400m zone safely without adverse effect on the integrity of the SPA. The existing allocation for 4 pitches at Fern Farm (SD72) is accounted for within this limit. No further development can come forward without adverse effect on the SPA.
GYP007	Windy Hill Ark, Strood Green	Submitted site	Not specified (4.2 ha site area)	The site has Moderate / High landscape sensitivity, and is adjacent to the Mens SAC, SSSI and Ancient Woodland. The fields are Mediaeval Assarts and strongly contribute to the landscape character of the area. There is high flood risk along the adjacent A272.	Rejected The site is approximately 1.9km south-west of Wisborough Green and 3km north-east of Petworth. It comprises a series of paddocks with associated structures. The site is not within walking distance of bus stops or other public transport and there are no footways along the A272, which is a busy main road that would not be safe for pedestrians. SDNP/22/00761/FUL for a new vehicle access (retrospective), erection of seven timber field shelters and stores, siting of one caravan for the use as a day room

					<p>etc. was withdrawn in August 2022. Concerns raised by WSCC Highways that adequate information had not been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access and visibility splays and would not therefore give rise to increased hazards to highway users. Enforcement action against the access is in progress. Site is considered unsuitable given its unsustainable location, unsafe access and potential landscape and ecology impacts.</p>
GYP008	Land north of Rareridge Lane, Bishops Waltham	Submitted site	50 pitches or 50 Travelling Showpeople plots	<p>The site has a high landscape sensitivity due to its large, open, and elevated nature. The site is adjacent to priority habitats, ancient woodland, and local environmental designations. The site is in close proximity to a conservation area, has some archaeological potential, and is crossed at various points and locations by the PRow and permissive path networks.</p>	<p>Rejected</p> <p>The site is a substantial and visually prominent site on the edge of Bishops Waltham. The existing access off Butts Farm Lane is single track with limited scope for widening. This would influence development type and capacity. Given the open nature and sensitivity of the site, development is</p>

					not considered suitable as it would have a potential adverse impact on the character and appearance of the landscape.
GYP009	Land at Buckmore Stables, Petersfield	Submitted site	Not specified (2 ha site)	The site has a moderate landscape sensitivity. It is visible in local views and wider views from Butser Hill. The noise of the A3 is noticeable. The site is in a mineral consultation area, is in the setting of a listed building (north), is in a contaminated land buffer (north), and includes and is surrounded by deciduous woodland priority habitat (south and west). The site access is a single and narrow PRow which – at its junction with Bell Hill - is adjacent to an area of special housing character and an Area TPO. The Petersfield NDP allocates 0.4ha of the site for a new cemetery.	Rejected The site includes several distinct areas between the A3 and the defined settlement boundary of Petersfield, East Hampshire. The site access is a single and narrow track which is part of PRow ref. 189/31/1. The PRow is sufficient for the existing house and private equestrian uses, but intensification would have an adverse impact on use and character of the PRow. Site is not considered to be achievable given the access limitations.
GYP010	Land to The North of The Crescent, Newhaven	Planning application	Use of land as a private Gypsy/Traveller site (4 caravans)	Edge of open downland site considered to have high landscape sensitivity. The site is adjacent to a wooded valley which is priority habitat. A public footpath 36b runs through the site and there are further public bridleways nearby providing access to the	Rejected A small plot of land on the northwest side of The Crescent. Access to the site is via a relatively narrow and sloping track, which is not suitable for frequent motorised

				<p>wider downland. There is a Scheduled Ancient Monument (Mount Pleasant multiple ring ditch) approximately 25m distance from the site.</p>	<p>use. The site lacks utilities (power, water or foul water infrastructure) and the impact of installing necessary infrastructure would have a potential detrimental impact on landscape character. The site is over 1.5km from the centre of Newhaven and involves crossing A roads to reach primary services. The site is not considered suitable for development due to its adverse impacts on landscape character, tranquillity and heritage assets, as well as harm to the Public Rights of Way network and constraints relating to existing access.</p>
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Appendix 2: Detailed Site Assessments

Initial Assessment against “exclusion designations”

There are some constraints which mean that land is unsuitable for residential development. For the purposes of this study these are termed “exclusion designations”. Where a site is **wholly** within an exclusion designation listed below, the site will be excluded from further consideration. Where a site is partially within or affected by the exclusion designation, the part of the site affected will be excluded from further consideration, and the effect of the designation will be considered in the next level of assessment.

Site Reference	Site Address	Local Authority area
GYP001	Land North of Kings Lane, Coldwatham	Horsham
GYP002	Three Corner Piece, Nyewood	Chichester
GYP003	Land Rear of Dean Court, Rottingdean	Brighton & Hove
GYP004	Land at Butser Hill Quarry, Buriton	East Hampshire
GYP005	Land at Novington Sand Quarry, Plumpton	Lewes
GYP006	Fern Farm, Longmore Road, Greatham	East Hampshire
GYP007	Windy Hill Ark, Strood Green	Chichester
GYP008	Land off Rareridge Lane, Bishops Waltham	Winchester
GYP009	Land at Buckmore Stables, Petersfield	East Hampshire
GYP010	Land to The North of The Crescent, Newhaven	Lewes

Designation ³ :	SAC	SPA	Ramsar site	SSSI	NNR	Ancient woodland	SAM	Historic Battlefield	Registered Parks and Gardens	Grade I or II* Listed Building	Flood Zone 3	Surface Water Flooding	CCMA	Whole site excluded?
GYP001	No	No	No	No	No	No	No	No	No	No	No	No	No	No
GYP002	No	No	No	No	No	Adjacent	No	No	No	No	Part	No	No	No
GYP003	No	No	No	No	No	No	No	No	No	No	No	Part	No	No
GYP004	No	No	No	No	No	Adjacent	No	No	No	No	No	Part	No	No
GYP005	No	No	No	No	No	Adjacent	No	No	No	Part	No	Part	No	No
GYP006	No	Yes	No	No	No	No	No	No	No	No	No	No	No	Yes
GYP007	No	No	No	Adjacent	No	Adjacent	No	No	No	No	No	No	No	No
GYP008	No	No	No	No	No	Adjacent	No	No	No	No	No	No	No	No
GYP009	No	No	No	No	No	No	No	No	No	Part	No	No	No	No
GYP010	No	No	No	No	No	No	Part	No	No	Part	No	No	No	No

Conclusion of Initial Assessment: 1 site was excluded from further assessment as a result of the assessment of exclusion designations. Therefore, 9 sites are taken forward for detailed assessment as set out below.

³ Definitions of acronyms used: SAC: Special Area of Conservation; SPA: Special Protection Area; SSSI: Site of Special Scientific Interest; NNR: National Nature Reserve; SAM: Scheduled Ancient Monument; CCMA: Coastal Change Management Area.

Detailed RAG Assessment

Methodology and Criteria

The suitability of a site is assessed in accordance with constraints to development as guided by the NPPF as set out in Figure 2. Suitability will be determined using a Red Amber Green (RAG) rating approach as set out in Figure 1.

Figure 1: RAG Approach for Suitability Assessment

Suitability Assessment	
Suitable	The site offers a suitable location for the identified type of development and there are no known constraints at the time of the assessment
Potentially suitable	The site offers a potentially suitable location for development however further information, investigation or work is required. Potential constraints should be highlighted in the assessment for clarity.
Not suitable	The site is not a suitable location for development

Figure 2: Detailed Site Assessment Criterion

Criterion	Site meets criterion - Green	Criterion not satisfied but may be addressed – Amber	Criterion not satisfied – Red
Flood Risk	The site is entirely within Flood Zone 1 and is at a low risk of flooding from all sources.	Part of the site is at risk of flooding but the developable area is sufficient to accommodate the intended use.	The site is within an area of flood risk and a sequential and subsequent exception test is required.



Land Stability	The site is free from known instability or landslip risks.	The site is at risk of landslip or instability where works to establish stability is likely to be secured as part of the development.	The site is at risk of landslip or instability where works to establish stability are unlikely to be secured as part of the development.
Topography	The site is level.	The site has level areas sufficient to accommodate the intended use or groundworks are likely to be proportionate to the scale of development.	The site is steeply sloping and significant groundworks would be required to accommodate the intended use.
Contaminated Land	The site is free from known contamination.	The site is known, or suspected to be subject to contamination and the approach to remediation is likely to be proportionate to the scale of development.	The site is known or suspected to be subject to contamination for which remediation is unlikely to be proportionate to the scale of development and/or completed prior to commencement of development within the plan period.
Light Pollution	The site is not a receptor for known sources of light pollution.	The site is a receptor for known sources of light pollution but exposure of the occupants to light pollution can be reduced or mitigated.	The site is a receptor for known sources of light pollution and exposure reduction measures are unlikely to be successful.
Air Pollution	The site is not within an area of known poor air quality.	The site is within an area of poor air quality or area at risk of air pollution but exposure of the occupants to air pollution can potentially be reduced or mitigated.	The site is within an area of poor air quality and exposure reduction measures are unlikely to be successful.



Noise Pollution	The site is not a receptor for known noise pollution.	The site is a receptor for known or potential sources of noise pollution but exposure of the occupants to noise pollution can potentially be reduced or mitigated.	The site is a receptor for known sources of noise pollution and exposure reduction measures are unlikely to be successful.
Odour Pollution	The site is not a receptor for known odour pollution.	The site is a receptor for known or potential odour pollution but exposure of the occupants to odour pollution can potentially be reduced or mitigated.	The site is a receptor for known sources of odour pollution exposure reduction measures are unlikely to be successful.
Highways Access	The site has an existing access suitable to the operational and residential needs of the occupants that ensures highway safety.	The site access can be improved, or a new access provided to meet the operational and residential needs of the occupants and ensure highway safety.	A safe and secure access to the site is unlikely to be provided.
Utility Provision	Connections to the grid are readily available on or adjacent to the site.	The site can be provided with safe drinking water, power and sewage treatment through decentralised provision or a mix of grid and decentralised provision.	Provision of safe drinking water, power and sewage treatment cannot be secured for the site.
Service Access	The site is within or closely related to a sustainable settlement and/or a settlement with some primary services*.	The site is within reasonable proximity of a settlement with some primary services.	The site is not within reasonable proximity of a settlement with some services or is in an isolated rural area.



Landscape	The site is not within a National Park or Landscape or the setting of a National Park or Landscape.	The site is within a National Park or Landscape or is within the setting of a National Park or Landscape but can be designed to avoid landscape harm.	The site is within a National Park or Landscape or the setting of a National Park or Landscape and development of the site is likely to lead to landscape harm.
Biodiversity	The site does not impact on Priority Habitats, Habitat Banks and/or Protected Species, National (SSSI) or International Ecological Sites (Ramsar, SAC or SPA).	The site is within or adjacent to Priority Habitats, Habitat Banks and/or likely supports Protected Species, National (SSSI) or International Ecological Sites (Ramsar, SAC or SPA) but can potentially be designed to avoid or mitigate harm.	The site is within or adjacent to Priority Habitats, Habitat Banks and/or Protected Species, National (SSSI) or International Ecological Sites (Ramsar, SAC or SPA) where harm is unlikely to be mitigated.
Heritage	The site does not include a Grade I or II* Listed Building, SAM, Registered Park or Garden or Historic Battlefield and is not within the setting of a Grade I or II* Listed Building, SAM, Registered Park or Garden.	The site is within the setting of a Grade I or II* Listed Building, SAM, Registered Park or Garden but can be designed to ensure less than substantial harm to the significance of the heritage asset.	The site includes a Grade I or II* Listed Building, SAM, Registered Park or Garden or Historic Battlefield or is within the setting of a Grade I or II* Listed Building, SAM, Registered Park or Garden and development of the site is likely to lead to substantial harm to the significance of the heritage asset.
Public Transport	The site is within walking distance** of bus stops with a bus service that operates at least five days a week daytime or other public mass transit option.	The site is within walking distance of bus stops with a bus service that operates less than five days a week or other public mass transit option.	The site is not within walking distance of bus stops or other public mass transit option.

*Primary services include food shops, primary schools and health services.

**Walking distance is defined as 800 metres

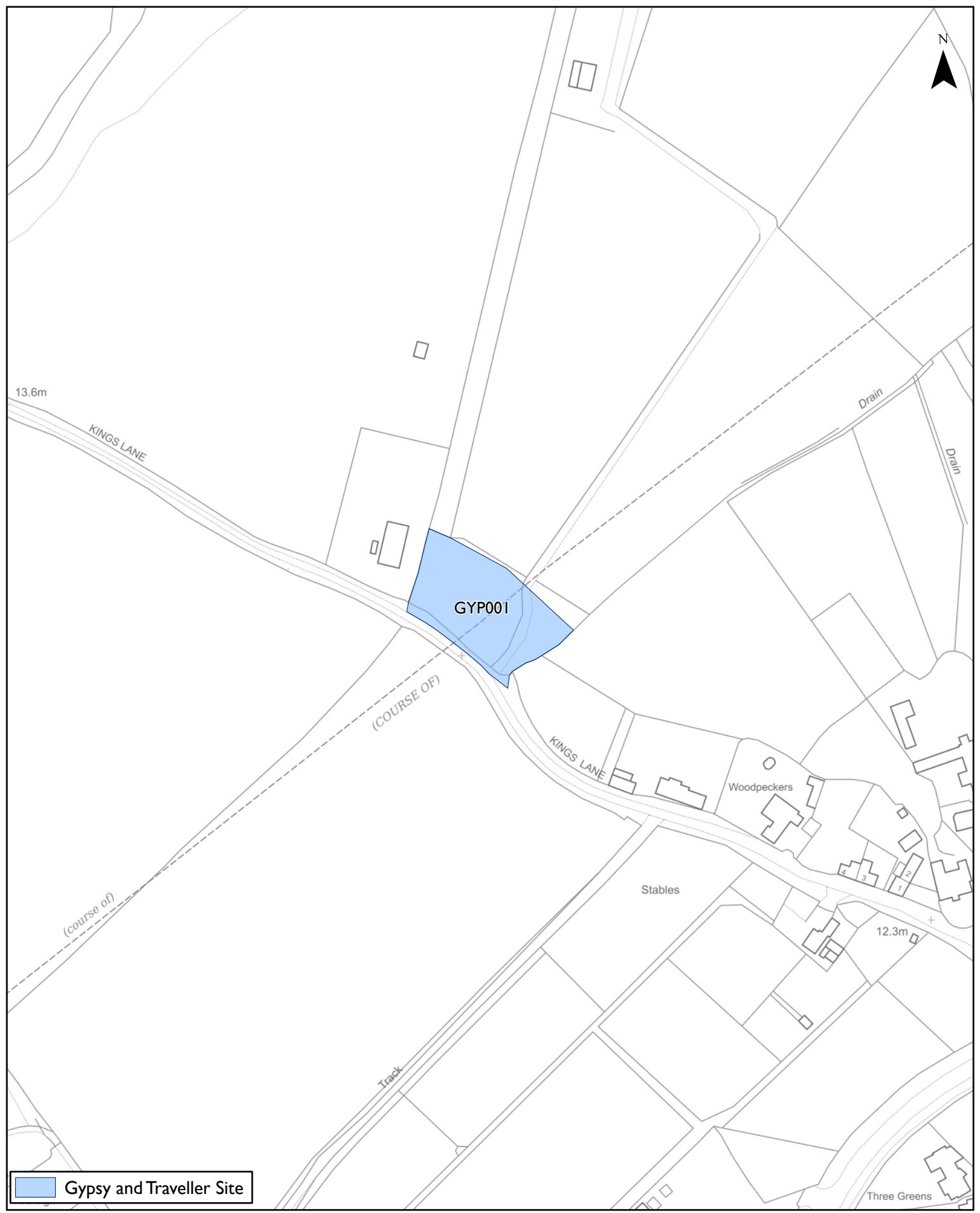


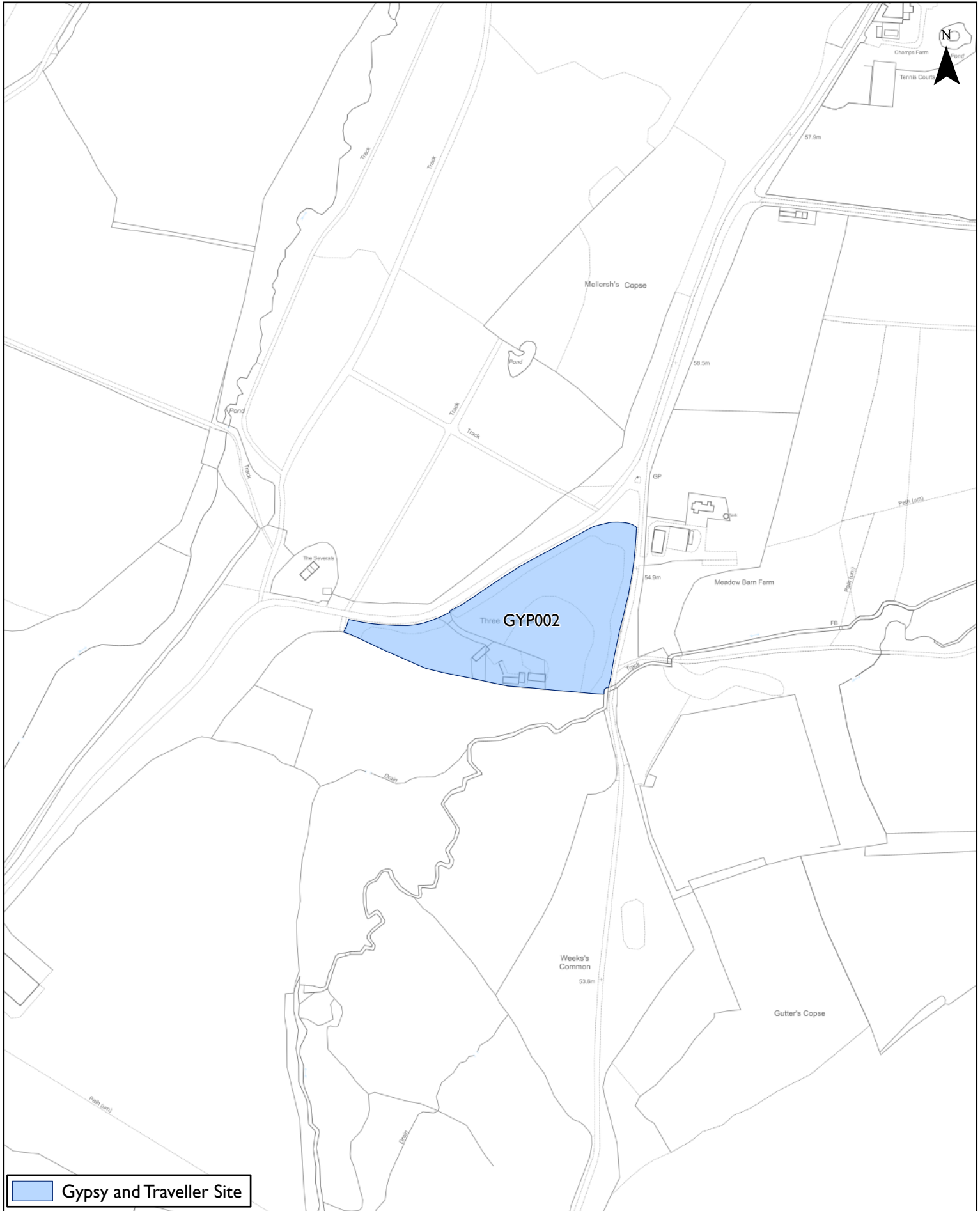
Figure 3. Detailed RAG Assessment of Sites

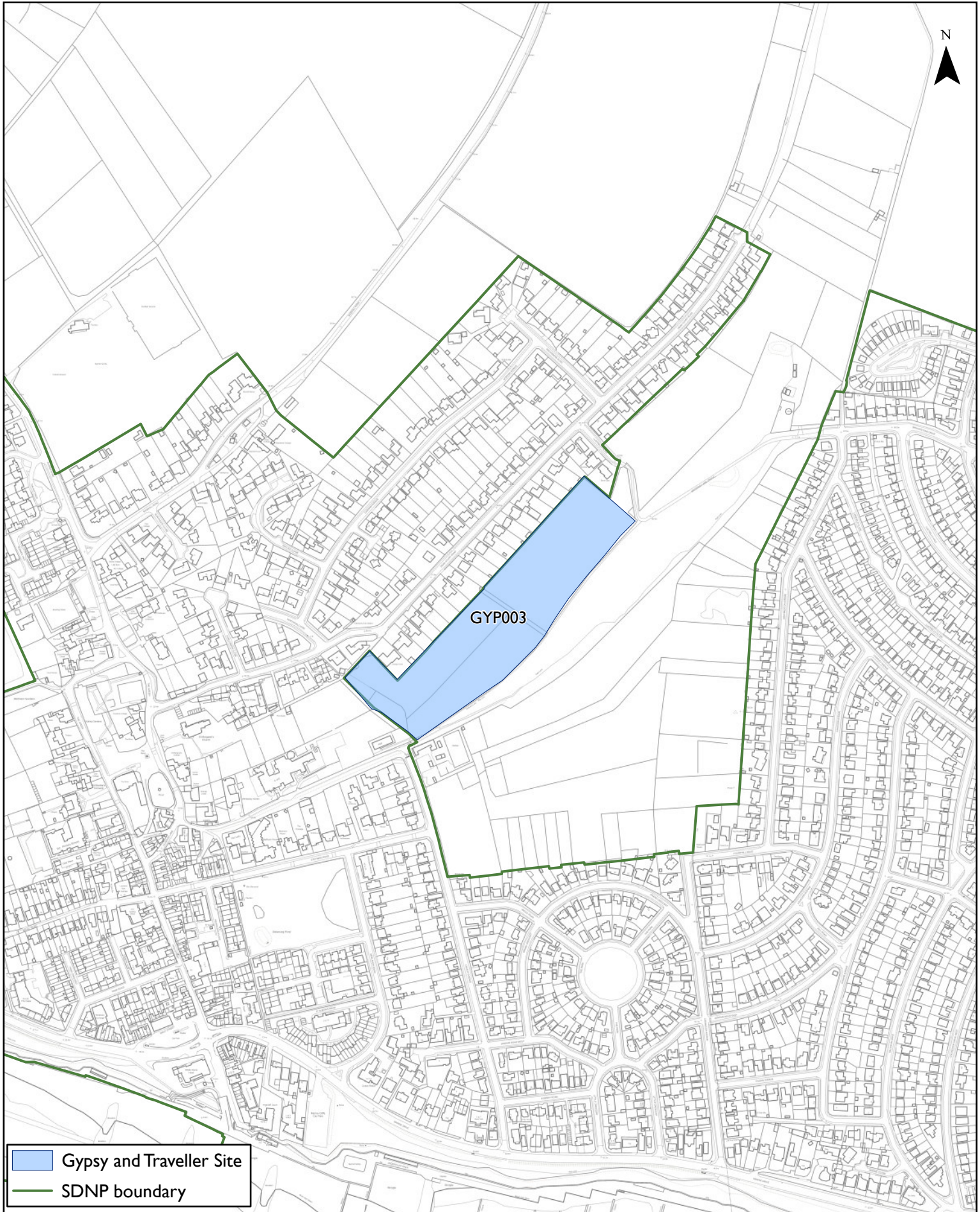
	GYP001	GYP002	GYP003	GYP004	GYP005	GYP007	GYP008	GYP009	GYP010
Flood risk	Green	Amber	Amber	Amber	Amber	Amber	Green	Green	Green
Land stability	Green	Green	Green	Amber	Green	Green	Green	Green	Green
Topography	Green	Amber	Amber	Amber	Green	Green	Green	Green	Green
Contaminated Land	Green	Green	Green	Amber	Green	Green	Green	Amber	Green
Light Pollution	Green	Amber	Green	Amber	Green	Green	Green	Amber	Green
Air Pollution	Green	Green	Green	Amber	Green	Green	Green	Amber	Green
Noise Pollution	Green	Green	Green	Amber	Amber	Green	Green	Amber	Green
Odour Pollution	Green	Green	Green	Green	Green	Green	Green	Green	Green
Highways Access	Amber	Green	Green	Green	Amber	Red	Amber	Red	Red
Utility Provision	Amber	Green	Amber	Amber	Amber	Amber	Amber	Amber	Red
Service Access	Amber	Amber	Green	Amber	Amber	Red	Green	Green	Amber
Landscape	Amber	Red	Red	Amber	Amber	Red	Red	Amber	Red
Biodiversity	Amber	Amber	Green	Amber	Amber	Amber	Amber	Amber	Amber
Heritage	Amber	Green	Green	Amber	Amber	Green	Amber	Amber	Red
Public Transport	Green	Green	Green	Red	Red	Red	Green	Green	Green

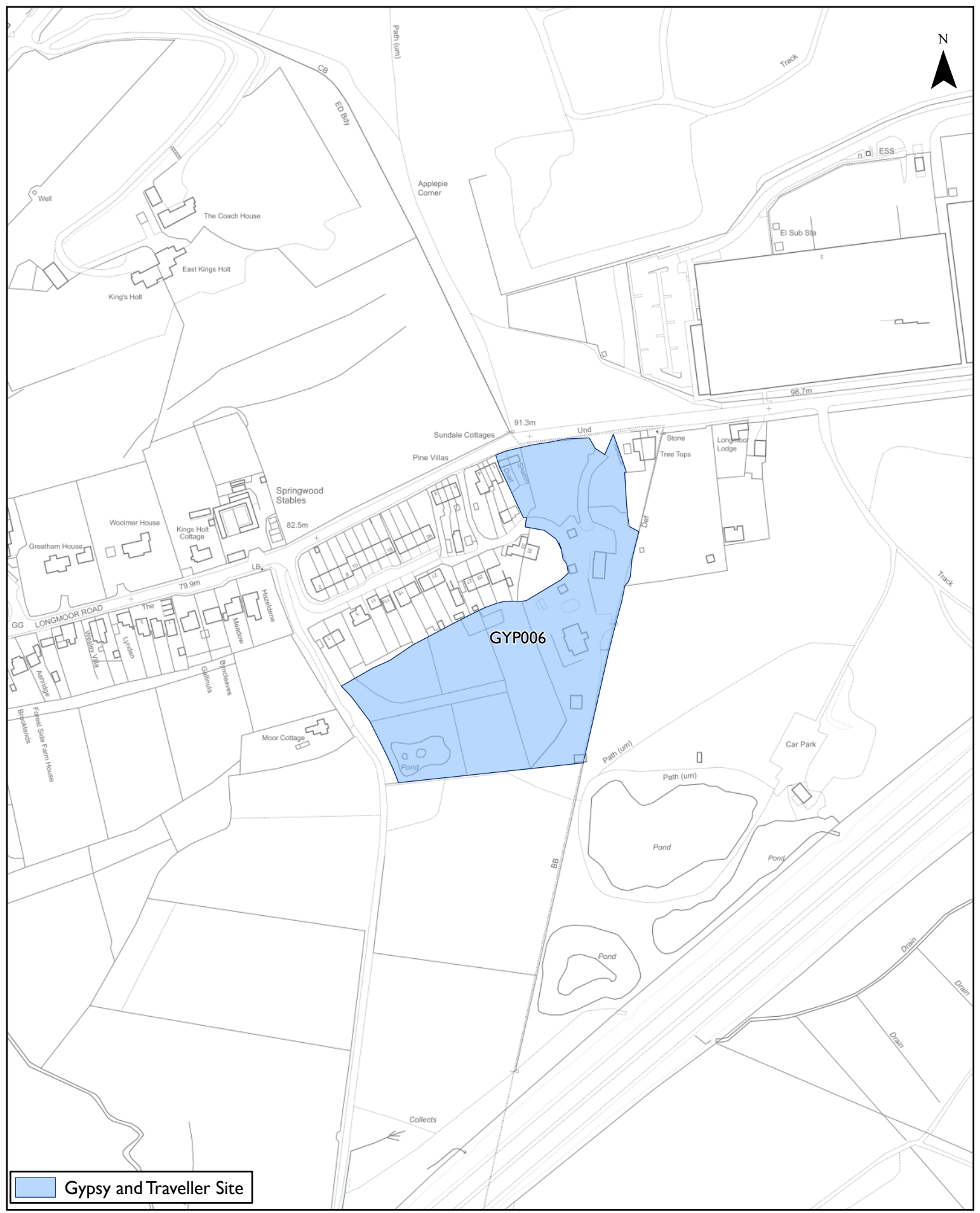


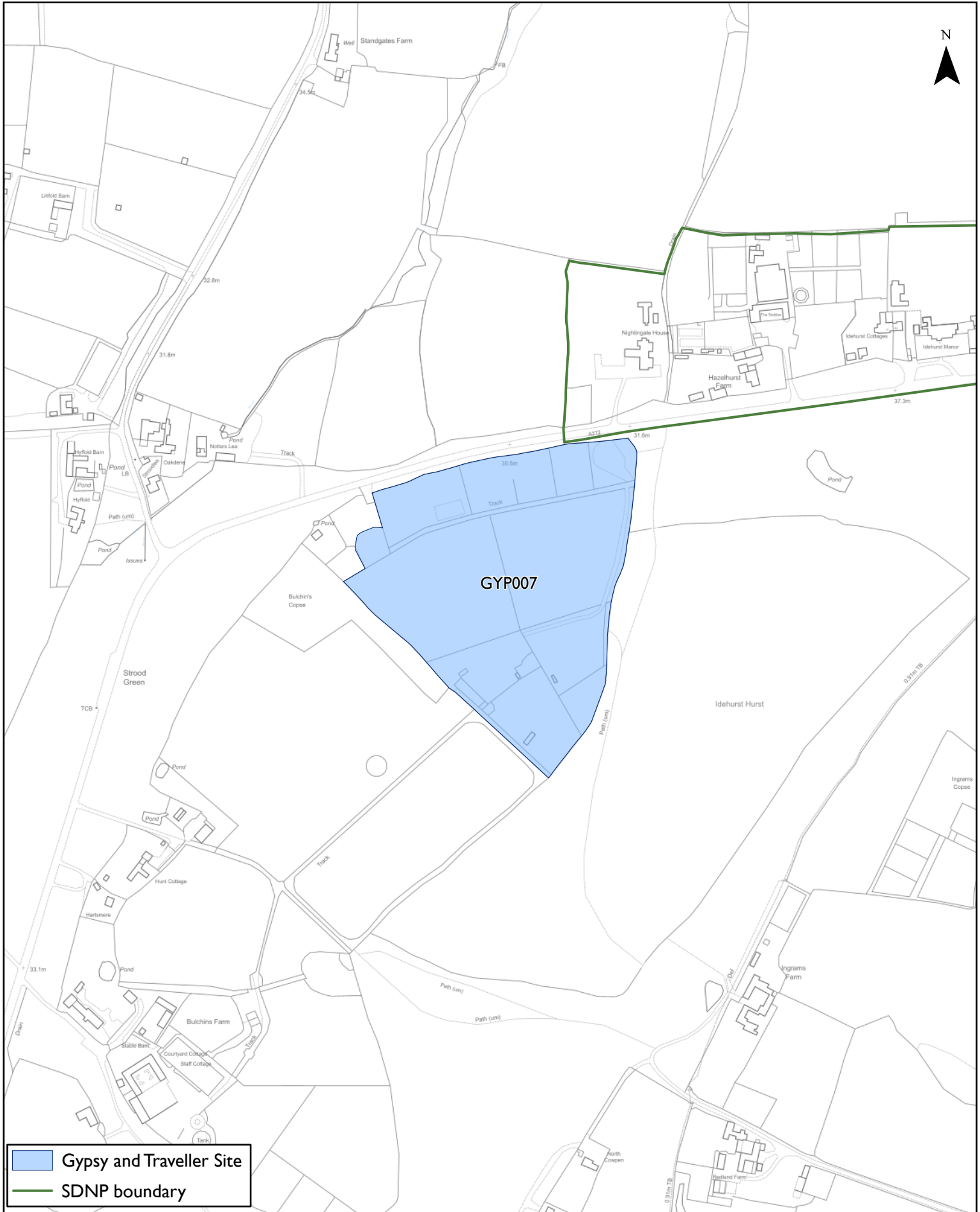
Appendix 3: Site Location Plans



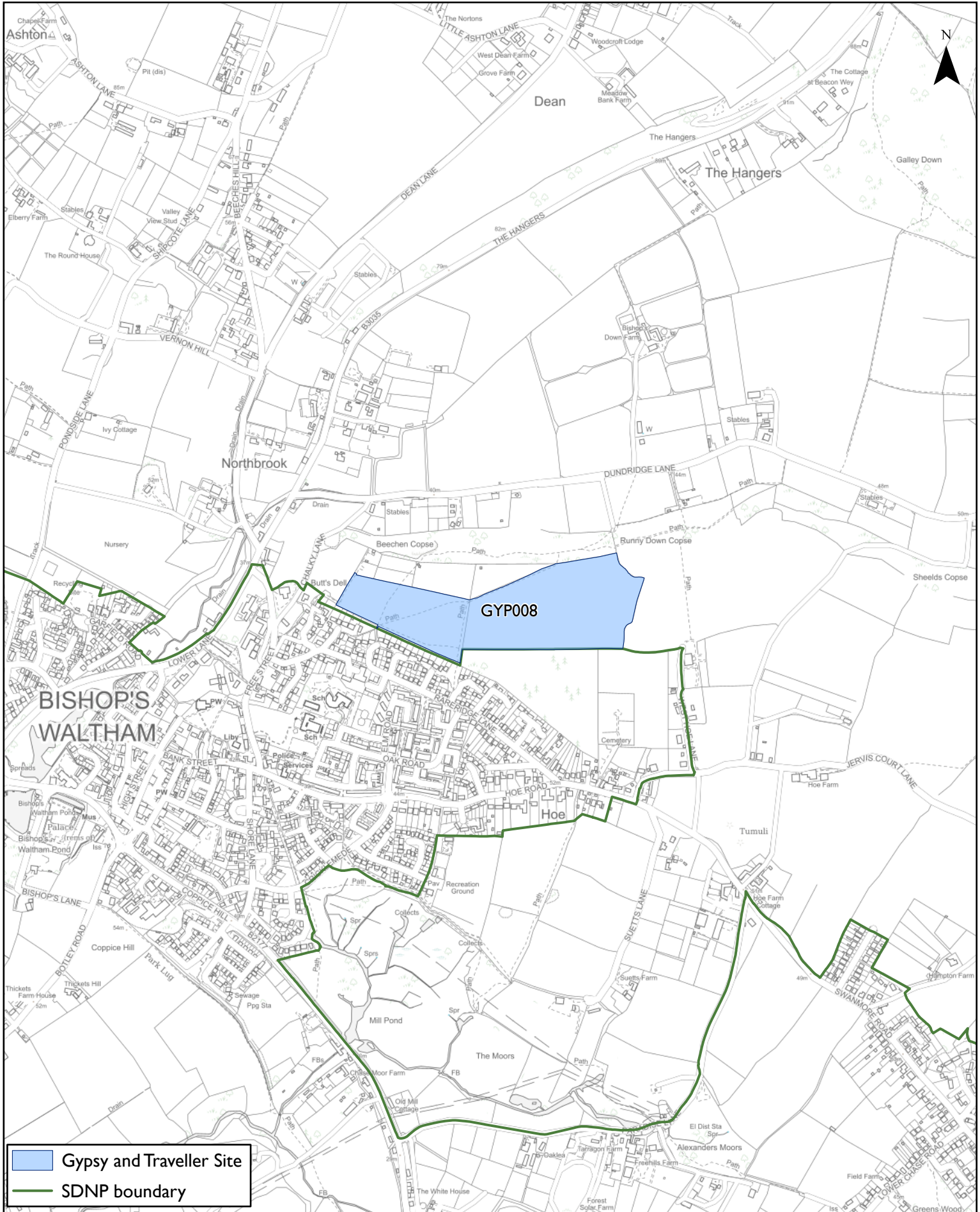








GYP008: Land off Rareridge Lane
Bishops Waltham



GYP009: Land at Buckmore Stables, west of Bell Hill
Petersfield

